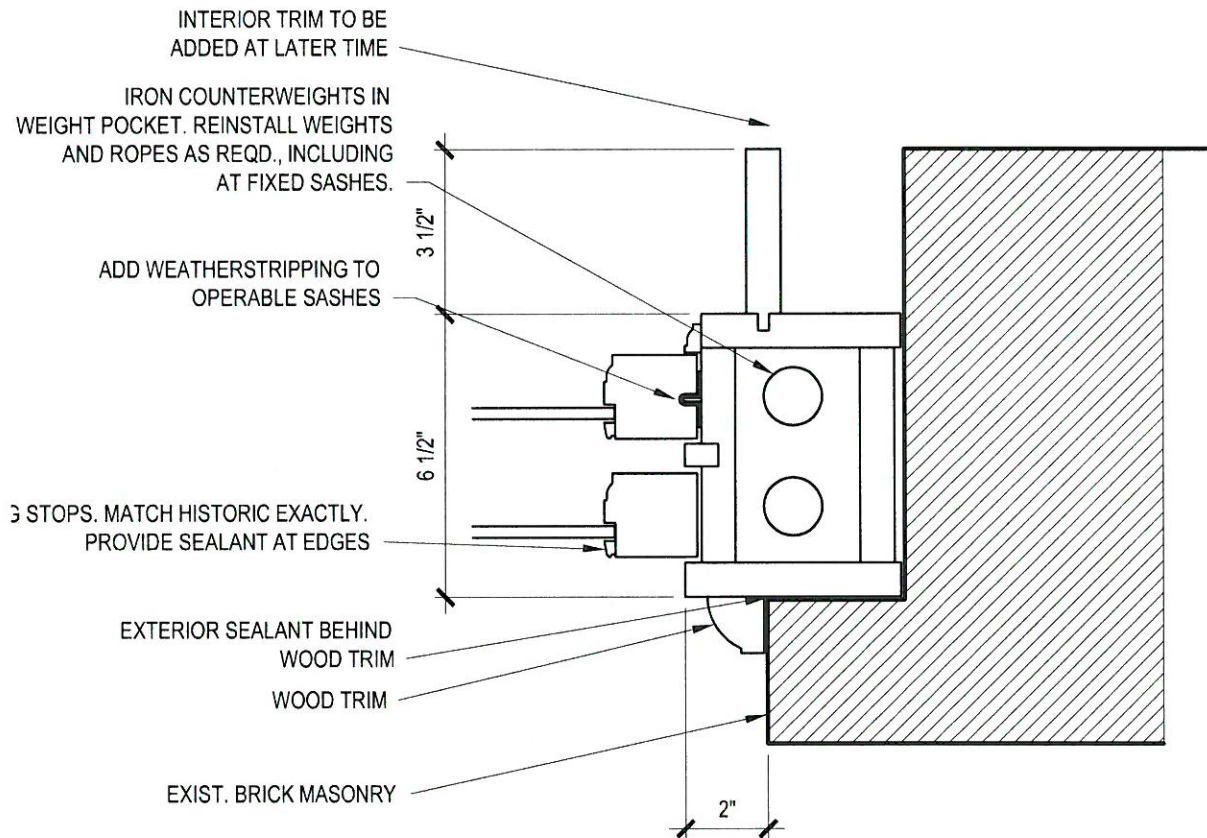
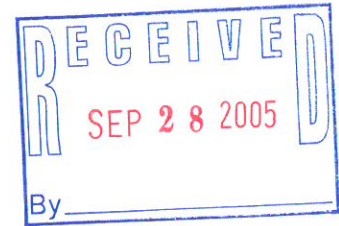
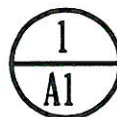


H 2005 010



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A I S T O N
A R C H I T E C T S



WINDOW JAMB SECTION

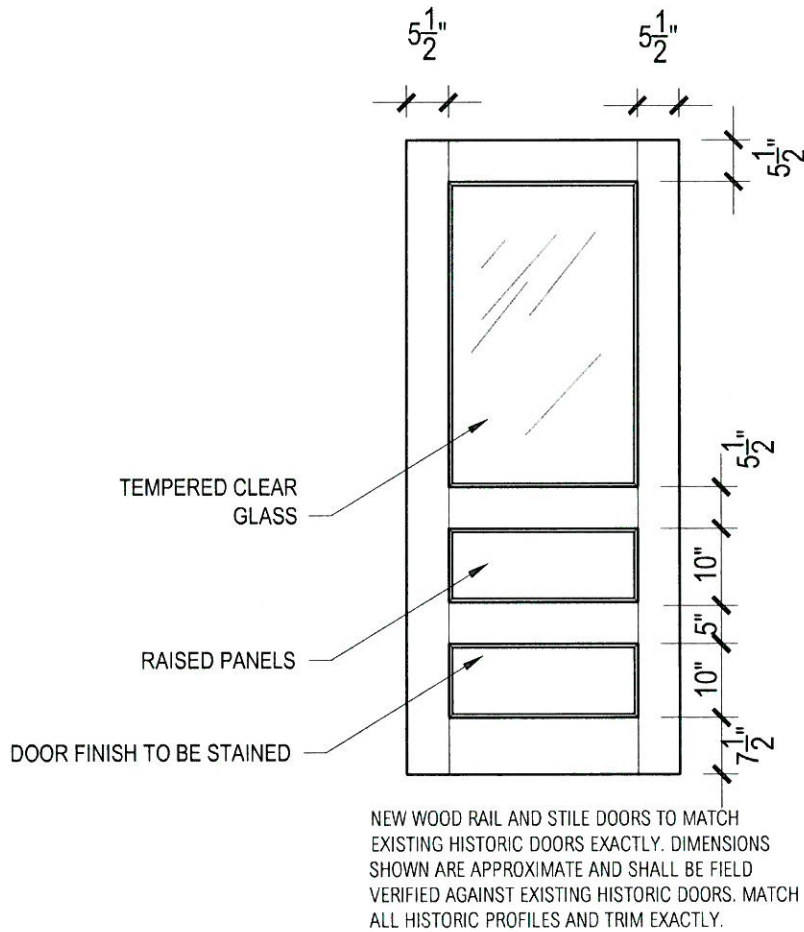
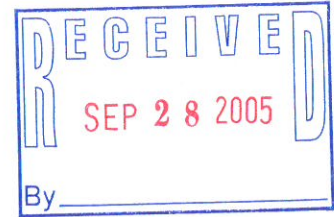
Scale: 3" = 1'-0"

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466(voice)

214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



N O R M A N
A I S T O N
A R C H I T E C T S

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

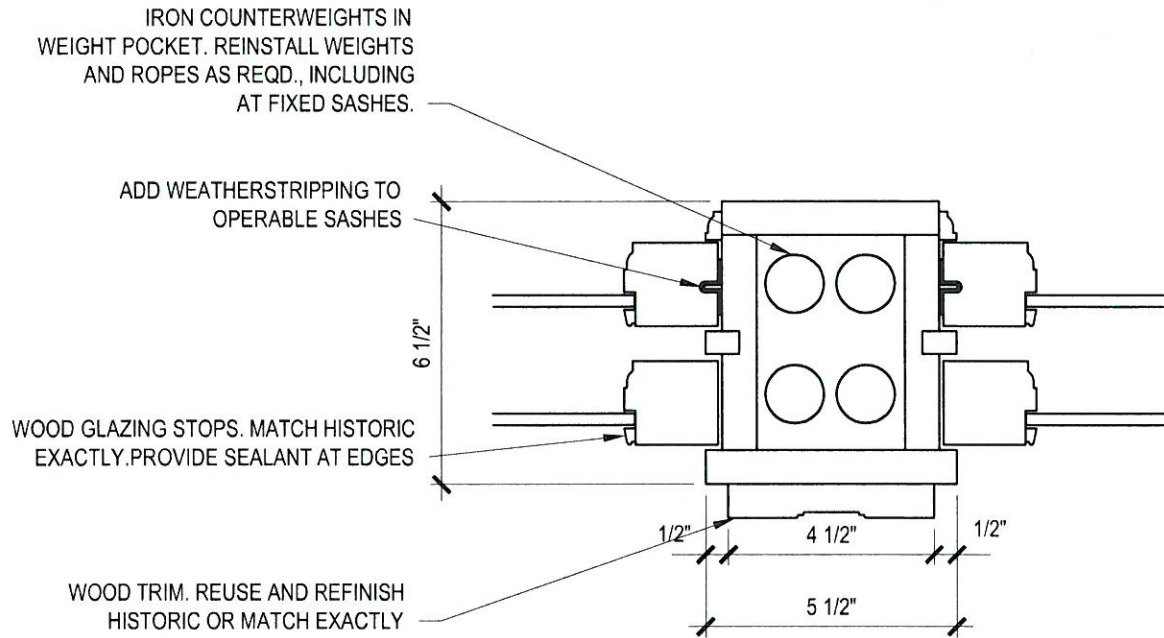
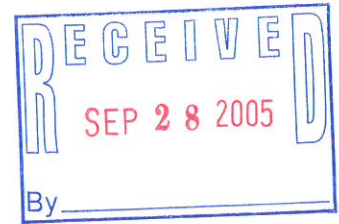
214 826-5466 (voice) 214 826-8673 (fax)



TYPICAL EXTERIOR DOOR

Scale: $\frac{1}{2}" = 1'-0"$

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A I S T O N
A R C H I T E C T S



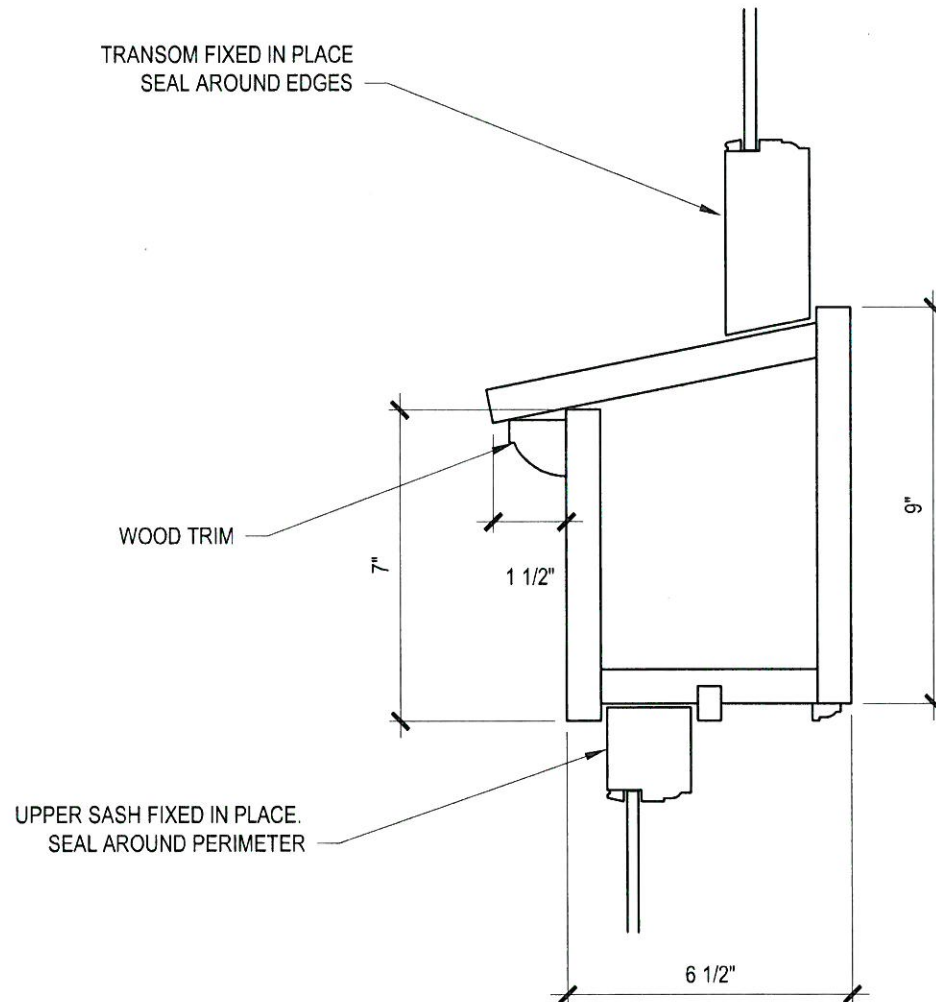
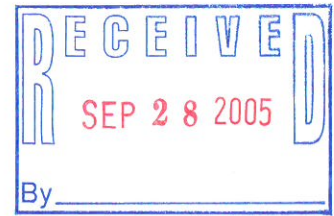
MULLION SECTION

Scale: 3" = 1'-0"

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice) 214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A I S T O N
A R C H I T E C T S

6220 Gaston Ave., Ste 304 Dallas, Texas 75214

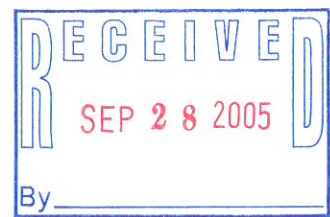
214 826-5466(voice) 214 826-8673 (fax)



TRANSOM SILL SECTION

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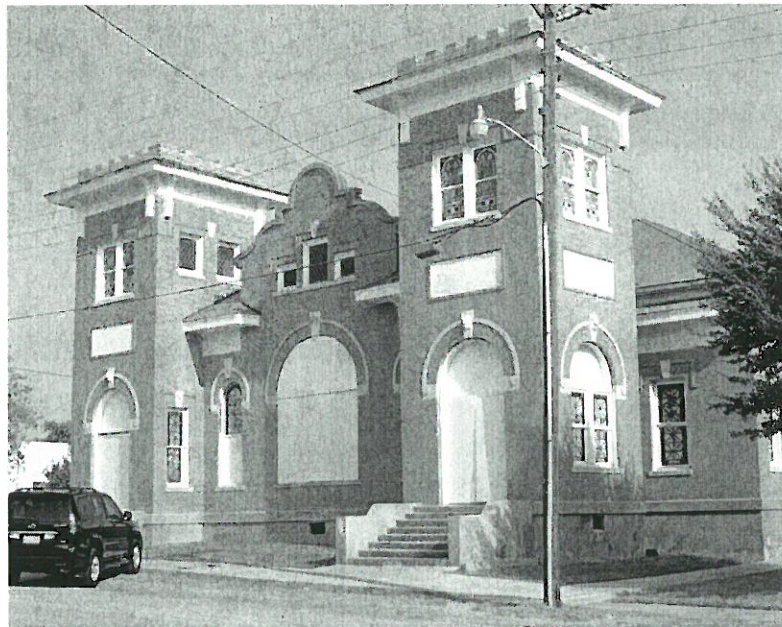
HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



Specifications and Details for Exterior Window and Door Restoration

His Covenant Children/ Old First Methodist Church

303 E. Rusk
Rockwall, Texas

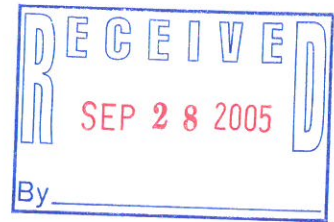


NORMAN
ALSTON
ARCHITECTS

HISTORIC
PRESERVATION
CULTURAL
RESOURCE
MANAGEMENT

6220 GASTON, STE 304
DALLAS, TEXAS 75214
214 826-5466

Issued 9/27/05



SECTION 08215

STILE AND RAIL WOOD DOORS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. Wood stile and rail doors.

1.2 REFERENCES

- A. Architectural Woodwork Institute (AWI) – Quality Standards.

1.3 SUBMITTALS

- A. Samples: 12 x 12 inch door samples showing stile, rail, and panel.
- B. Shop Drawings and provide dimensioned elevations, hardware prep, rail, stile and panel profiles and sizes.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Package doors in heavy plastic with identifying marks; slit plastic wrap on site to permit ventilation, but do not remove from plastic until ready to install.
- B. Store door upright with at least ¼ inch between doors, in protected, dry area.

PART 2 – PRODUCTS

2.1 MANUFACTURED UNITS

- A. Stile and Rail Wood Doors;
 - 1. Type: AWI Section 1400.
 - 2. Grade: AWI Premium Grade.
 - 3. Exposed wood: Long Leaf Yellow Pine, plain sawn, of quality suitable for transparent finish.
 - 4. Adhesives: Type II – Water Resistant.

2.2 FABRICATION

- A. Comply with AWI Section 1400.
- B. Prefitting: Prefit doors to frames at factory with following clearances:
 - 1. Jambs and head: 1/8 inch maximum between door and frame.
 - 2. Sills: 1/8 inch maximum between door and top of finish floor.
 - 3. Meeting stiles of pairs: 1/8 inch maximum between doors.
 - 4. Lock edge: Bevel 1/8 inch to 2 inches.
- C. Premachining: Premachine doors at factory in accordance with AWI Section 1300, to receive hardware specified in Section 08710.

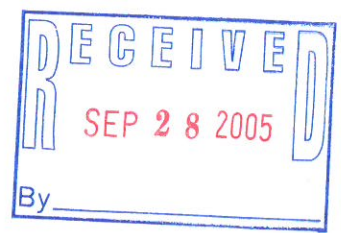
PART 3 – EXECUTION

3.1 PREPARATION

- A. Condition doors to average humidity that will be encountered after installation.

3.2 INSTALLATION

- A. Install doors plumb and level.
- B. If field cutting for height is necessary, cut bottom edge only, ¾ inch maximum.
- C. Apply sealer to field cut surfaces.
- D. Ensure that doors operate freely.

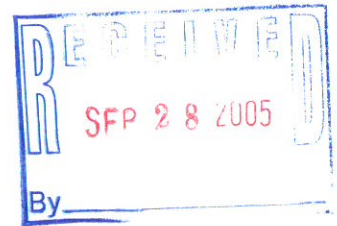


E. Installation Tolerances:

1. Warp: Maximum $\frac{1}{4}$ inch in any 3'-0" x 7'-0" portion of door, measured with taut string or straight edge on concave face of door.

END OF SECTION

**SECTION 08592
WOOD WINDOW RESTORATION**



PART 1 GENERAL

1.01 SUMMARY

- A. Section includes:
 - 1. Removing paints and glazing compounds.
 - 2. Restoring deteriorated wood sash, frame, and trim members
 - 3. Restoring existing hardware.
 - 4. Replacing damaged and missing hardware.
 - 5. Replacing broken and missing glass.
 - 6. Refinishing.
 - 7. Sealing perimeter and fixed sash.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Descriptive data and application instructions for patching compound and consolidant.
 - 2. Descriptive data on each hardware, illustrating materials, profiles, and finishes.
- B. Samples: 12 inch long samples of each wood profile.
- C. Qualifications: Restorer qualifications, including past projects.

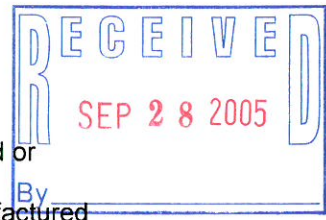
1.04 QUALITY ASSURANCE

- A. Restorer Qualifications:
 - 1. Minimum 3 years experience in work of this Section.
 - 2. Successful completion of at least 2 projects of similar scope and complexity within past 3 years.
- B. Mockup:
 - 1. Size: One typical window.
 - 2. Illustrate wood replacement, patching, and consolidation materials and methods.
 - 3. Restore each type of hardware.
 - 4. Install weather stripping.
 - 5. After approval of materials and methods, refinish window to illustrate paint materials and methods.
 - 6. Approved mockup may remain as part of the Work.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Lumber:
 - 1. Species: To match existing wood. No new growth pine.
 - 2. Free from machine defects, face checks, cracks, and pitch pockets over 1/8 inch in width.
 - 3. Knots: Maximum one pine knot per 20 square feet.
 - 4. Maximum moisture content; 6 percent.
- B. Consolidant: Low viscosity penetrating consolidant, 8 hour minimum cure time; LiquidWood by Abatron, Inc. or approved substitute.
- C. Patching Compound: Epoxy based, multiple components; WoodEpoxy by Abatron, Inc.
- D. Dowels: Hardwood type with longitudinal splines, 3/8" diameter.
- E. Adhesives: Exterior waterproof type, formulated specifically for use on wood.
- F. Hardware: Reuse existing hardware where possible; provide new hardware to match where existing is damaged or missing.



- G. Fasteners: Type and size as required by conditions of use; hot dip galvanized or corrosion resistant coated steel.
- H. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- B. Sash Cord: Nylon, solid braided, 7/32".
- C. Sash Weights: Cast iron
- D. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- E. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- F. Glazing Points: Triangular or Diamond shaped.
- G. Glazing Compound: DAP 33.
- H. Single Glazing, Exterior, Clear:
 - 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 - 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 - 3. Coating: Pyrolitic Low-e, clear.
 - 4. Thickness: 1/4 inch.
 - 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

2.02 FABRICATION

- A. Fabricate new wood components with profiles and dimensions to exactly match existing using salvaged materials as a template.
- B. Cut curved trim in segments from solid stock. Join sections with oval shaped wood inserts (biscuits) and glue.

PART 3 EXECUTION

3.01 PREPARATION

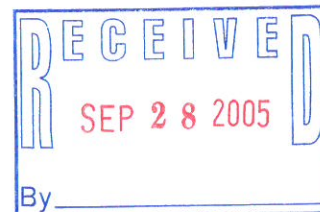
- A. Remove broken glass.
- B. Remove existing sealants.

3.02 RESTORATION – GENERAL

- A. All Windows:
 - 1. Double Hung windows, make upper sash fixed in place and seal. Lower sashes to be operable.
 - 2. Install weather stripping at operable sash.
 - 3. Apply sealant to perimeter joints between windows and dissimilar materials and at fixed window sash.
 - 4. Reattach and lubricate existing intact and operable hardware.
 - 5. Replace glazing compounds and broken glass
 - 6. Refinish exterior and interior surfaces of sash, frame, and trim under

3.03 DOWELING LOOSE JOINTS

- A. Temporarily align joints using clamps.
- B. Drill holes through adjoining members for placement of dowels.

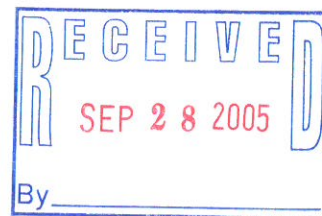


- C. Set dowels in full adhesive bed.
 - C. Cut off dowels flush with adjacent surface; sand smooth.
- 3.04 CONSOLIDATING SOFT WOOD
- A. Identify soft wood as surfaces that are punctured under moderate pressure from a screwdriver.
 - B. Apply consolidant in accordance with manufacturer's instructions.
 - C. Completely saturate identified area with consolidant; allow to cure 8 hours minimum.
 - D. Apply to end grain where exposed. Where end grain is not exposed, drill 1/8 inch holes staggered and at angles to side grain to expose as much end grain as possible.
 - E. Prevent leakage with wax or clay plugs. Clean leakage before it cures.
 - F. Apply second coat if first coat does not completely saturate and harden wood.
- 3.05 EPOXY PATCHING VOIDS IN WOOD
- A. Apply patching compound to fill voids after consolidant has cured.
 - B. Remove loose and unsound wood back to a point at which sound material is reached.
 - C. Mix and apply patching compound in accordance with manufacturer's instruction.
 - D. Embed wood in center of large patches to reduce amount of patching compound.
 - E. After patching compound has cured, sand, chisel or plane off to smooth surface, flush with adjacent surfaces.
- 3.06 REPLACING DETERIORATED AND MISSING WOOD
- A. Replace deteriorated and missing wood frame, sash, and trim members with new wood members.
 - B. Match new wood to profile and grain of existing wood.
 - C. Fabricate frame and sash members with mortised and tenoned joints. Fit to hairline joint; glue and nail. Stapling not permitted.
- 3.07 REATTACHING AND LUBRICATING HARDWARE
- A. Replace missing fasteners with new to match existing.
 - B. Tighten loose fasteners.
 - C. Lubricate operable parts.
 - D. Adjust for smooth operation.
- 3.08 REPAIRING AND REPLACING HARDWARE
- A. Restore existing operable items to working condition.
 - B. Replace damaged and missing hardware.
 - C. Replace sash cords.
 - D. Reattach loose sash weights. Replace missing sash weights with new to match.
 - E. Replace missing fasteners with new to match existing. Tighten existing fasteners.
 - F. Lubricate operable parts.
 - G. Adjust for smooth operation.
- 3.09 REPLACEMENT OF GLASS
- A. Remove broken glass and related glazing compound and glazing clips.
 - B. Install new glass under provisions of Section 08800.
- 3.10 REFINISHING WOOD
- A. Refinish exterior or interior wood frames, sash, sills and stools.

END OF SECTION

SECTION 08610

NEW WOOD WINDOW FABRICATION



PART 1 GENERAL

1.1 SUMMARY

- A. Related Documents: General and Supplementary Conditions of the Contract.
- B. Section Includes:
 - 1. Custom fabricated wood windows.
 - 2. Frames, trim, nailers and anchors.

1.2 QUALITY ASSURANCE

- A. Manufacturer: Company specializing the manufacture of custom wood windows with minimum of 3 years experience and at least 3 completed jobs where historic windows were replicated, including matching historic profiles and the installation of historic sash counter valance systems.
- B. Perform work in accordance with the most recent version of the AWI Quality Standards, Custom Grade.

1.3 SUBMITTALS

- A. Submit product data under the provisions of Section 01330.
- B. Shop drawings: Submit in accordance with General conditions. Include elevations and dimensions of each window type, sections that show the profiles and relationships of all components glazing installation, weatherstripping and installation, trim and anchorage, weights and pockets.
- C. Samples: Submit under provisions of Section 01350. Submit 1' long sections of all sash and trim profiles, weatherstripping and hardware.
- D. Mock-ups: Provide one mock-up each of window types A, H and N for approval by the architect prior to fabrication.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site under provisions of Section 01600.
- B. Store and protect products under provisions of Section 01600.
- C. Protect wood windows from damage in accordance with manufacturer's storage instructions.

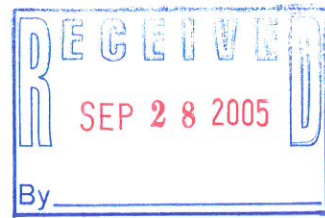
1.5 WARRANTY:

- A. Provide 5-year manufacturer's warranty under provisions of Section 01780

PART 2 PRODUCTS

2.01 MATERIALS:

- A. Wood: Clear red cypress lumber, free of finger joints and kiln dried to a moisture content between 6% and 12% at time of fabrication.
- B. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- C. Hardware:
 - 1. Sash locks: Smooth cam operation; cast 1 set per operable sash.



2. Sash pulleys: Cast, ball bearing, 2 per operable sash.
3. Sash lifts: 4 3/4" long, surface mount, cast 2 per operable sash.
- D. Sash Cord: Nylon, solid braided, 7/32".
- E. Sash Weights: Cast iron
- F. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- G. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- H. Glazing Points: Triangular or Diamond shaped.
- I. Glazing Compound: DAP 33.
- J. Single Glazing, Exterior, Clear:
 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 3. Coating: Pyrolitic Low-e, clear.
 4. Thickness: 1/4 inch.
 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

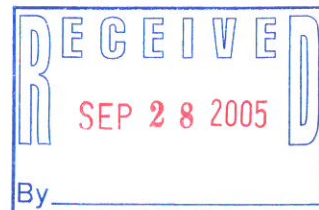
2.02 FABRICATION

- A. Conform to sizes to match originals exactly or as indicated on drawings.
- B. Field verify actual rough opening dimensions for each individual opening prior to fabrication.
- C. Include all components for a fully functioning, weather tight window, including frames, stops, trim, hardware, glazing and accessories.
- D. Sash joints shall be mortise and tenon, fully coped and fitted.
- E. Frame joints shall be rabbeted. Provide rabbet for parting stop.
- F. Provide weight pockets, weights, ropes and pulleys at each jamb of each operable sash.
- G. Prime and/or seal sashes prior to glazing.
- H. Glazing: Shop glaze sashes. Install bead of backglazing sealant completely around perimeter of glazing rabbet. Carefully press glass onto position to form continuous seal with back glazing. Hold glass in place with metal glazing points, at least 8 per piece of glass. Glaze with specified compound, shaping to be smooth and to shed water. Form corner joints distinctly.
- I. Install weatherstripping at each operable sash. Weatherstripping should not be visible when sash is fully closed.
- J. Finishes:
 1. Exterior: Painted
 2. Interior: Stained and varnished. Including inside parting stop and parting stop visible from inside.

PART 3 EXECUTION

3.01 INSTALLATION

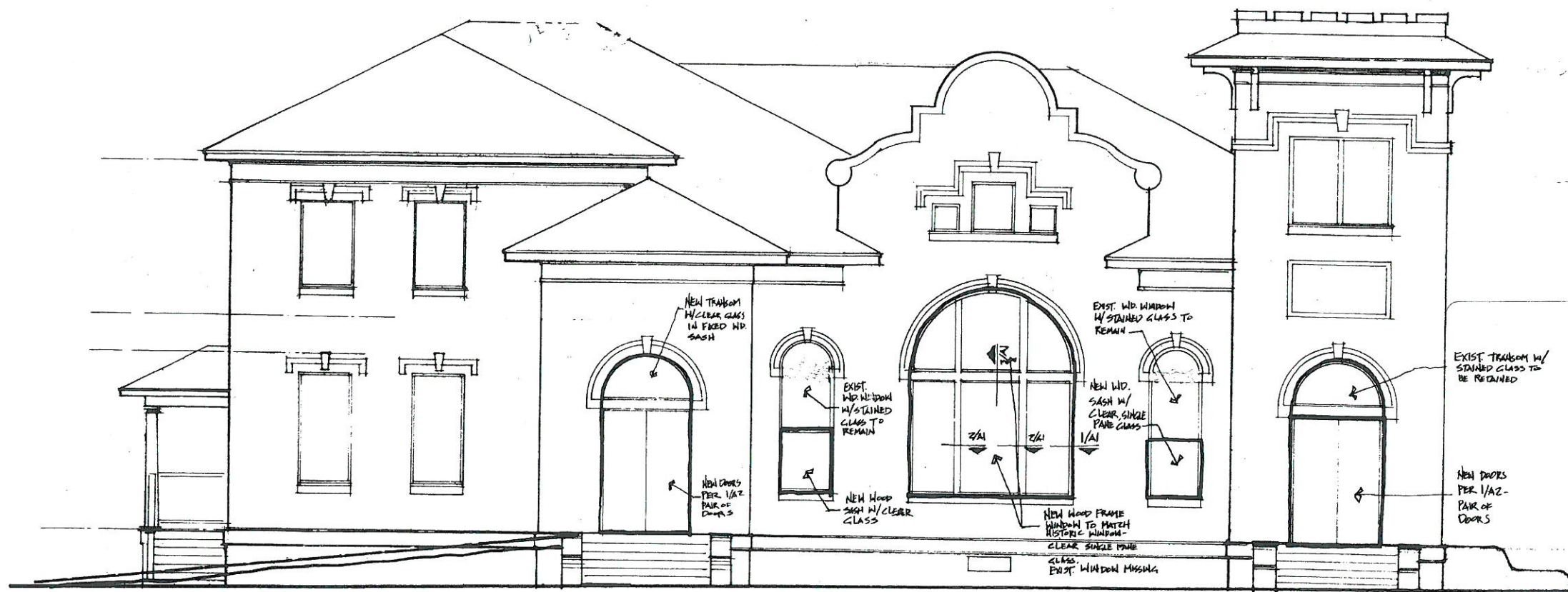
- A. Comply with manufacturer's instructions and recommendations for installation of hardware, accessories, and other components of work.
- B. Set units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.



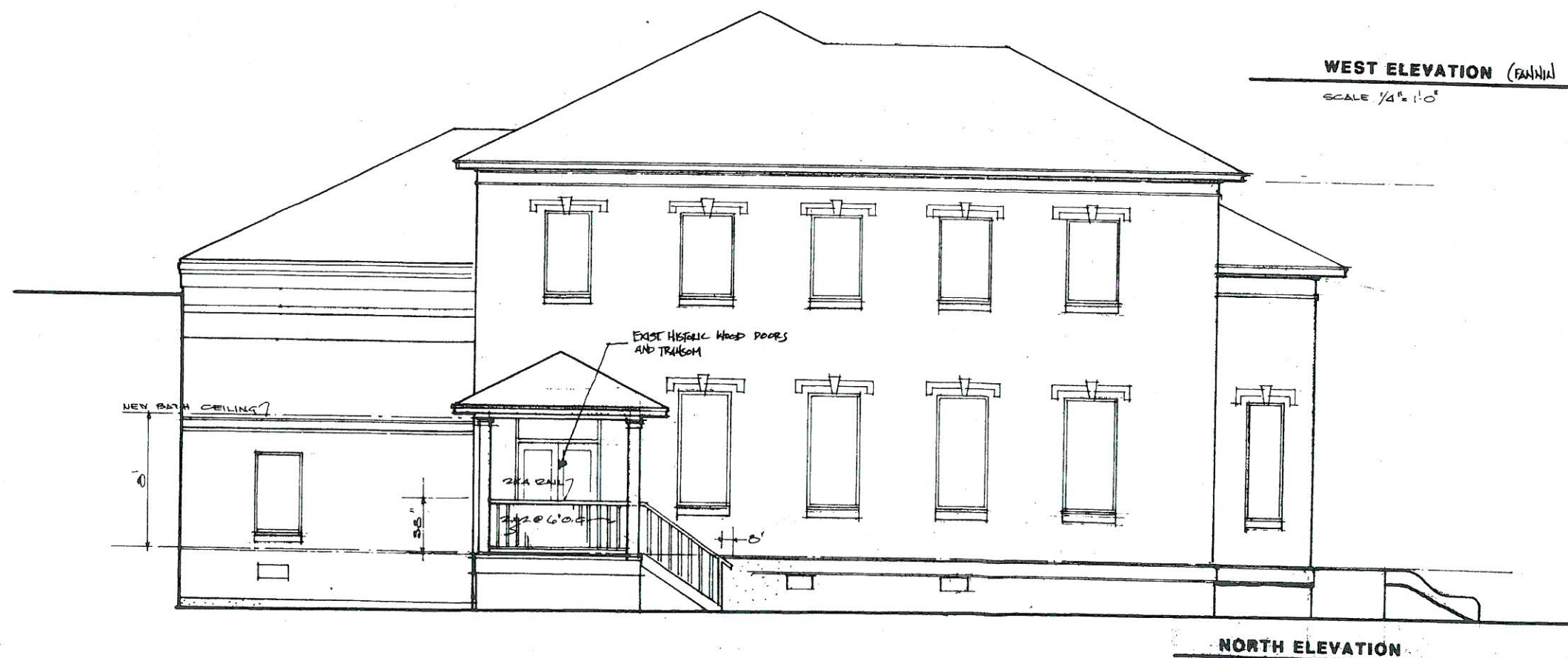
3.02 ADJUST AND CLEAN:

- A. Adjust operating sash and hardware to provide smooth operation with tight, weatherproof closure. Lubricate hardware and moving parts.
- B. Clean glass of window units promptly after installation. Wash and polish glass on both faces not more than 4 days prior to date scheduled for final inspection. Comply with glass manufacturer's recommendations for final cleaning and maintenance.
- C. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

END OF SECTION



WEST ELEVATION (FANNIN)
SCALE 1/4" = 1'-0"



NORTH ELEVATION

FILE COPY



2005 010

09/16/2005 10:59 9797717740

CITY ROCKWALL

PAGE 02

OLD ROCKWALL**HISTORIC DISTRICT****GUIDELINES****- EXHIBIT (2) -****OLD ROCKWALL HISTORIC DISTRICT -****Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property:

303 E. Rusk / 102 N. Fannin

Street Address

Rockwall

City

TX

State

Zip Code

Rockwall
CountyName of Property, If Applicable: HIS COVENANT CHILDREN / OLD FIRST METHODIST CHURCH

Has the building been moved? No ☐ Yes ☒ If yes, when was the property moved?
(mm/dd/yy - if known, otherwise, the year moved is sufficient)

Name of Historic District: Downtown

National Register District

Certified State or Local District

Proposed Historic District

If listed individually in the National Register of Historic Places,

Please give date of listing (mm/dd/yy)

Owner: HIS COVENANT CHILDRENRockwall

TX

State

Street Address: 303 E. Rusk

City

Zip Code

Rockwall
County

Telephone Number (preferably daytime)

Authorized Contact: Vicki Lovett
(if different from Owner)Street Address: 303 E. RuskRockwall

TX

State

Zip Code

Rockwall
County

City

214 437-7351

Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):
Historic 1913 church. Renovation/Restoration to exterior doors & windows - frames, doors & sashes to be restored/replicated as needed. Glass to be clear for the present. Stained glass to be installed in the future

Owner's Signature

Norman Alston : Norman Alston, Architect
for the OwnerCity of Rockwall Use
Only:**H 2005 010**

Project Number

SEP 28 2005

REHABILITATION, RESTORATION AND NEW CONSTRUCTIONPrepared by the
Old Rockwall Historic District Planning Committee

N O R M A N
A L S T O N
A R C H I T E C T S

F A X
T R A N S M I T T A L

Date: 9/28/2005

To: Robert LaCroix, AICP

Director of Planning, City of Rockwall

972 771-7748

From: Norman Alston

Re: 303 E. Rusk/102 N. Fannin

Description: Attached is the Certificate of Appropriateness form.

Drawings and Specs in 8 1/2 x 11 format have been emailed to you.

Larger format elevations are being printed and will be brought out as soon as possible.

No. of pages: 2 (including cover sheet)



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 10/20/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-010: 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 10/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

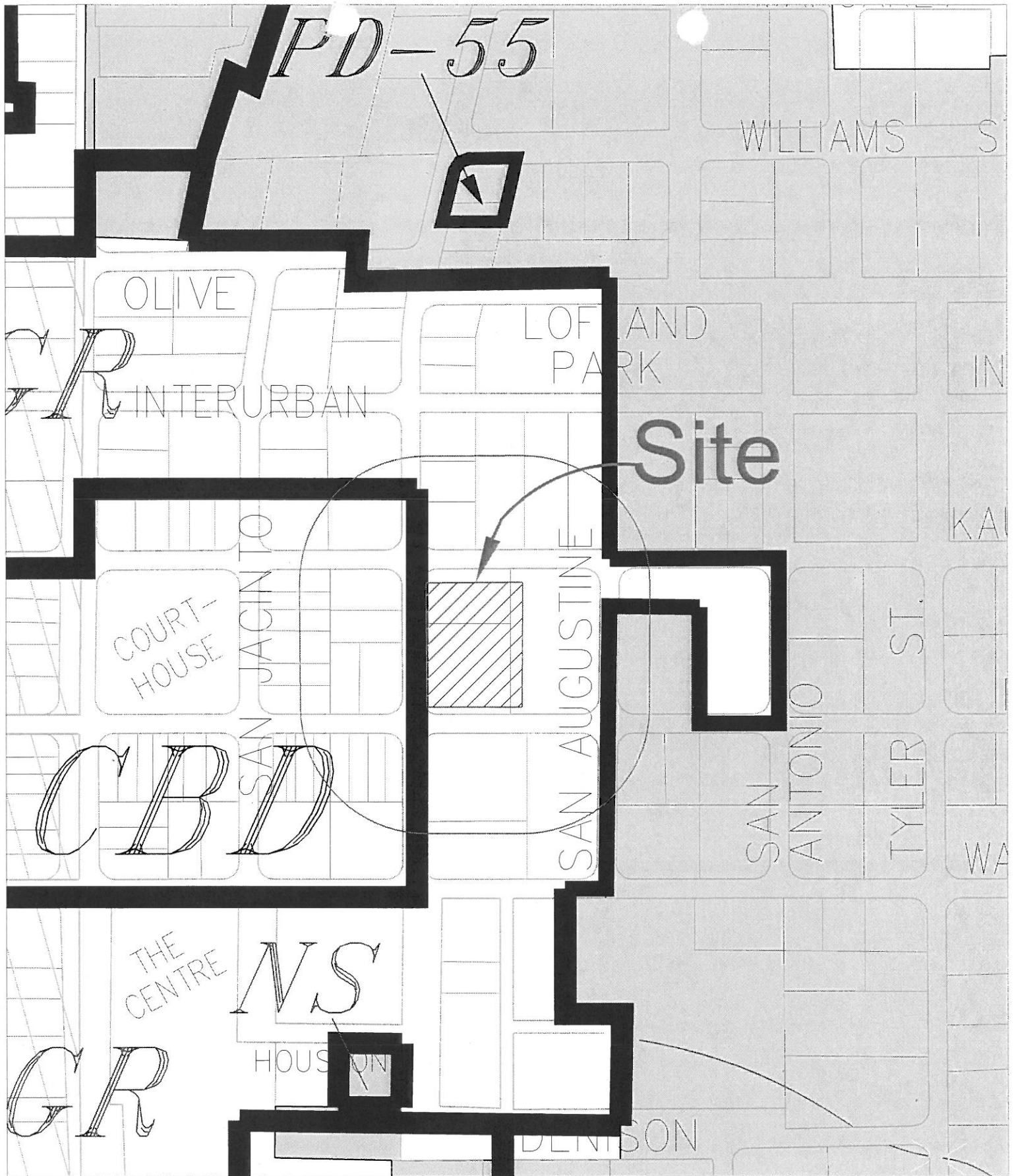
____ I am in favor of the request for the reasons listed below 29

____ I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -



H2005-010

His Covenant Children//Old Methodist Church
C of A



1" = 200'

COUNTY OF ROCKWALL
ADULT PROBATION OFFICE
ROCKWALL TX 75087

ANDERSON LORETTA
1208 LAKESHORE
ROCKWALL, TX 75087

FALL C W
1216 SMIRL DR
ROCKWALL, TX 75087

COMMUNITY BANK
P O BOX 729
ROCKWALL, TX 75087

OH SOO WHEE & KYUNG
7414 ARBORSIDE DRIVE
ROWLETT, TX 75089

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN
ROCKWALL, TX 75087

KING PACIFIC INC
703 STILLWATER
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
C/O ODIS A LOWE JR
P O BOX 156
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COUNTY COURTHOUSE ANNEX
ROCKWALL, TX 75087

BRYAN-COLLEGE STATION EAGLE INC
C/O A H BELO CORP
P O BOX 655237
DALLAS, TX 75265-5237

COOK ROBERT
7414 SILVERTHORN DR
ROWLETT, TX 75089

TRINITY HARBOR CHURCH
306 E RUSK
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

COLLIN-G PROPERTIES LTD
P O BOX 847
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK
ROCKWALL, TX 75087

SMITH LEON A & MARGARET B
C/O JENIFER SMITH BLUM, TRUSTEE
8217 W. 100 TERRACE
OVERLAND PARK, KS 66212

PEOPLES BILLY W
P O BOX 35
ROCKWALL, TX 75087

LAKESHORE COMMUNITY CHURCH
104 B KENWAY ST
ROCKWALL, TX 75087

MCCALLUM ROGER
107 E KAUFMAN
ROCKWALL, TX 75087

BAESA MICHAEL H & PAIGE
5105 WYNDHAM CT
GARLAND, TX 75043

MILLER LELAND AND ADOLYA L
P O BOX 717
ROCKWALL, TX 75087

V Turner
4638 Elderberry Drive
Garland, TX 75043

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TEXAS 75087

CLARKE CARY G
305 E KAUFMAN
ROCKWALL, TX 75087

HEFFERNAN & HEFFERNAN BOOKKEEPING
107 S GOLIAD
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL, TX 75087

JOHNSON JOHNNY L
303 N CLARK
ROCKWALL, TX 75087

HALL LAW OFFICE THE
207 EAST RUSK ST
ROCKWALL, TX 75087

His Covenant Children
P O Box 2101
Rockwall, Texas 75087

DELBOSQUE MARIO
807 KERNODLE
ROCKWALL, TX 75087

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 10/20/2005

APPLICANT: HIS, COVENANT CHILDREN IN

AGENDA ITEM: H2005-010; 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

BACKGROUND INFORMATION:

The applicant, His Covenant Children, has submitted a request for a Certificate of Appropriateness to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing" property in the Rockwall Historic Survey. The applicant has been working with the Code Enforcement Department and the Building & Standards Commission in an effort to bring the building into compliance with the Property Maintenance Code.

The applicant has provided exterior elevations as well as Specifications and Details for Exterior Window and Door Restoration that illustrate the proposed scope of work for the C of A. The drawings show restoration of existing window/door frames and sashes where possible. Where frames and sashes can not be restored the applicant is proposing replacement of in-kind materials to match existing. In addition the applicant is requesting that the glazing be clear glass at this time with stained glass to be reinstalled at a later date.

The elevations also show a new bath ceiling and porch railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair. These items are not part of the C of A application and may require a separate C of A.

The property is identified by the Rockwall Central Appraisal District as an exempt property. Staff has discussed this with the City Attorney who felt that the property should be viewed as a religious organization. The "Religious Land Use and Institutionalized Persons Act" (RLUIPA) prohibits government from imposing or implementing land use regulations that impose a substantial burden on the religious exercise of a person including a religious assembly or institution.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. New bath ceiling and railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair all require a C of A application with the appropriate accompanying materials.

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES**- EXHIBIT (2) -****OLD ROCKWALL HISTORIC DISTRICT -****Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property:

303 E. Rusk / 102 N. Fannin

Street Address

Rockwall

City

TX

State

Zip Code

Rockwall
County

Name of Property, If Applicable: HIS COVENANT CHILDREN / OLD FIRST METHODIST CHURCH

Has the building been moved? No ☐ Yes ☒ If yes, when was the property moved?
(mm/dd/yr - if known, otherwise, the year moved is sufficient)

Name of Historic District: DOWNTOWN

National Register District

Certified State or Local District

Proposed Historic District

If listed individually in the National Register of Historic Places,

Please give date of listing (mm/dd/yy)

Owner: HIS COVENANT CHILDREN

Street Address: 303 E. Rusk

Rockwall

TX

City

214 2000

State

Zip Code

Rockwall
County

Telephone Number (preferably daytime)

Authorized Contact: Vicki Lovett

(if different from Owner)

Street Address: 303 E. Rusk

Rockwall

TX

City

214 437-7351

State

Zip Code

Rockwall
County

Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):

Historic 1913 church. Renovation/Restoration to exterior doors & windows. Frames, doors & sashes to be restored/replicated as needed. Glass to be clear, for the present. Stained glass to be installed in the future

Owner's Signature

City of Rockwall Use
Only:

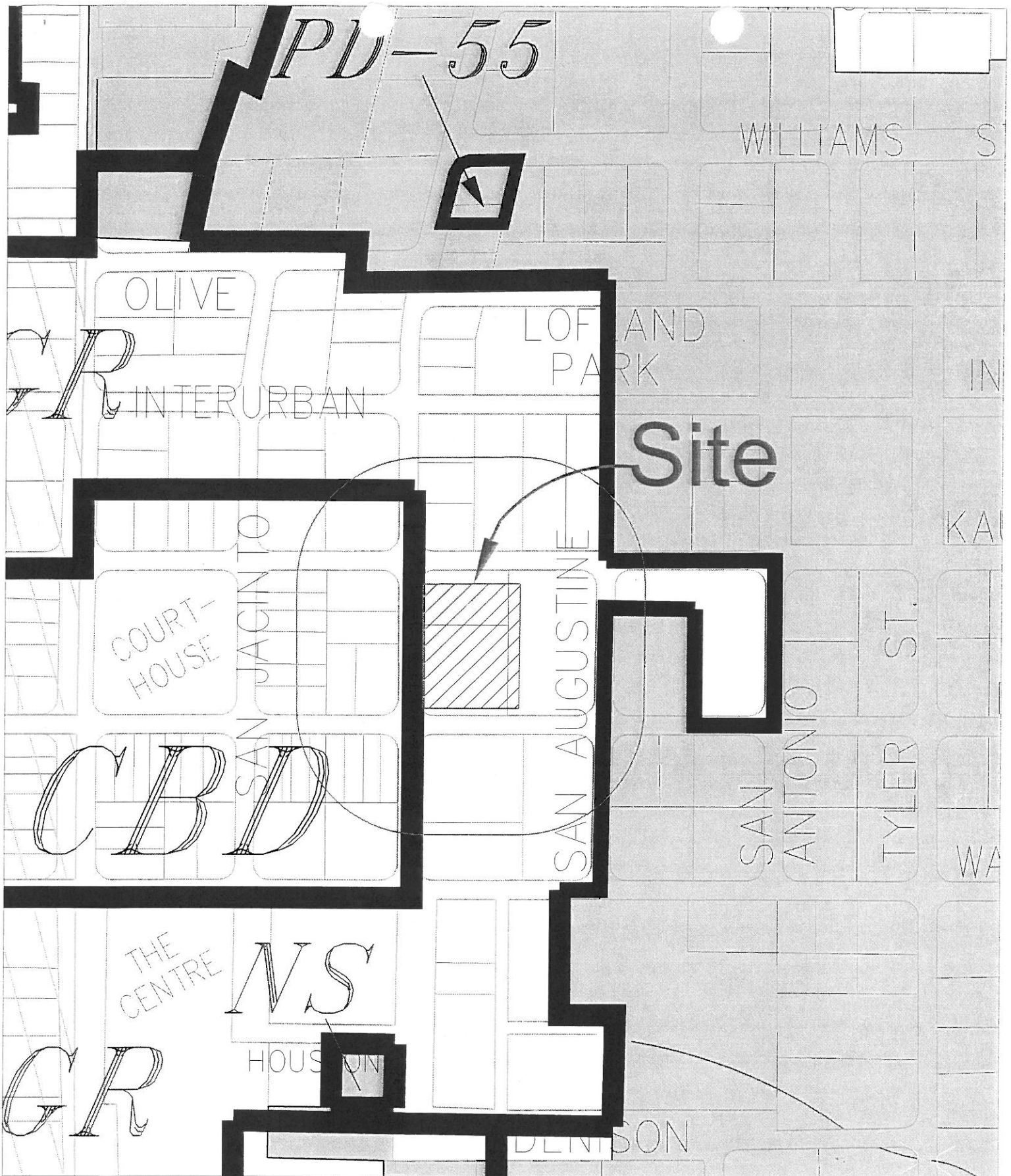
Norman Alston
Norman Alston, Architect
for the Owner

Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the

Old Rockwall Historic District Planning Committee



H2005-010

His Covenant Children//Old Methodist Church
C of A



1" = 200'

Specifications and Details for Exterior Window and Door Restoration

His Covenant Children/ Old First Methodist Church

303 E. Rusk
Rockwall, Texas



NORMAN
ALSTON
ARCHITECTS

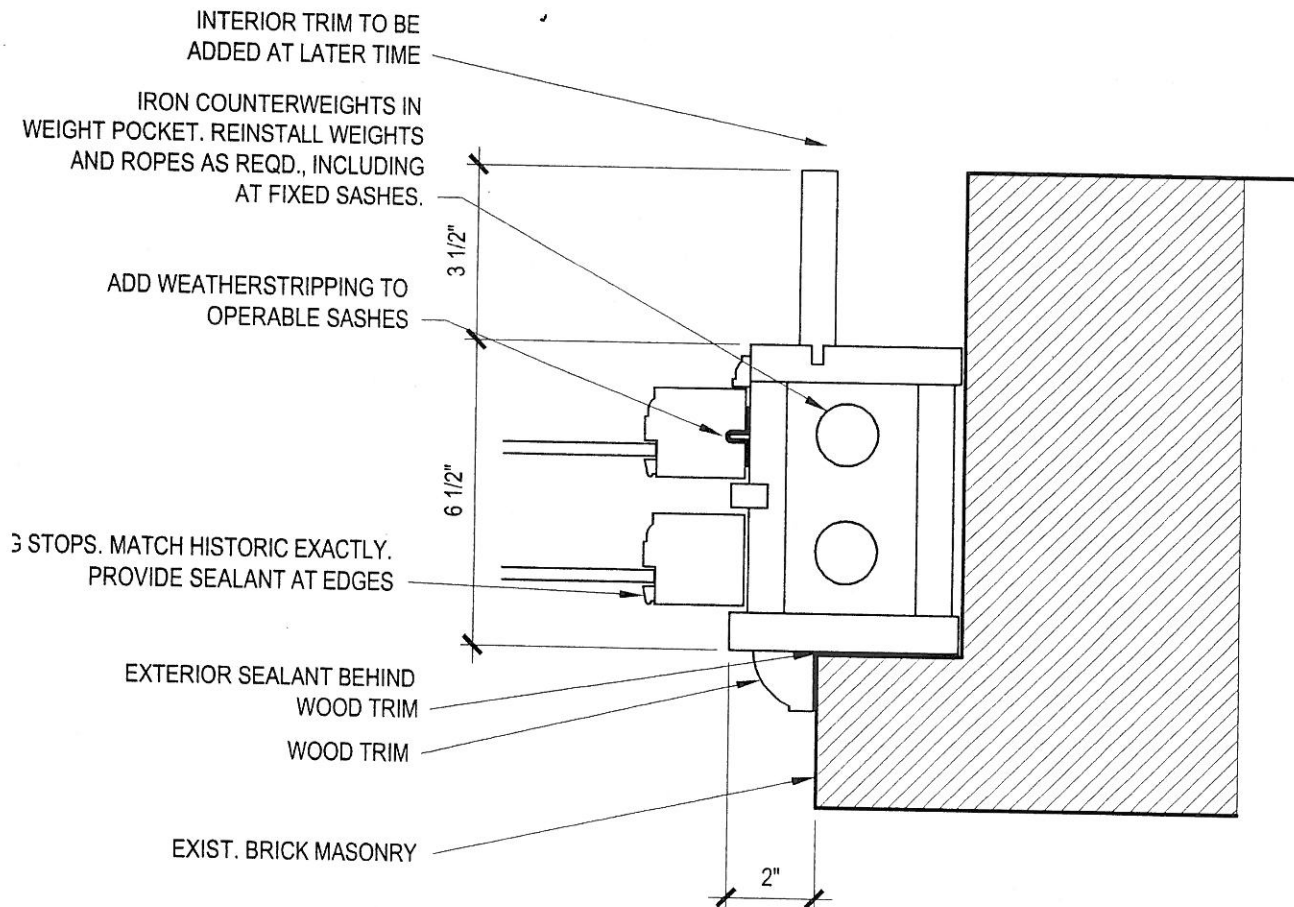
HISTORIC
PRESERVATION

CULTURAL
RESOURCE
MANAGEMENT

6220 GASTON, STE 304
DALLAS, TEXAS 75214

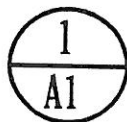
214 826-5466

Issued 9/27/05



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S



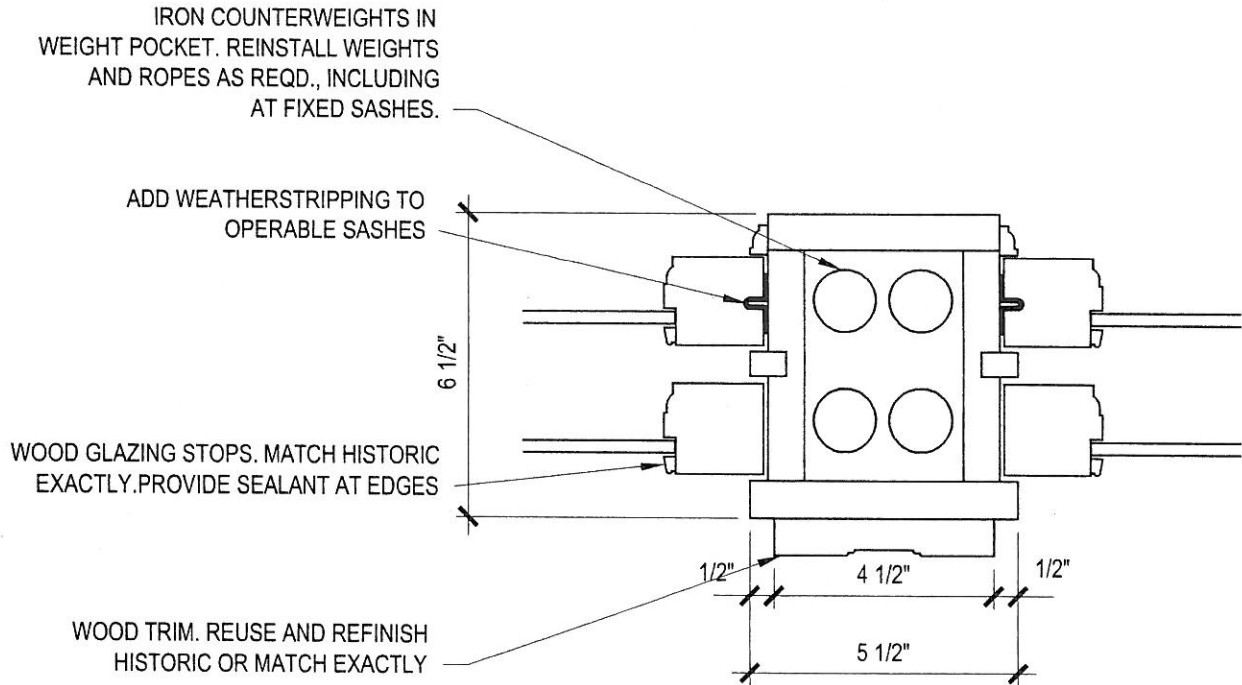
WINDOW JAMB SECTION

Scale: 3" = 1'-0"

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

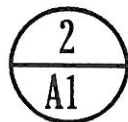
214 826-5466 (voice) 214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S



MULLION SECTION

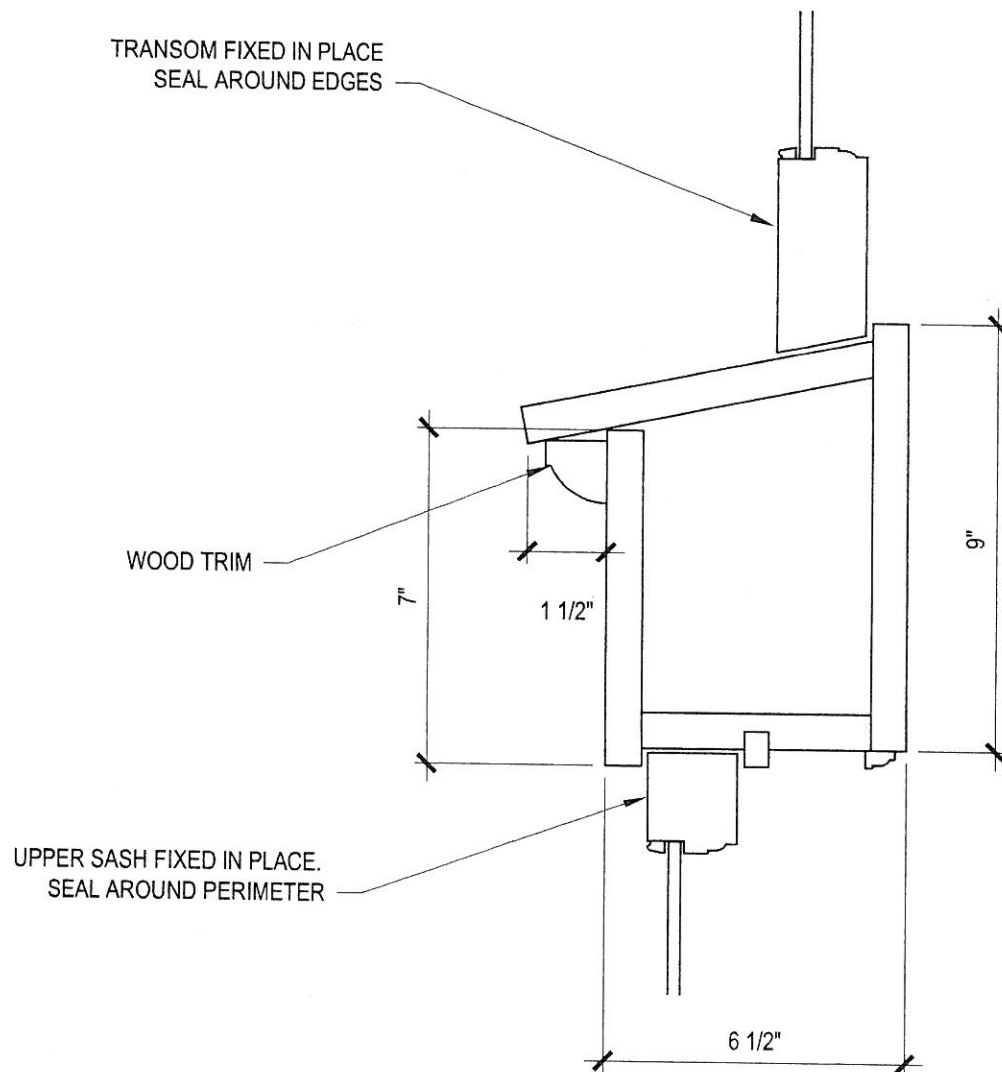
Scale: 3" = 1'-0"

6220 Geston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice)

214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS

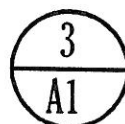


DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S

6220 Geslon Ave., Ste. 304 Dallas, Texas 75214

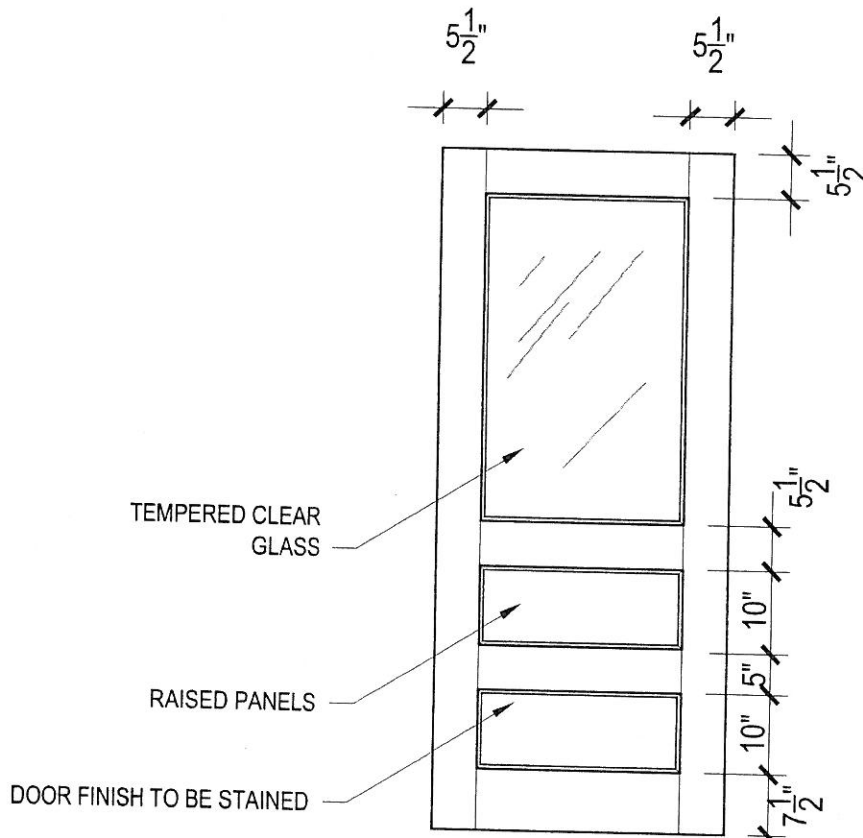
214 826-5466 (voice) 214 826-8673 (fax)



TRANSOM SILL SECTION

Scale: 3" = 1'-0"

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



NEW WOOD RAIL AND STILE DOORS TO MATCH EXISTING HISTORIC DOORS EXACTLY. DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED AGAINST EXISTING HISTORIC DOORS. MATCH ALL HISTORIC PROFILES AND TRIM EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S



TYPICAL EXTERIOR DOOR

Scale: $\frac{1}{2}" = 1'-0"$

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice)

214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS

SECTION 08215

STILE AND RAIL WOOD DOORS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. Wood stile and rail doors.

1.2 REFERENCES

- A. Architectural Woodwork Institute (AWI) – Quality Standards.

1.3 SUBMITTALS

- A. Samples: 12 x 12 inch door samples showing stile, rail, and panel.
- B. Shop Drawings and provide dimensioned elevations, hardware prep, rail, stile and panel profiles and sizes.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Package doors in heavy plastic with identifying marks; slit plastic wrap on site to permit ventilation, but do not remove from plastic until ready to install.
- B. Store door upright with at least ¼ inch between doors, in protected, dry area.

PART 2 – PRODUCTS

2.1 MANUFACTURED UNITS

- A. Stile and Rail Wood Doors;
 - 1. Type: AWI Section 1400.
 - 2. Grade: AWI Premium Grade.
 - 3. Exposed wood: Long Leaf Yellow Pine, plain sawn, of quality suitable for transparent finish.
 - 4. Adhesives: Type II – Water Resistant.

2.2 FABRICATION

- A. Comply with AWI Section 1400.
- B. Prefitting: Prefit doors to frames at factory with following clearances:
 - 1. Jambs and head: 1/8 inch maximum between door and frame.
 - 2. Sills: 1/8 inch maximum between door and top of finish floor.
 - 3. Meeting stiles of pairs: 1/8 inch maximum between doors.
 - 4. Lock edge: Bevel 1/8 inch to 2 inches.
- C. Premachining: Premachine doors at factory in accordance with AWI Section 1300, to receive hardware specified in Section 08710.

PART 3 – EXECUTION

3.1 PREPARATION

- A. Condition doors to average humidity that will be encountered after installation.

3.2 INSTALLATION

- A. Install doors plumb and level.
- B. If field cutting for height is necessary, cut bottom edge only, ¾ inch maximum.
- C. Apply sealer to field cut surfaces.
- D. Ensure that doors operate freely.

E. Installation Tolerances:

1. Warp: Maximum $\frac{1}{4}$ inch in any 3'-0" x 7'-0" portion of door, measured with taut string or straight edge on concave face of door.

END OF SECTION

**SECTION 08592
WOOD WINDOW RESTORATION**

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes:
 - 1. Removing paints and glazing compounds.
 - 2. Restoring deteriorated wood sash, frame, and trim members
 - 3. Restoring existing hardware.
 - 4. Replacing damaged and missing hardware.
 - 5. Replacing broken and missing glass.
 - 6. Refinishing.
 - 7. Sealing perimeter and fixed sash.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Descriptive data and application instructions for patching compound and consolidant.
 - 2. Descriptive data on each hardware, illustrating materials, profiles, and finishes.
- B. Samples: 12 inch long samples of each wood profile.
- C. Qualifications: Restorer qualifications, including past projects.

1.04 QUALITY ASSURANCE

- A. Restorer Qualifications:
 - 1. Minimum 3 years experience in work of this Section.
 - 2. Successful completion of at least 2 projects of similar scope and complexity within past 3 years.
- B. Mockup:
 - 1. Size: One typical window.
 - 2. Illustrate wood replacement, patching, and consolidation materials and methods.
 - 3. Restore each type of hardware.
 - 4. Install weather stripping.
 - 5. After approval of materials and methods, refinish window to illustrate paint materials and methods.
 - 6. Approved mockup may remain as part of the Work.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Lumber:
 - 1. Species: To match existing wood. No new growth pine.
 - 2. Free from machine defects, face checks, cracks, and pitch pockets over 1/8 inch in width.
 - 3. Knots: Maximum one pine knot per 20 square feet.
 - 4. Maximum moisture content; 6 percent.
- B. Consolidant: Low viscosity penetrating consolidant, 8 hour minimum cure time; LiquidWood by Abatron, Inc. or approved substitute.
- C. Patching Compound: Epoxy based, multiple components; WoodEpoxy by Abatron, Inc.
- D. Dowels: Hardwood type with longitudinal splines, 3/8" diameter.
- E. Adhesives: Exterior waterproof type, formulated specifically for use on wood.
- F. Hardware: Reuse existing hardware where possible; provide new hardware to match where existing is damaged or missing.

- G. Fasteners: Type and size as required by conditions of use; hot dip galvanized or corrosion resistant coated steel.
- H. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- B. Sash Cord: Nylon, solid braided, 7/32".
- C. Sash Weights: Cast iron
- D. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- E. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- F. Glazing Points: Triangular or Diamond shaped.
- G. Glazing Compound: DAP 33.
- H. Single Glazing, Exterior, Clear:
 - 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 - 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 - 3. Coating: Pyrolitic Low-e, clear.
 - 4. Thickness: 1/4 inch.
 - 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

2.02 FABRICATION

- A. Fabricate new wood components with profiles and dimensions to exactly match existing using salvaged materials as a template.
- B. Cut curved trim in segments from solid stock. Join sections with oval shaped wood inserts (biscuits) and glue.

PART 3 EXECUTION

3.01 PREPARATION

- A. Remove broken glass.
- B. Remove existing sealants.

3.02 RESTORATION – GENERAL

- A. All Windows:
 - 1. Double Hung windows, make upper sash fixed in place and seal. Lower sashes to be operable.
 - 2. Install weather stripping at operable sash.
 - 3. Apply sealant to perimeter joints between windows and dissimilar materials and at fixed window sash.
 - 4. Reattach and lubricate existing intact and operable hardware.
 - 5. Replace glazing compounds and broken glass
 - 6. Refinish exterior and interior surfaces of sash, frame, and trim under

3.03 DOWELING LOOSE JOINTS

- A. Temporarily align joints using clamps.
- B. Drill holes through adjoining members for placement of dowels.

- C. Set dowels in full adhesive bed.
- C. Cut off dowels flush with adjacent surface; sand smooth.

3.04 CONSOLIDATING SOFT WOOD

- A. Identify soft wood as surfaces that are punctured under moderate pressure from a screwdriver.
- B. Apply consolidant in accordance with manufacturer's instructions.
- C. Completely saturate identified area with consolidant; allow to cure 8 hours minimum.
- D. Apply to end grain where exposed. Where end grain is not exposed, drill 1/8 inch holes staggered and at angles to side grain to expose as much end grain as possible.
- E. Prevent leakage with wax or clay plugs. Clean leakage before it cures.
- F. Apply second coat if first coat does not completely saturate and harden wood.

3.05 EPOXY PATCHING VOIDS IN WOOD

- A. Apply patching compound to fill voids after consolidant has cured.
- B. Remove loose and unsound wood back to a point at which sound material is reached.
- C. Mix and apply patching compound in accordance with manufacturer's instruction.
- D. Embed wood in center of large patches to reduce amount of patching compound.
- E. After patching compound has cured, sand, chisel or plane off to smooth surface, flush with adjacent surfaces.

3.06 REPLACING DETERIORATED AND MISSING WOOD

- A. Replace deteriorated and missing wood frame, sash, and trim members with new wood members.
- B. Match new wood to profile and grain of existing wood.
- C. Fabricate frame and sash members with mortised and tenoned joints. Fit to hairline joint; glue and nail. Stapling not permitted.

3.07 REATTACHING AND LUBRICATING HARDWARE

- A. Replace missing fasteners with new to match existing.
- B. Tighten loose fasteners.
- C. Lubricate operable parts.
- D. Adjust for smooth operation.

3.08 REPAIRING AND REPLACING HARDWARE

- A. Restore existing operable items to working condition.
- B. Replace damaged and missing hardware.
- C. Replace sash cords.
- D. Reattach loose sash weights. Replace missing sash weights with new to match.
- E. Replace missing fasteners with new to match existing. Tighten existing fasteners.
- F. Lubricate operable parts.
- G. Adjust for smooth operation.

3.09 REPLACEMENT OF GLASS

- A. Remove broken glass and related glazing compound and glazing clips.
- B. Install new glass under provisions of Section 08800.

3.10 REFINISHING WOOD

- A. Refinish exterior or interior wood frames, sash, sills and stools.

END OF SECTION

SECTION 08610

NEW WOOD WINDOW FABRICATION

PART 1 GENERAL

1.1 SUMMARY

- A. Related Documents: General and Supplementary Conditions of the Contract.
- B. Section Includes:
 - 1. Custom fabricated wood windows.
 - 2. Frames, trim, nailers and anchors.

1.2 QUALITY ASSURANCE

- A. Manufacturer: Company specializing the manufacture of custom wood windows with minimum of 3 years experience and at least 3 completed jobs where historic windows were replicated, including matching historic profiles and the installation of historic sash counter valance systems.
- B. Perform work in accordance with the most recent version of the AWI Quality Standards, Custom Grade.

1.3 SUBMITTALS

- A. Submit product data under the provisions of Section 01330.
- B. Shop drawings: Submit in accordance with General conditions. Include elevations and dimensions of each window type, sections that show the profiles and relationships of all components glazing installation, weatherstripping and installation, trim and anchorage, weights and pockets.
- C. Samples: Submit under provisions of Section 01350. Submit 1' long sections of all sash and trim profiles, weatherstripping and hardware.
- D. Mock-ups: Provide one mock-up each of window types A, H and N for approval by the architect prior to fabrication.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site under provisions of Section 01600.
- B. Store and protect products under provisions of Section 01600.
- C. Protect wood windows from damage in accordance with manufacturer's storage instructions.

1.5 WARRANTY:

- A. Provide 5-year manufacturer's warranty under provisions of Section 01780

PART 2 PRODUCTS

2.01 MATERIALS:

- A. Wood: Clear red cypress lumber, free of finger joints and kiln dried to a moisture content between 6% and 12% at time of fabrication.
- B. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- C. Hardware:
 - 1. Sash locks: Smooth cam operation; cast 1 set per operable sash.

2. Sash pulleys: Cast, ball bearing, 2 per operable sash.
3. Sash lifts: 4 3/4" long, surface mount, cast 2 per operable sash.
- D. Sash Cord: Nylon, solid braided, 7/32".
- E. Sash Weights: Cast iron
- F. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- G. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- H. Glazing Points: Triangular or Diamond shaped.
- I. Glazing Compound: DAP 33.
- J. Single Glazing, Exterior, Clear:
 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 3. Coating: Pyrolitic Low-e, clear.
 4. Thickness: 1/4 inch.
 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

2.02 FABRICATION

- A. Conform to sizes to match originals exactly or as indicated on drawings.
- B. Field verify actual rough opening dimensions for each individual opening prior to fabrication.
- C. Include all components for a fully functioning, weather tight window, including frames, stops, trim, hardware, glazing and accessories.
- D. Sash joints shall be mortise and tenon, fully coped and fitted.
- E. Frame joints shall be rabbeted. Provide rabbet for parting stop.
- F. Provide weight pockets, weights, ropes and pulleys at each jamb of each operable sash.
- G. Prime and/or seal sashes prior to glazing.
- H. Glazing: Shop glaze sashes. Install bead of backglazing sealant completely around perimeter of glazing rabbet. Carefully press glass onto position to form continuous seal with back glazing. Hold glass in place with metal glazing points, at least 8 per piece of glass. Glaze with specified compound, shaping to be smooth and to shed water. Form corner joints distinctly.
- I. Install weatherstripping at each operable sash. Weatherstripping should not be visible when sash is fully closed.
- J. Finishes:
 1. Exterior: Painted
 2. Interior: Stained and varnished. Including inside parting stop and parting stop visible from inside.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of hardware, accessories, and other components of work.
- B. Set units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

3.02 ADJUST AND CLEAN:

- A. Adjust operating sash and hardware to provide smooth operation with tight, weatherproof closure. Lubricate hardware and moving parts.
- B. Clean glass of window units promptly after installation. Wash and polish glass on both faces not more than 4 days prior to date scheduled for final inspection. Comply with glass manufacturer's recommendations for final cleaning and maintenance.
- C. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

END OF SECTION



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 10/20/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-010: 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 10/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

29

☐ I am opposed to the request for the reasons listed below

The next phase of restoration is the exterior doors & windows and we are prepared to continue with the approval of the Historic Board of Rockwall.

Your Name: Vickie Lovett, president of His Covenant Children

Rockwall Property Address: 303 E Rusk Rockwall TX 75087

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

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Case number: H2005-010

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 29

☒ I am opposed to the request for the reasons listed below

Your Name: Charles W. Jans

Rockwall Property Address: 105 N. Fannin

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 10/20/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-010: 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 10/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 29

☒ I am opposed to the request for the reasons listed below

If Vicki Pays for it OK

If I have to pay NO NO NO

Your Name: Roger Ben Callan

Rockwall Property Address: 106 San Jacinto

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

10/25/2005

HIS, COVENANT CHILDREN IN
Attn: Vicki Lovett
303 E RUSK ST
ROCKWALL, TX 75087

RE: H2005-010
303 E. Rusk - His Covenant Children
Project Type: HISTORIC (C of A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was denied by the Historic Preservation Advisory Board on 10/20/2005. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

New bath ceiling and railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair all require a C of A application with the appropriate accompanying materials.

On October 20, 2005, the Historic Preservation Advisory Board denied the C of A by a vote of 5-1 (Pittman descending).

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer
Planning and Zoning
City of Rockwall

October 30, 2005

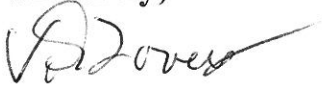
**Chris Spencer, P&Z
Rockwall City Hall
385 S. Goliad
Rockwall, Tx 75087**

Dear Mr. Spencer,

**The Board of His Covenant Children wish to appeal the decision
made by The Historic Commission on October 20, 2005.**

Please advise us of the next meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read "V. Lovett", written in dark ink.

**Vickie Lovett
His Covenant Children
P.O. Box 2101
Rockwall, Tx 74087**

Spencer, Chris

From: VickLa9@aol.com
Sent: Saturday, October 29, 2005 11:56 PM
To: Spencer, Chris
Subject: Historic Board appeal

Dear Chris,

As per our conversation on October 26, we wish to appeal the decision of the Historic Board. I will drop off our request Monday morning since the 10 day deadline is Sunday October 30, 2005, and I will also like to pick up copies of the paper work we discussed about the application that was submitted for our Landmark status.

Thank you so much for all your assistance.

Vickie Lovett,
His Covenant Children

10/31/2005

AGENDA
ROCKWALL CITY COUNCIL

November 7, 2005

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

5. APPOINTMENTS

- b.** Appointment with Vickie Lovett, with His Covenant Children, to appeal the decision to deny their request for a Certificate of Appropriateness by the Historic Advisory Board for the renovation/restoration to exterior doors and windows for the building located at 303 East Rusk Street, and take any action necessary.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: City Council
FROM: Chris Spencer
DATE: November 7, 2005
SUBJECT: Appeal of Decision Regarding Certificate of Appropriateness

The applicant, Vicki Lovett, is appealing a decision made by the Rockwall Historic Preservation Advisory Board regarding an application for a Certificate of Appropriateness, case file H2005-010 from the meeting held on October 20, 2005. The request was for renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed on the exterior of the "Old Methodist Church" located at 303 E. Rusk Street. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing" property in the Rockwall Historic Survey. The request was denied by a vote of 5-1. We have included the letter from the applicant appealing the decision and the support information that was provided to the Historic Advisory Preservation Board. The following portion of the Unified Development Code refers to the appeal process:

H. Actions After Board Decision

1. Appeal Process

If the Certificate of Appropriateness is denied, the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer within ten (10) business days after the decision of the Board. In considering an appeal, the sole issue before the City Council shall be whether the Board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the Council constitutes the final administrative remedy.

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 10/20/2005

APPLICANT: HIS, COVENANT CHILDREN IN

AGENDA ITEM: H2005-010; 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

BACKGROUND INFORMATION:

The applicant, His Covenant Children, has submitted a request for a Certificate of Appropriateness to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing" property in the Rockwall Historic Survey. The applicant has been working with the Code Enforcement Department and the Building & Standards Commission in an effort to bring the building into compliance with the Property Maintenance Code.

The applicant has provided exterior elevations as well as Specifications and Details for Exterior Window and Door Restoration that illustrate the proposed scope of work for the C of A. The drawings show restoration of existing window/door frames and sashes where possible. Where frames and sashes can not be restored the applicant is proposing replacement of in-kind materials to match existing. In addition the applicant is requesting that the glazing be clear glass at this time with stained glass to be reinstalled at a later date.

The elevations also show a new bath ceiling and porch railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair. These items are not part of the C of A application and may require a separate C of A.

The property is identified by the Rockwall Central Appraisal District as an exempt property. Staff has discussed this with the City Attorney who felt that the property should be viewed as a religious organization. The "Religious Land Use and Institutionalized Persons Act" (RLUIPA) prohibits government from imposing or implementing land use regulations that impose a substantial burden on the religious exercise of a person including a religious assembly or institution.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. New bath ceiling and railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair all require a C of A application with the appropriate accompanying materials.

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES**- EXHIBIT (2) -****OLD ROCKWALL HISTORIC DISTRICT -****Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property:

303 E. Rusk / 102 N. Fannin

Street Address

Rockwall

City

State

TX

Zip Code

Rockwall
CountyName of Property, If Applicable: HIS COVENANT CHILDREN / OLD FIRST METHODIST CHURCH

Has the building been moved? No ☐ Yes ☒ If yes, when was the property moved?
(mm/dd/yr - if known, otherwise, the year moved is sufficient)

Name of Historic District: Downtown

National Register District

Certified State or Local District

Proposed Historic District

If listed individually in the National Register of Historic Places,
Please give date of listing (mm/dd/yy)

Owner: HIS COVENANT CHILDRENStreet Address: 303 E. RuskRockwall

City

State

TX

Zip Code

Rockwall
County

Telephone Number (preferably daytime)

Authorized Contact: Vicki Lovett
(if different from Owner)Street Address: 303 E. RuskRockwall

City

State

TX

Zip Code

Rockwall
County

Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):
Historic 1913 church. Renovation/Restoration to exterior doors & windows - Frames, doors & sashes to be restored/replicated as needed. Glass to be clear, for the present. Stained glass to be installed in the future

Owner's Signature

City of Rockwall Use
Only:

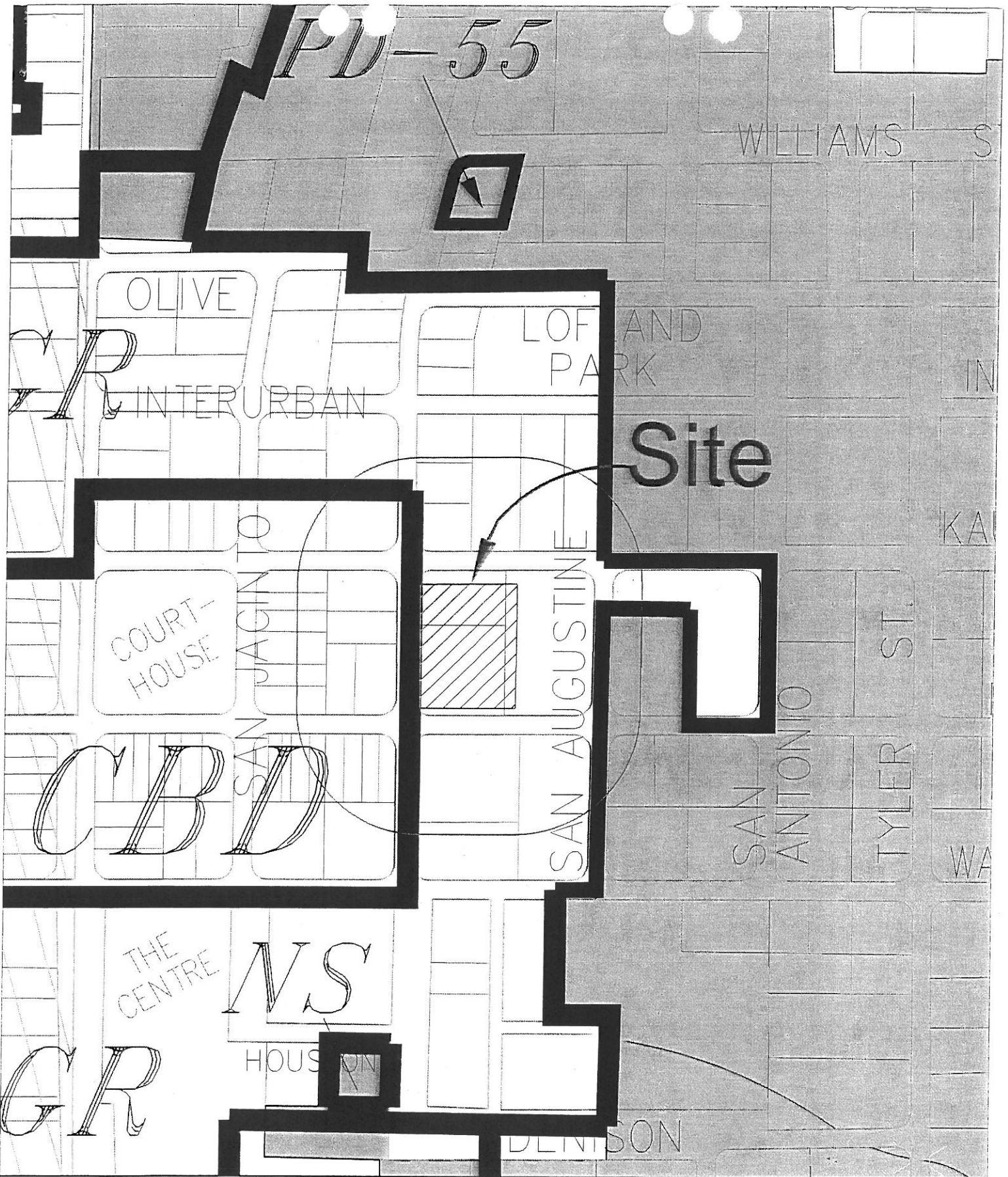
Norman Alston : Norman Alston, Architect
For the Owner

Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the

Old Rockwall Historic District Planning Committee



H2005-010

His Covenant Children//Old Methodist Church

C of A



1" = 200'

Specifications and Details for Exterior Window and Door Restoration

His Covenant Children/ Old First Methodist Church

303 E. Rusk
Rockwall, Texas



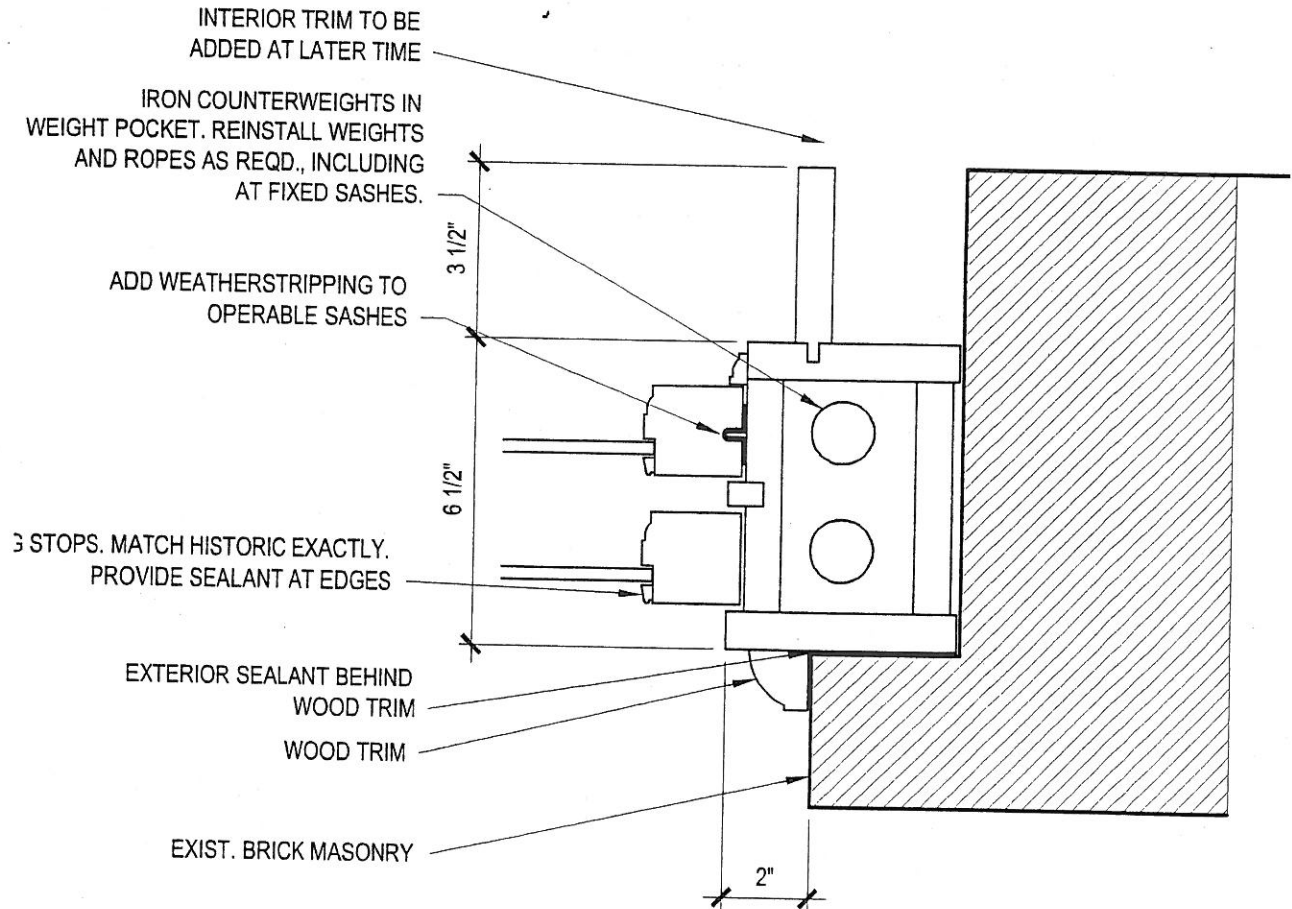
NORMAN
ALSTON
ARCHITECTS

HISTORIC
PRESERVATION
CULTURAL
RESOURCE
MANAGEMENT

6220 GASTON, STE 304
DALLAS, TEXAS 75214

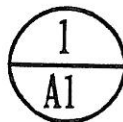
214 826-9466

Issued 9/27/05



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S



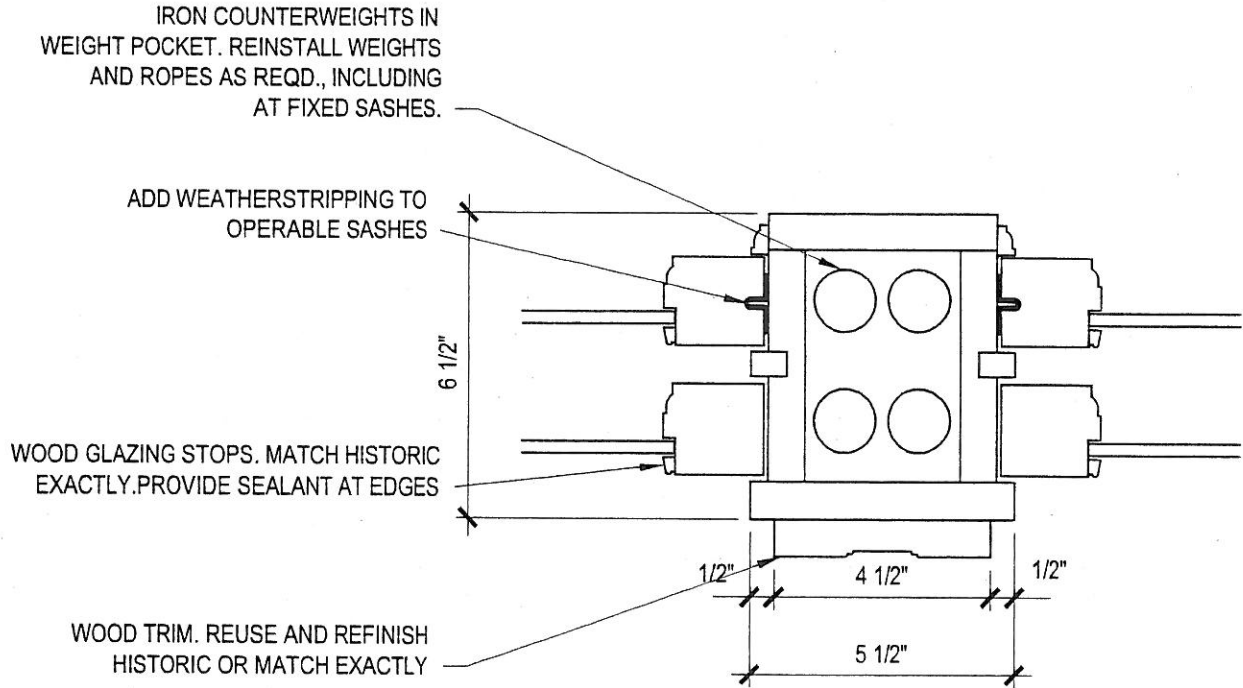
WINDOW JAMB SECTION

Scale: 3" = 1'-0"

6220 Geslon Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice) 214 826-8673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS

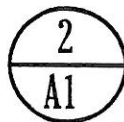


DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S

6220 Geston Ave., Ste. 304 Dallas, Texas 75214

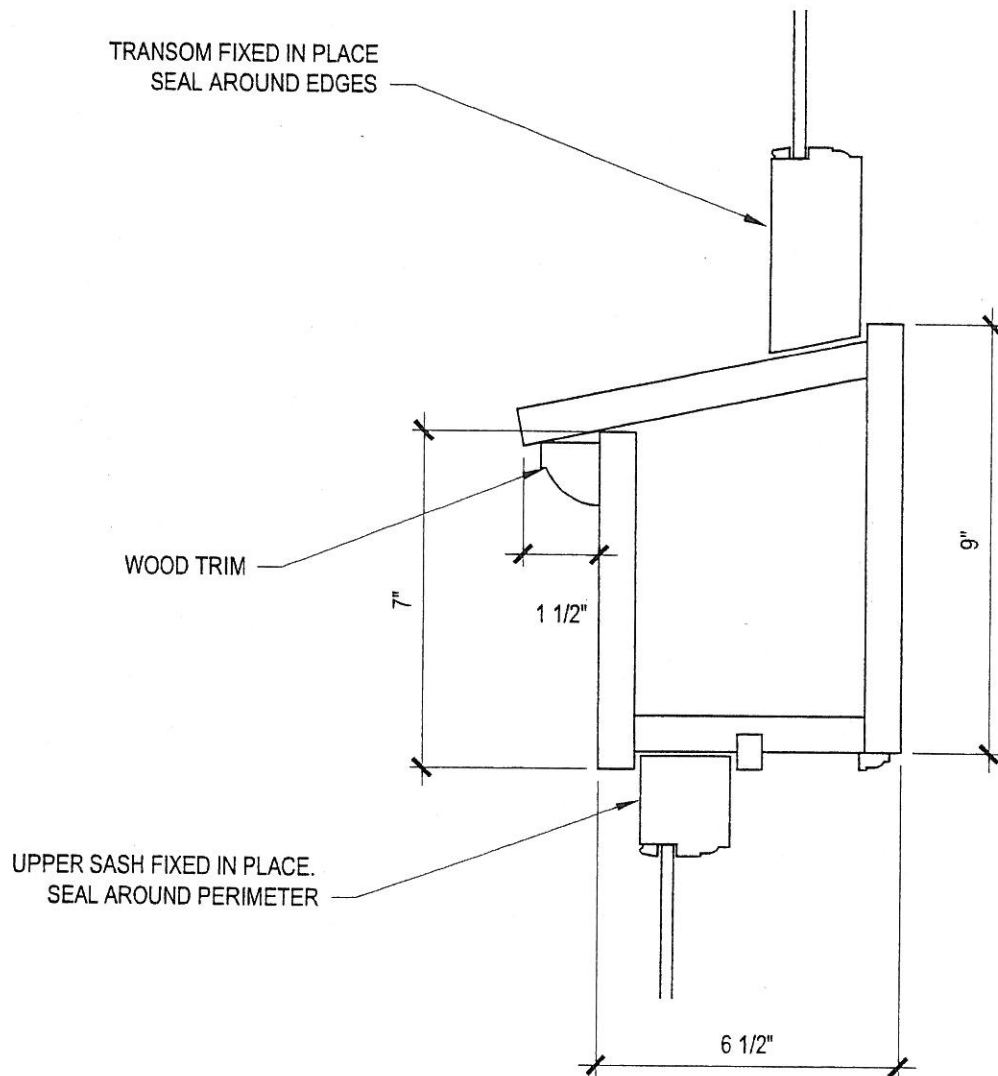
214 826-5466 (voice) 214 826-8673 (fax)



MULLION SECTION

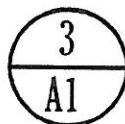
Scale: 3" = 1'-0"

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.

N O R M A N
A L S T O N
A R C H I T E C T S



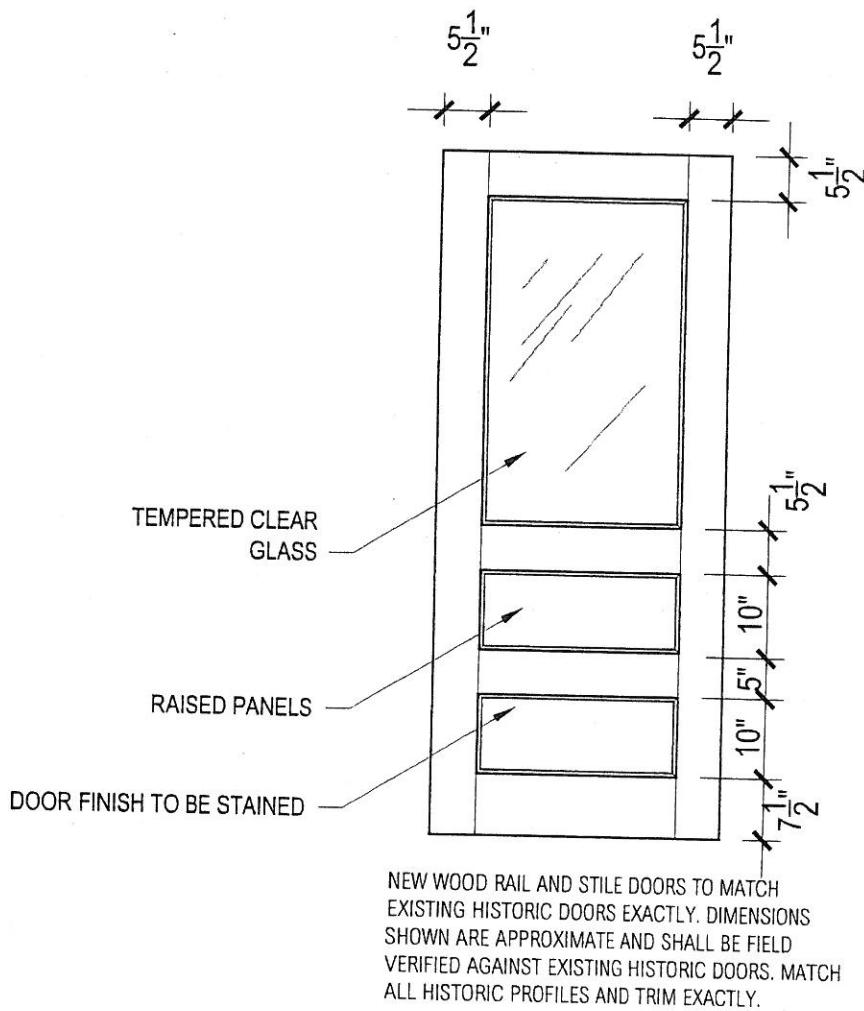
TRANSM SILL SECTION

Scale: 3" = 1'-0"

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice) 214 826-9673 (fax)

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS



N O R M A N
R I S T O N
A R C H I T E C T S

6220 Gaston Ave., Ste. 304 Dallas, Texas 75214

214 826-5466 (voice) 214 826-8673 (fax)



TYPICAL EXTERIOR DOOR

Scale: $\frac{1}{2}" = 1'-0"$

HIS COVENANT CHILDREN/OLD FIRST METHODIST
303 EAST RUSK, ROCKWALL, TEXAS

SECTION 08215

STILE AND RAIL WOOD DOORS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. Wood stile and rail doors.

1.2 REFERENCES

- A. Architectural Woodwork Institute (AWI) – Quality Standards.

1.3 SUBMITTALS

- A. Samples: 12 x 12 inch door samples showing stile, rail, and panel.
- B. Shop Drawings and provide dimensioned elevations, hardware prep, rail, stile and panel profiles and sizes.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Package doors in heavy plastic with identifying marks; slit plastic wrap on site to permit ventilation, but do not remove from plastic until ready to install.
- B. Store door upright with at least ¼ inch between doors, in protected, dry area.

PART 2 – PRODUCTS

2.1 MANUFACTURED UNITS

- A. Stile and Rail Wood Doors;
 - 1. Type: AWI Section 1400.
 - 2. Grade: AWI Premium Grade.
 - 3. Exposed wood: Long Leaf Yellow Pine, plain sawn, of quality suitable for transparent finish.
 - 4. Adhesives: Type II – Water Resistant.

2.2 FABRICATION

- A. Comply with AWI Section 1400.
- B. Prefitting: Prefit doors to frames at factory with following clearances:
 - 1. Jams and head: 1/8 inch maximum between door and frame.
 - 2. Sills: 1/8 inch maximum between door and top of finish floor.
 - 3. Meeting stiles of pairs: 1/8 inch maximum between doors.
 - 4. Lock edge: Bevel 1/8 inch to 2 inches.
- C. Premachining: Premachine doors at factory in accordance with AWI Section 1300, to receive hardware specified in Section 08710.

PART 3 – EXECUTION

3.1 PREPARATION

- A. Condition doors to average humidity that will be encountered after installation.

3.2 INSTALLATION

- A. Install doors plumb and level.
- B. If field cutting for height is necessary, cut bottom edge only, ¾ inch maximum.
- C. Apply sealer to field cut surfaces.
- D. Ensure that doors operate freely.

- E. Installation Tolerances:
1. Warp: Maximum $\frac{1}{4}$ inch in any 3'-0" x 7'-0" portion of door, measured with taut string or straight edge on concave face of door.

END OF SECTION

**SECTION 08592
WOOD WINDOW RESTORATION**

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes:
 - 1. Removing paints and glazing compounds.
 - 2. Restoring deteriorated wood sash, frame, and trim members
 - 3. Restoring existing hardware.
 - 4. Replacing damaged and missing hardware.
 - 5. Replacing broken and missing glass.
 - 6. Refinishing.
 - 7. Sealing perimeter and fixed sash.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Descriptive data and application instructions for patching compound and consolidant.
 - 2. Descriptive data on each hardware, illustrating materials, profiles, and finishes.
- B. Samples: 12 inch long samples of each wood profile.
- C. Qualifications: Restorer qualifications, including past projects.

1.04 QUALITY ASSURANCE

- A. Restorer Qualifications:
 - 1. Minimum 3 years experience in work of this Section.
 - 2. Successful completion of at least 2 projects of similar scope and complexity within past 3 years.
- B. Mockup:
 - 1. Size: One typical window.
 - 2. Illustrate wood replacement, patching, and consolidation materials and methods.
 - 3. Restore each type of hardware.
 - 4. Install weather stripping.
 - 5. After approval of materials and methods, refinish window to illustrate paint materials and methods.
 - 6. Approved mockup may remain as part of the Work.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Lumber:
 - 1. Species: To match existing wood. No new growth pine.
 - 2. Free from machine defects, face checks, cracks, and pitch pockets over 1/8 inch in width.
 - 3. Knots: Maximum one pine knot per 20 square feet.
 - 4. Maximum moisture content; 6 percent.
- B. Consolidant: Low viscosity penetrating consolidant, 8 hour minimum cure time; LiquidWood by Abatron, Inc. or approved substitute.
- C. Patching Compound: Epoxy based, multiple components; WoodEpoxy by Abatron, Inc.
- D. Dowels: Hardwood type with longitudinal splines, 3/8" diameter.
- E. Adhesives: Exterior waterproof type, formulated specifically for use on wood.
- F. Hardware: Reuse existing hardware where possible; provide new hardware to match where existing is damaged or missing.

- G. Fasteners: Type and size as required by conditions of use; hot dip galvanized or corrosion resistant coated steel.
- H. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- B. Sash Cord: Nylon, solid braided, 7/32".
- C. Sash Weights: Cast iron
- D. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- E. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- F. Glazing Points: Triangular or Diamond shaped.
- G. Glazing Compound: DAP 33.
- H. Single Glazing, Exterior, Clear:
 - 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 - 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 - 3. Coating: Pyrolitic Low-e, clear.
 - 4. Thickness: 1/4 inch.
 - 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

2.02 FABRICATION

- A. Fabricate new wood components with profiles and dimensions to exactly match existing using salvaged materials as a template.
- B. Cut curved trim in segments from solid stock. Join sections with oval shaped wood inserts (biscuits) and glue.

PART 3 EXECUTION

3.01 PREPARATION

- A. Remove broken glass.
- B. Remove existing sealants.

3.02 RESTORATION – GENERAL

- A. All Windows:
 - 1. Double Hung windows, make upper sash fixed in place and seal. Lower sashes to be operable.
 - 2. Install weather stripping at operable sash.
 - 3. Apply sealant to perimeter joints between windows and dissimilar materials and at fixed window sash.
 - 4. Reattach and lubricate existing intact and operable hardware.
 - 5. Replace glazing compounds and broken glass
 - 6. Refinish exterior and interior surfaces of sash, frame, and trim under

3.03 DOWELING LOOSE JOINTS

- A. Temporarily align joints using clamps.
- B. Drill holes through adjoining members for placement of dowels.

- C. Set dowels in full adhesive bed.
- C. Cut off dowels flush with adjacent surface; sand smooth.

3.04 CONSOLIDATING SOFT WOOD

- A. Identify soft wood as surfaces that are punctured under moderate pressure from a screwdriver.
- B. Apply consolidant in accordance with manufacturer's instructions.
- C. Completely saturate identified area with consolidant; allow to cure 8 hours minimum.
- D. Apply to end grain where exposed. Where end grain is not exposed, drill 1/8 inch holes staggered and at angles to side grain to expose as much end grain as possible.
- E. Prevent leakage with wax or clay plugs. Clean leakage before it cures.
- F. Apply second coat if first coat does not completely saturate and harden wood.

3.05 EPOXY PATCHING VOIDS IN WOOD

- A. Apply patching compound to fill voids after consolidant has cured.
- B. Remove loose and unsound wood back to a point at which sound material is reached.
- C. Mix and apply patching compound in accordance with manufacturer's instruction.
- D. Embed wood in center of large patches to reduce amount of patching compound.
- E. After patching compound has cured, sand, chisel or plane off to smooth surface, flush with adjacent surfaces.

3.06 REPLACING DETERIORATED AND MISSING WOOD

- A. Replace deteriorated and missing wood frame, sash, and trim members with new wood members.
- B. Match new wood to profile and grain of existing wood.
- C. Fabricate frame and sash members with mortised and tenoned joints. Fit to hairline joint; glue and nail. Stapling not permitted.

3.07 REATTACHING AND LUBRICATING HARDWARE

- A. Replace missing fasteners with new to match existing.
- B. Tighten loose fasteners.
- C. Lubricate operable parts.
- D. Adjust for smooth operation.

3.08 REPAIRING AND REPLACING HARDWARE

- A. Restore existing operable items to working condition.
- B. Replace damaged and missing hardware.
- C. Replace sash cords.
- D. Reattach loose sash weights. Replace missing sash weights with new to match.
- E. Replace missing fasteners with new to match existing. Tighten existing fasteners.
- F. Lubricate operable parts.
- G. Adjust for smooth operation.

3.09 REPLACEMENT OF GLASS

- A. Remove broken glass and related glazing compound and glazing clips.
- B. Install new glass under provisions of Section 08800.

3.10 REFINISHING WOOD

- A. Refinish exterior or interior wood frames, sash, sills and stools.

END OF SECTION

SECTION 08610

NEW WOOD WINDOW FABRICATION

PART 1 GENERAL

1.1 SUMMARY

- A. Related Documents: General and Supplementary Conditions of the Contract.
- B. Section Includes:
 - 1. Custom fabricated wood windows.
 - 2. Frames, trim, nailers and anchors.

1.2 QUALITY ASSURANCE

- A. Manufacturer: Company specializing the manufacture of custom wood windows with minimum of 3 years experience and at least 3 completed jobs where historic windows were replicated, including matching historic profiles and the installation of historic sash counter valance systems.
- B. Perform work in accordance with the most recent version of the AWI Quality Standards, Custom Grade.

1.3 SUBMITTALS

- A. Submit product data under the provisions of Section 01330.
- B. Shop drawings: Submit in accordance with General conditions. Include elevations and dimensions of each window type, sections that show the profiles and relationships of all components glazing installation, weatherstripping and installation, trim and anchorage, weights and pockets.
- C. Samples: Submit under provisions of Section 01350. Submit 1' long sections of all sash and trim profiles, weatherstripping and hardware.
- D. Mock-ups: Provide one mock-up each of window types A, H and N for approval by the architect prior to fabrication.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site under provisions of Section 01600.
- B. Store and protect products under provisions of Section 01600.
- C. Protect wood windows from damage In accordance with manufacturer's storage instructions.

1.5 WARRANTY:

- A. Provide 5-year manufacturer's warranty under provisions of Section 01780

PART 2 PRODUCTS

2.01 MATERIALS:

- A. Wood: Clear red cypress lumber, free of finger joints and kiln dried to a moisture content between 6% and 12% at time of fabrication.
- B. Weatherstripping: Interlocking zinc rabbeted into operable sashes. As manufactured by Dorbin or approved equal.
 - 1. Heads: 2P
 - 2. Meeting rails: M12 and M22
 - 3. Upper sides: 7C
 - 4. Lower sides: 9C
 - 5. Sill: 7P
- C. Hardware:
 - 1. Sash locks: Smooth cam operation; cast 1 set per operable sash.

2. Sash pulleys: Cast, ball bearing, 2 per operable sash.
3. Sash lifts: 4 $\frac{3}{4}$ " long, surface mount, cast 2 per operable sash.
- D. Sash Cord: Nylon, solid braided, 7/32".
- E. Sash Weights: Cast iron
- F. Back Glaze Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn HP-1 or approved equal.
- G. Exterior Sealant: One part polyurethane conforming to Federal Spec TT-S-00230C, Sonneborn NP-1 or equal.
- H. Glazing Points: Triangular or Diamond shaped.
- I. Glazing Compound: DAP 33.
- J. Single Glazing, Exterior, Clear:
 1. Quality: Glazing select, float, complying with ASTM C1036, Type I, Class 1, and Quality q3.
 2. Type: Annealed and tempered, complying with ASTM C1048, Kind FT fully tempered where required.
 3. Coating: Pyrolitic Low-e, clear.
 4. Thickness: $\frac{1}{4}$ inch.
 5. Acceptable manufacturers:
 - a. Ford Motor Co., Glass Division, and Detroit, MI.
 - b. Guardian Industries Corp., Corsicana, TX.
 - c. Libbey-Owens-Ford Co., Des Plaines, IL.
 - d. PPG Industries Inc., Pittsburgh, PA.

2.02 FABRICATION

- A. Conform to sizes to match originals exactly or as indicated on drawings.
- B. Field verify actual rough opening dimensions for each individual opening prior to fabrication.
- C. Include all components for a fully functioning, weather tight window, including frames, stops, trim, hardware, glazing and accessories.
- D. Sash joints shall be mortise and tenon, fully coped and fitted.
- E. Frame joints shall be rabbeted. Provide rabbet for parting stop.
- F. Provide weight pockets, weights, ropes and pulleys at each jamb of each operable sash.
- G. Prime and/or seal sashes prior to glazing.
- H. Glazing: Shop glaze sashes. Install bead of backglazing sealant completely around perimeter of glazing rabbet. Carefully press glass onto position to form continuous seal with back glazing. Hold glass in place with metal glazing points, at least 8 per piece of glass. Glaze with specified compound, shaping to be smooth and to shed water. Form corner joints distinctly.
- I. Install weatherstripping at each operable sash. Weatherstripping should not be visible when sash is fully closed.
- J. Finishes:
 1. Exterior: Painted
 2. Interior: Stained and varnished. Including inside parting stop and parting stop visible from inside.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of hardware, accessories, and other components of work.
- B. Set units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

3.02 ADJUST AND CLEAN:

- A. Adjust operating sash and hardware to provide smooth operation with tight, weatherproof closure. Lubricate hardware and moving parts.
- B. Clean glass of window units promptly after installation. Wash and polish glass on both faces not more than 4 days prior to date scheduled for final inspection. Comply with glass manufacturer's recommendations for final cleaning and maintenance.
- C. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

END OF SECTION



CITY OF ROCKWALL

at Rockwall CityPlace

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H2005-010: 303 E. Rusk - His Covenant Children

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 10/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

29

☐ I am opposed to the request for the reasons listed below

The next phase of restoration is the exterior doors & windows and we are prepared to continue with the approval of the Historic Board of Rockwall.

Your Name: Vickie Lovett, president of His Covenant Children

Rockwall Property Address: 303 E Rusk Rockwall TX 75087

- Please see Location Map of Subject Property on the back of this notice -



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Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

_____ I am in favor of the request for the reasons listed below 29

☒ I am opposed to the request for the reasons listed below

Your Name: Charles W. Jalla

Rockwall Property Address: 105 N. Fannin

- Please see Location Map of Subject Property on the back of this notice -



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Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 29

☒ I am opposed to the request for the reasons listed below

If Vicki pays for it OK

IF I have to pay NO NO NO

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

11/9/2005

HIS, COVENANT CHILDREN IN
Attn: Vicki Lovett
303 E RUSK ST
ROCKWALL, TX 75087

RE: H2005-010, 303 E. Rusk - His Covenant Children
Project Type: HISTORIC(C of A)

Dear Applicant:

This letter serves to notify you that the appeal that you submitted before the City of Rockwall was denied by City Council on 11/7/2005. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

New bath ceiling and railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair all require a C of A application with the appropriate accompanying materials.

On October 20, 2005, the Historic Preservation Advisory Board denied the C of A by a vote of 5-1.

On November 7, 2005, the City Council denied the appeal for the C of A by a vote of 7-0.

Sincerely yours,

Chris Spencer



CITY OF ROCKWALL

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29

☐ I am opposed to the request for the reasons listed below

The next phase of restoration is the exterior
doors & windows and we are prepared to continue
with the approval of the Historic Board of Rockwall.

Your Name: Vickie Lovett, president of His Covenant Children

Rockwall Property Address: 303 E Rusk Rockwall TX 75087

- Please see Location Map of Subject Property on the back of this notice -



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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-010

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 29

☒ I am opposed to the request for the reasons listed below

Your Name: Charles W. Jalls

Rockwall Property Address: 105 N. Fannin

- Please see Location Map of Subject Property on the back of this notice -



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If Vicki Pays for it OK

If I have to pay NO NO NO

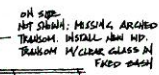
Your Name:

Roger B. Callen

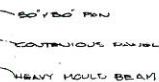
Rockwall Property Address:

106 San Jacinto

- Please see Location Map of Subject Property on the back of this notice -



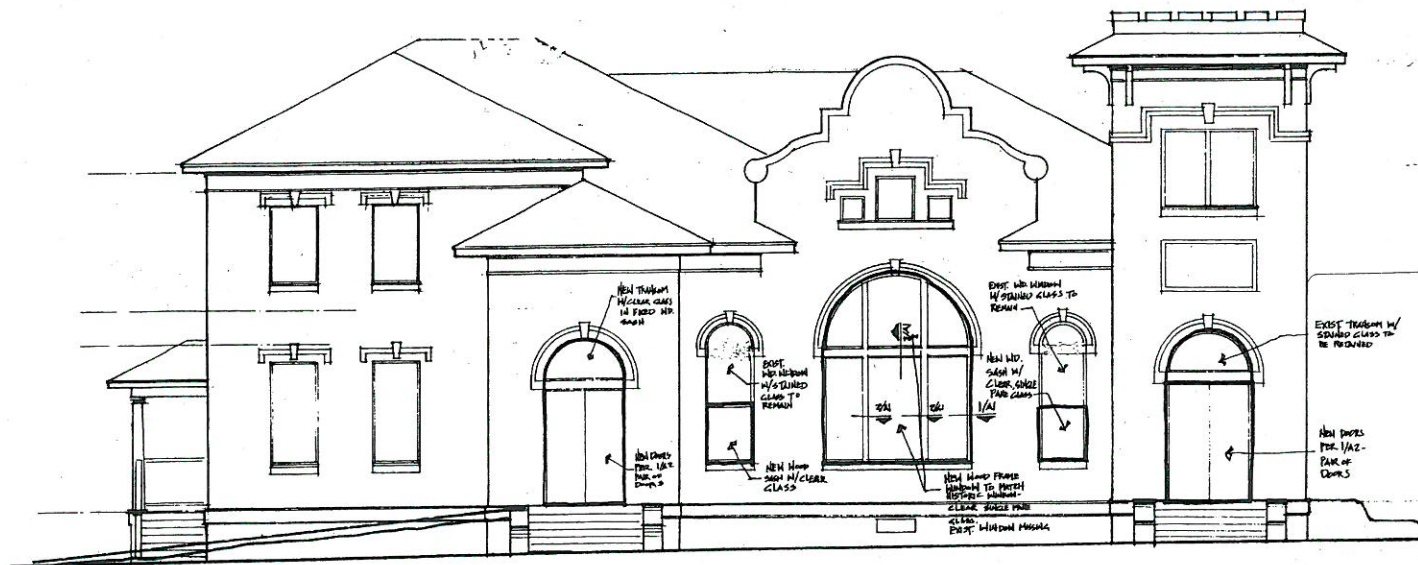
SCALE 1/4" = 1'-0"



TYPICAL SANCTUARY PRESSED METAL CEILING
1/4" = 1'-0" SCALE

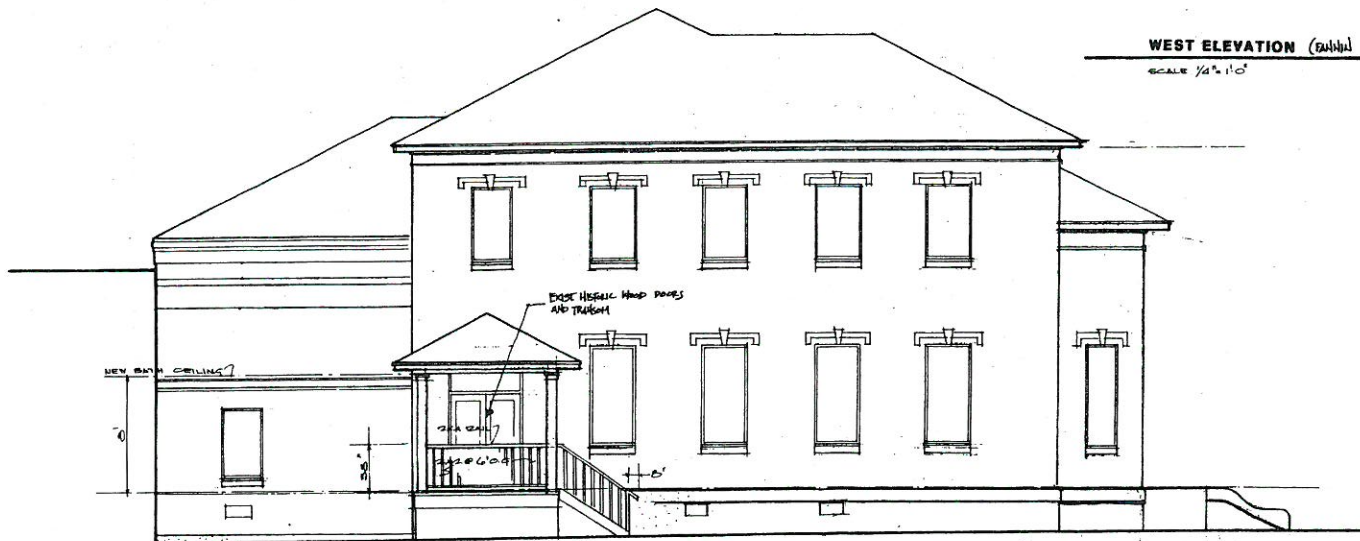
RECEIVED
SEP 30 2005
By _____

2005 010



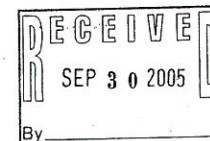
WEST ELEVATION (continued)

SCALE 1/4" = 1'-0"



NORTH ELEVATION

FILE COPY



2005 010

- DRAFT-

DRAFT

**Historic Preservation Advisory Board Meeting
October 20, 2005**

CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:00 p.m. with the following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Lynn Davis and Jason Potts. Mary Hanrahan was absent.

SWEARING IN NEW BOARD MEMBER JASON POTTS

Pittman welcomed Jason Potts to the board.

CONSENT ITEMS

Approval of Minutes for the August 18, 2005 meeting.

Holcomb made a motion to approve the minutes of the August 18, 2005 meeting.

Russo seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

Approval of Minutes for the September 15, 2005 meeting.

Russo made a motion to approve the minutes of the September 15, 2005 meeting.

Ramsay seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

PUBLIC HEARING ITEMS

H2005-010

Hold a public hearing and consider a request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

Spencer outlined the request stating the applicant, His Covenant Children, has submitted a request for a Certificate of Appropriateness to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary. The subject 0.659-acre, General Retail zoned site was given "Landmark Designation" in 2003. The Old Methodist Church sanctuary was built in 1913 and is listed as a "High Contributing" property in the Rockwall Historic Survey. The applicant has been working with the Code Enforcement Department and the Building & Standards Commission in an effort to bring the building into compliance with the Property Maintenance Code.

- DRAFT-

The applicant has provided exterior elevations as well as Specifications and Details for Exterior Window and Door Restoration that illustrate the proposed scope of work for the C of A. The drawings show restoration of existing window/door frames and sashes where possible. Where frames and sashes can not be restored the applicant is proposing replacement of in-kind materials to match existing. In addition the applicant is requesting that the glazing be clear glass at this time with stained glass to be reinstalled at a later date.

The elevations also show a new bath ceiling and porch railing on the north facade; 1/2" Gypsum Board with sand texture finish and 1" x 6" trim on all facades; metal roof ceiling repair. These items are not part of the C of A application and may require a separate C of A.

Pittman opened the public hearing.

Norman Alston, Architect addressed the board requesting approval of the request and to answer questions.

Vicki Lovett, applicant addressed the board requesting approval of the request and to answer questions.

Pittman closed the public hearing.

The board discussed the installation of new windows and doors.

Mr. Alston requested that the board approve just the windows and he would bring the doors back next month in a different CofA application in an effort to address concerns the board had with the doors.

Ramsay made a motion to deny the request from Vicki Lovett for a Certificate of Appropriateness (CofA) for the renovation/restoration to exterior doors and windows; restoration/replication of frames and sashes as needed. The subject site is zoned (GR) General Retail district, situated at 102 North Fannin and 303 East Rusk and is identified as a "High Contributing" property with in the Rockwall Historical Survey.

Davis seconded the motion. The motion was voted on and passed by a vote of 5 to 1. Pittman voted against.

ACTION ITEMS

Discuss and take any action necessary on the creation of the North Goliad Historic Overlay District.

Staff presented an overview of information regarding the proposed guidelines.

The board decided after much discussion to proceed with the creation of the north Goliad Historic Overlay District.

- DRAFT -

2 **Discuss and take any action necessary on updating the City of Rockwall Historic**
3 **Property Survey.**

4 Russo made a motion to proceed with the updating of the historic property survey and
5 the survey should include landmark properties.
6 Holcomb seconded the motion. The motion was voted on and passed by a vote of 6 to
7 0.

10 **Discuss and take any action necessary on expansion of the Historic Overlay District.**

12 The board discussed the possible expansion of the historic overlay district.

14 **Discuss and take any action necessary on the Historic Preservation Advisory Board's**
15 **relationship to the Downtown Plan.**

16 Ramsay stated that this board should recommend to city council that Sherry Pittman
17 be appointed to the citizens committee that will be involved with the downtown plan.
18 This will allow that this board will not only be involved but also informed. Davis stated
19 that she understands that someone from the downtown merchant's board would also
20 be appointed to that committee. She stated she would be interested in serving on that
21 committee.

1 DISCUSSION ITEMS

26 **Interurban recognition signage.**

28 Russo stated he feels that Interurban plays an important roll in Rockwall history and
29 would like to see signage in the park area marking the Interurban railroad.

30 ADJOURNMENT

32 There being no further business, the meeting was adjourned at 9:09 p.m.

October 30, 2005

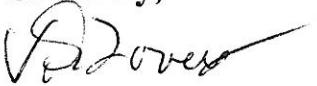
**Chris Spencer, P&Z
Rockwall City Hall
385 S. Goliad
Rockwall, Tx 75087**

Dear Mr. Spencer,

**The Board of His Covenant Children wish to appeal the decision
made by The Historic Commission on October 20, 2005.**

Please advise us of the next meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read "V. Lovett", with a long horizontal flourish extending to the right.

**Vickie Lovett
His Covenant Children
P.O. Box 2101
Rockwall, Tx 74087**

Spencer, Chris

From: VickLa9@aol.com
Sent: Saturday, October 29, 2005 11:56 PM
To: Spencer, Chris
Subject: Historic Board appeal


Dear Chris,

As per our conversation on October 26, we wish to appeal the decision of the Historic Board. I will drop off our request Monday morning since the 10 day deadline is Sunday October 30, 2005, and I will also like to pick up copies of the paper work we discussed about the application that was submitted for our Landmark status.

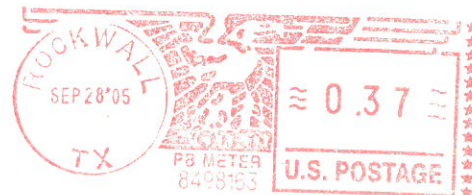
Thank you so much for all your assistance.

Vickie Lovett,
His Covenant Children

10/31/2005

 **CITY OF ROCKWALL**
at Rockwall CityPlace
385 South Goliad St.
Rockwall, Texas 75087-3699

Planning Dept.



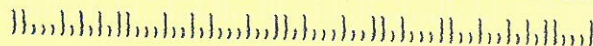
DELBOSQUE MARIO
807 KERNODLE
ROCKWALL, TX 75087


NIXIE 750 0 1 00 10/02/05

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 75087373785 *2682-01420-28-42

75087X2709 0001
75087X3737



 **CITY OF ROCKWALL**
at Rockwall CityPlace
385 South Goliad St.
Rockwall, Texas 75087-3699

Planning Dept.



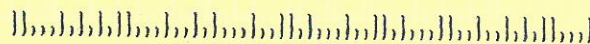
LAKESHORE COMMUNITY CHURCH
104 B KENWAY ST
ROCKWALL, TX 75087

NIXIE 750 1 39 10/02/05

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

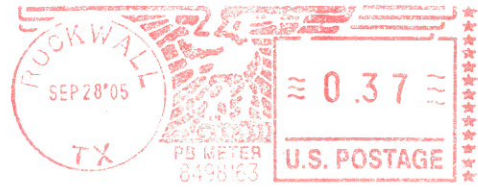
BC: 75087373785 *2682-01415-28-42

75087X3526 0003
75087X3737



CITY OF ROCKWALL
at Rockwall CityPlace
385 South Goliad St.
Rockwall, Texas 75087-3699

Planning Dept.



COUNTY OF ROCKWALL
ADULT PROBATION OFFICE
ROCKWALL TX 75087

75087#3699 0000



CITY OF ROCKWALL
at Rockwall CityPlace
385 South Goliad St.
Rockwall, Texas 75087-3699

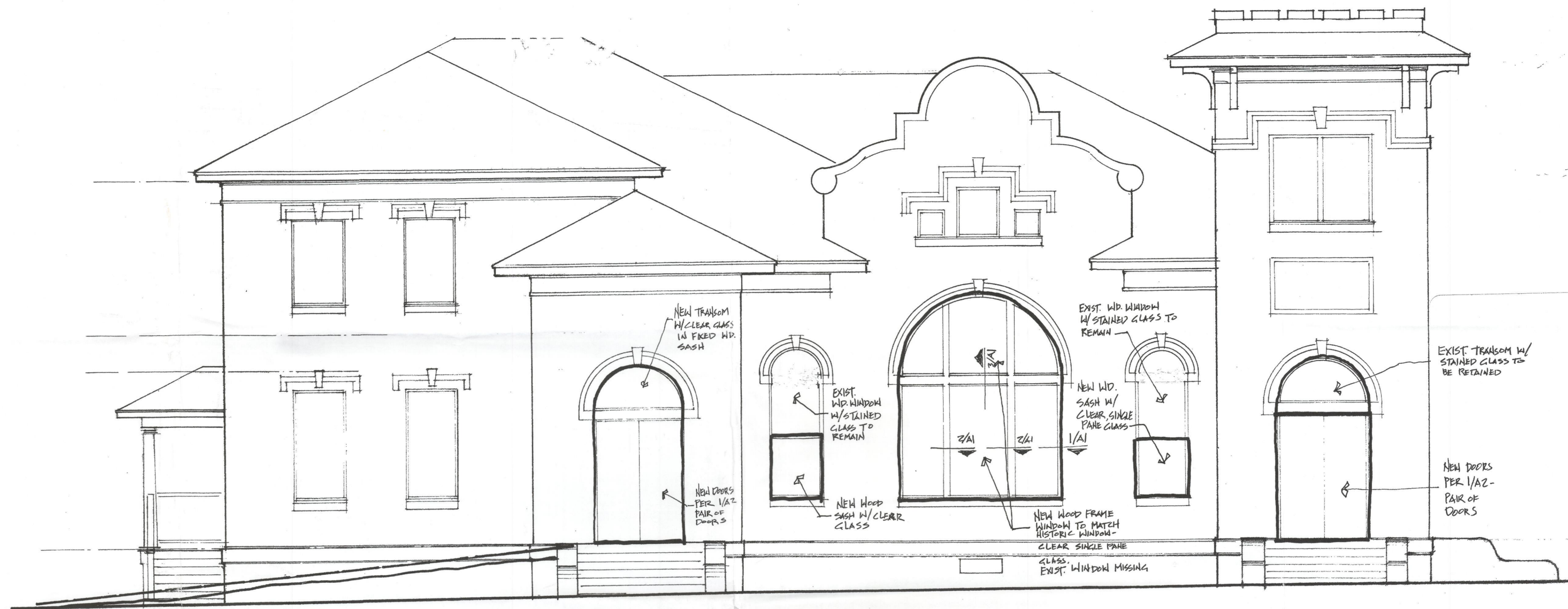
Planning Dept.



COUNTY OF ROCKWALL
COUNTY COURTHOUSE ANNEX
ROCKWALL, TX 75087

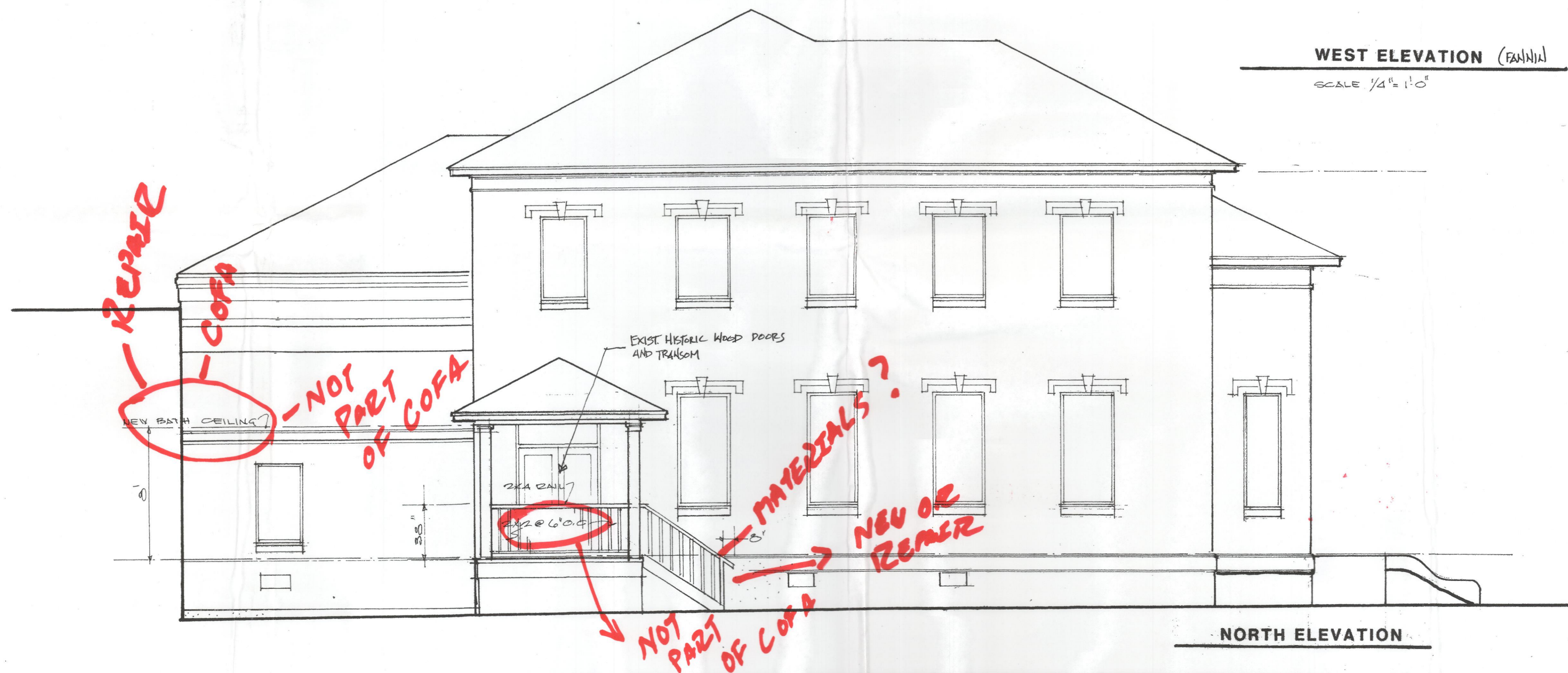
75087#3699 0000





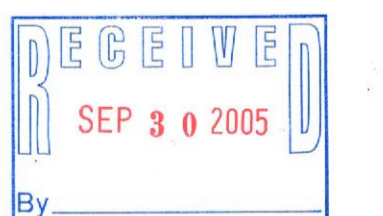
WEST ELEVATION (FANNIN)

SCALE 1/4" = 1'-0"

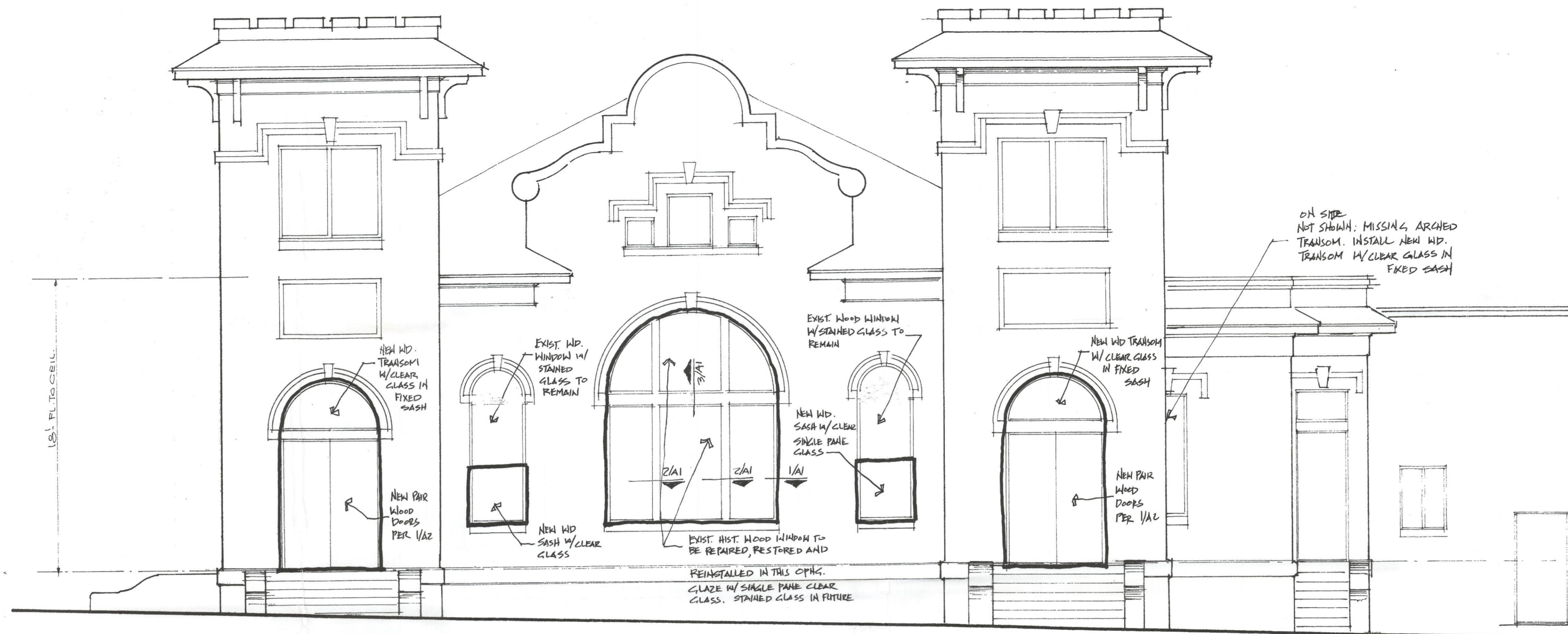


NORTH ELEVATION

FILE COPY

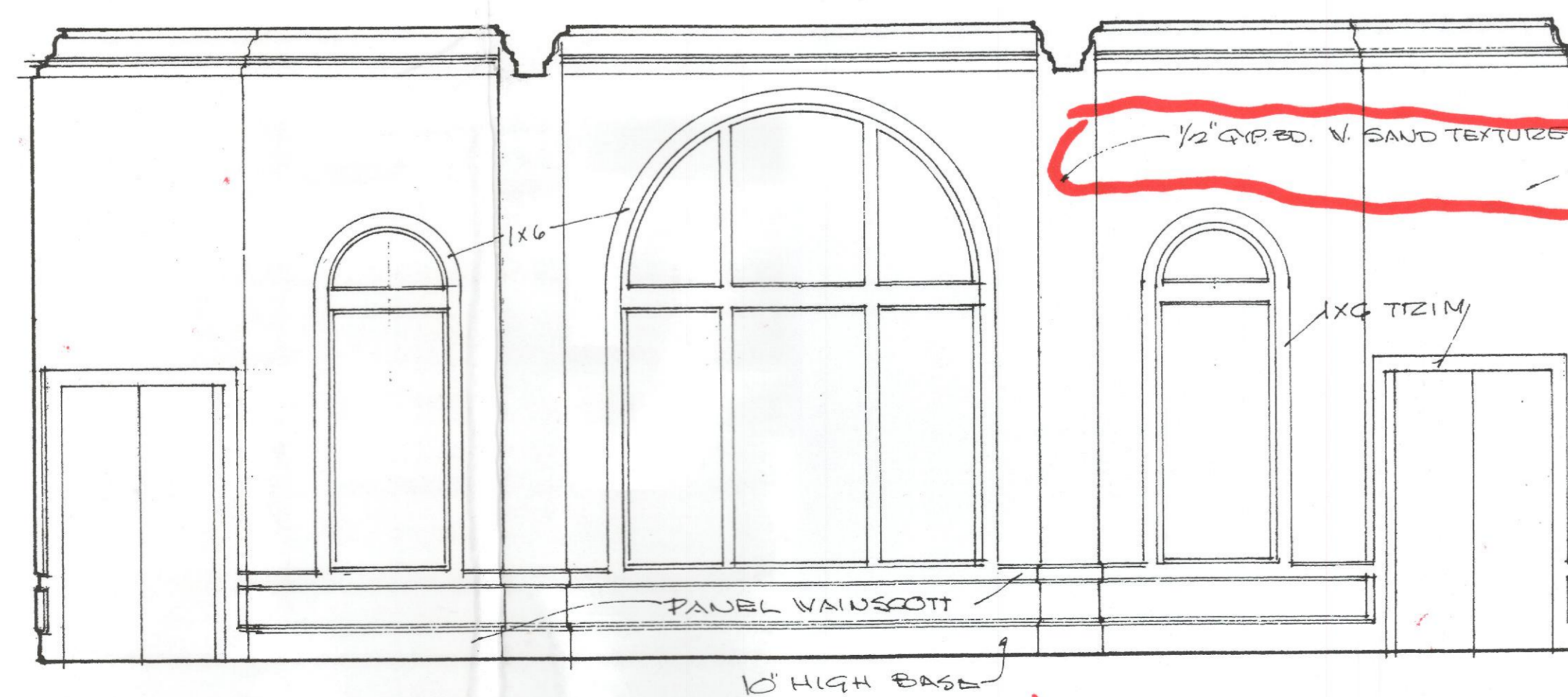


2005 010

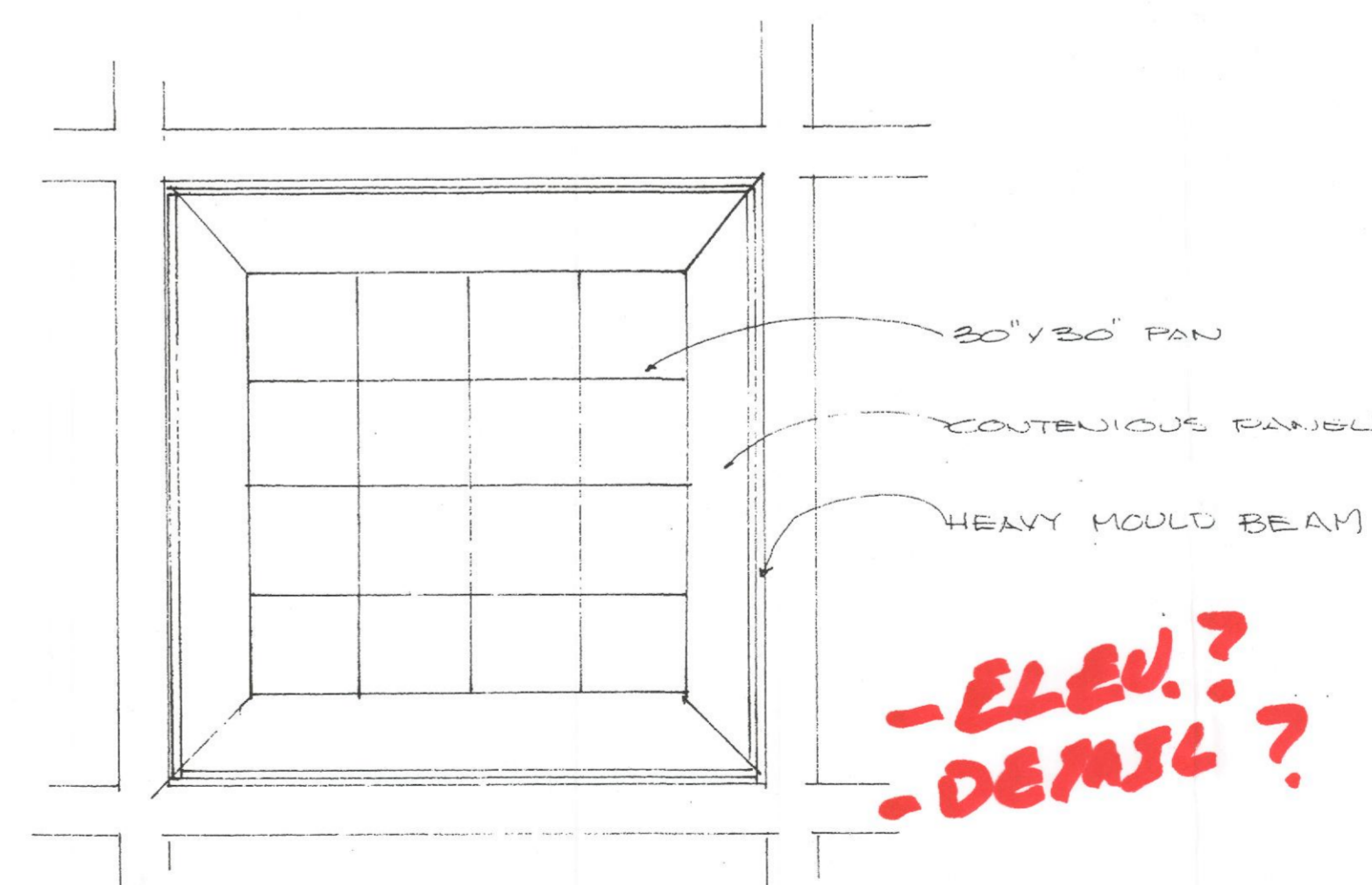


SOUTH ELEVATION (RISK)

SCALE 1/4" = 1'-0"



TYPICAL SANCTUARY WALL



TYPICAL SANCTUARY PRESSED METAL CEILING

1/4" = 1'-0" SCALE

NOT PART OF COFA

**- ELEV. ?
- DEMIL ?**

FILE COPY



2005 010