



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

Planning Dept.



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 Rockwall, Texas 75087-3699

Planning Dept.

COUNTY OF ROCKWALL
 ADULT PROBATION OFFICE
 ROCKWALL TX 75087

75087+3699-99 C001

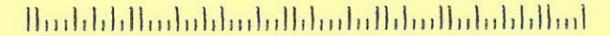


DELBOSQUE MARIO
 807 KERNODLE
 ROCKWALL, TX 75087

NIXIE 750 1 00 12/15/05

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 75087373783 *1234-02234-05-39



75087+2799-09 C002



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

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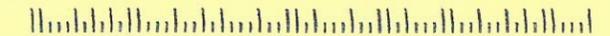


LAKESHORE COMMUNITY CHURCH
 104 B KENWAY ST
 ROCKWALL, TX 75087

NIXIE 750 1 00 12/15/05

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 75087373783 *1234-02217-05-39



75087+3336-04 C003



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

Planning Dept.



COUNTY OF ROCKWALL
 COUNTY COURTHOUSE ANNEX

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

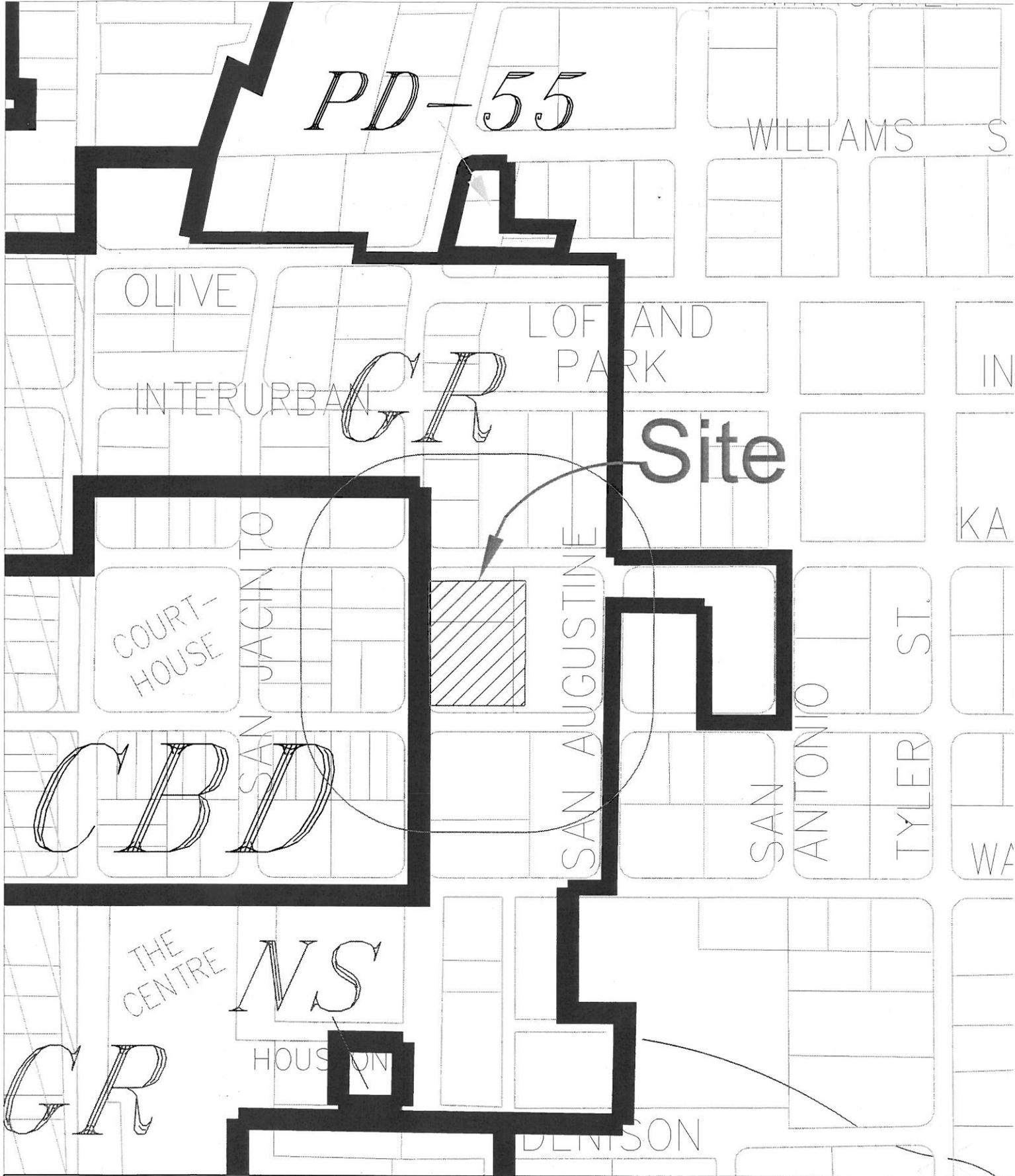
Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional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

| | | | |
|--|--------------------|---|------------------------|
| Address of Property: <u>303 E. Rusk / 102 N. Fanning</u> Street Address | | | |
| City <u>Rockwall</u> | State <u>Texas</u> | Zip Code _____ | County <u>Rockwall</u> |
| Name of Property, If Applicable: <u>HIS COVENANT CHILDREN / OLD FIRST METHODIST CHURCH</u> | | | |
| Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient) | | | |
| Name of Historic District: <u>Downtown</u> _____ 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: <u>His Covenant Children</u> | | Street Address: <u>303 E. Rusk</u> | |
| City <u>Rockwall</u> | State <u>TX</u> | Zip Code _____ | County <u>Rockwall</u> |
| Telephone Number (preferably daytime) <u>214 437-7351</u> | | | |
| Authorized Contact: <u>Vicki Lovett</u> (if different from Owner) | | Street Address: <u>303 E. Rusk</u> | |
| City <u>Rockwall</u> | State <u>TX</u> | Zip Code _____ | County <u>Rockwall</u> |
| Telephone Number (preferably daytime) <u>214 437-7351</u> | | | |
| Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>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</u> | | | |
| Owner's Signature <u>Man [Signature]: Architect for the Owner</u> | | City of Rockwall Use Only: <u>H2005-011</u> | Project Number _____ |

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the

Old Rockwall Historic District Planning Committee



H2005-011

His Covenant Children//Old Methodist Church
C of A

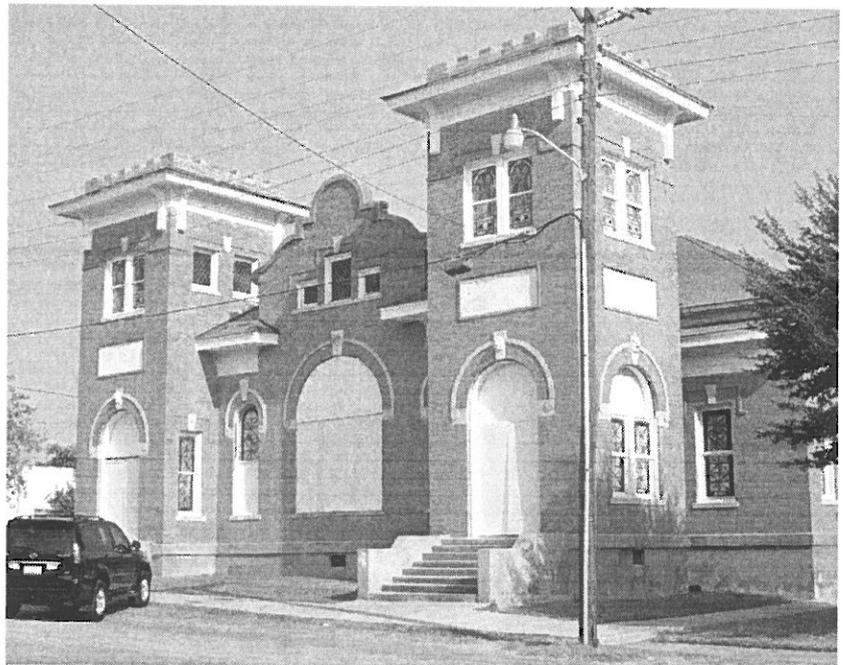


1" = 200'

Specifications and Details for Exterior Window and Door Restoration

His Covenant Children/ Old First Methodist Church

303 E. Rusk
Rockwall, Texas



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

H I S T O R I C
P R E S E R V A T I O N

C U L T U R A L
R E S O U R C E
M A N A G E M E N T

6220 GASTON, STE 304
DALLAS, TEXAS 75214

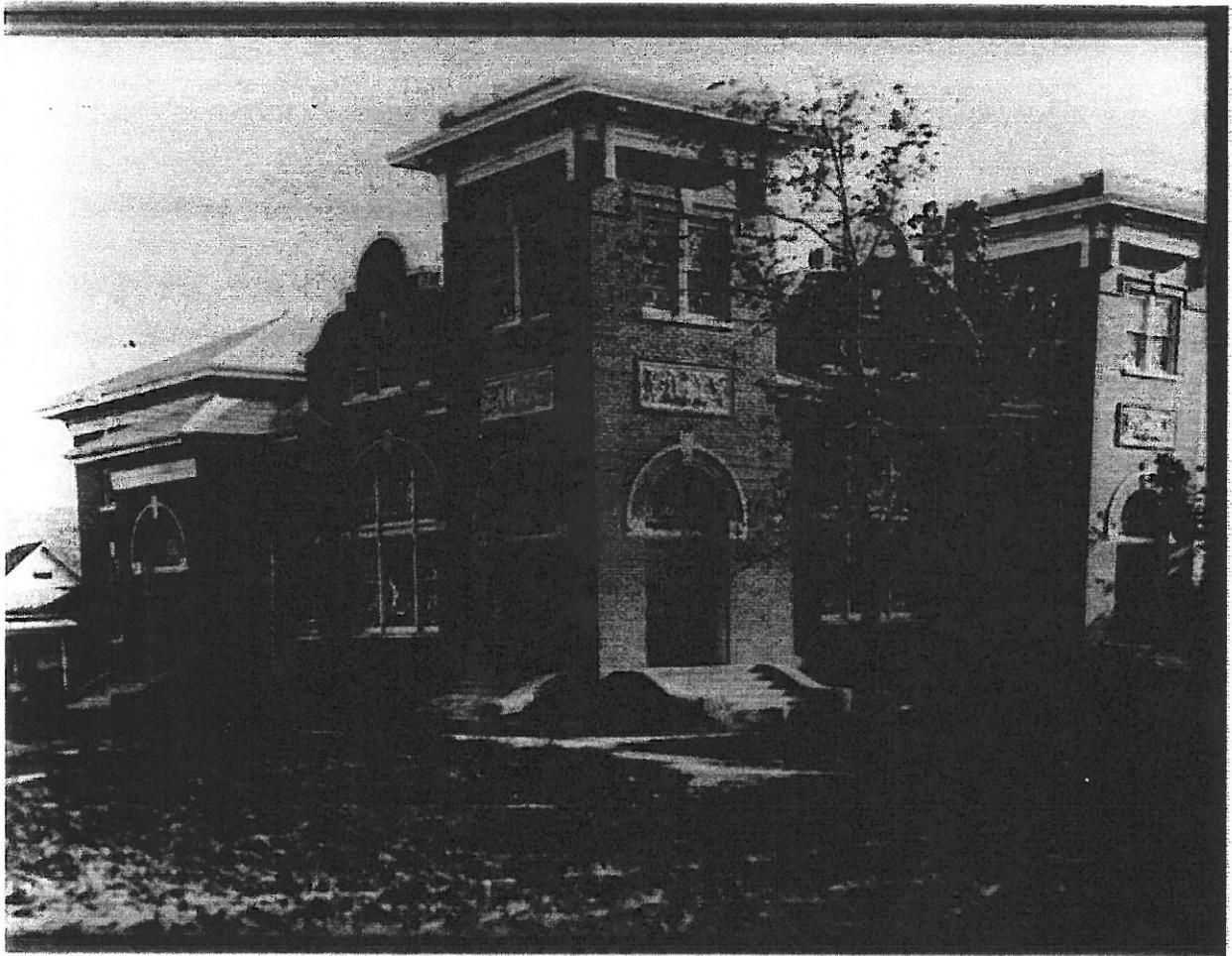
214.826.5466

Issued 9/27/05
Revised 11/30/05

HIS COVENANT CHILDREN/OLD FIRST METHODIST CHURCH, ROCKWALL
Preliminary Estimate of Construction Cost & Phasing Plan
Restoration of Historic Church Sanctuary

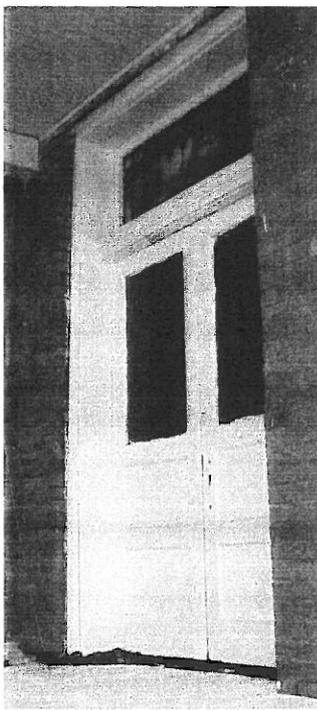
11/29/2005

| Item | Area/No. | Unit Cost | Subtotal | Estimate Total | Phase Total |
|--|----------|-----------|----------|----------------|-------------------|
| Phase I - Stabilization of Exterior and Code Compliance Fall and Winter of 2005 | | | | | |
| Window Repair/Restoration (clear glass) | | | | 20,000.00 | |
| Exterior Door Installation | | | | 9,500.00 | |
| Painting and Finishing | | | | 3,000.00 | 32,500.00 |
| Phase II - Detailed Preservation Planning Spring 2006 | | | | | 15,000.00 |
| Phase III - Electrical, Plumbing and MEP Infrastructure Installation Calendar Year 2006 | | | | | |
| Design and Engineering | | | | 25,000.00 | |
| Electrical Distribution and Rough-in | | | | 65,000.00 | |
| Plumbing Rough-in | | | | 30,000.00 | |
| Fire Alarm Rough-in | | | | 18,000.00 | |
| Insulation | | | | 13,500.00 | |
| Misc. | | | | 50,000.00 | 201,500.00 |
| Phase IV - Interior Finishout and Occupancy Calendar Year 2007 | | | | | |
| Design and Engineering | | | | 15,000.00 | |
| Heating, Ventilation and Air Conditioning | | | | 40,000.00 | |
| Walls, Floors and Finishes | | | | 120,000.00 | |
| Electrical Fixtures | | | | 34,000.00 | |
| Plumbing Fixtures | | | | 20,000.00 | |
| Doors and Hardware | | | | 10,000.00 | |
| Finish Carpentry | | | | 18,500.00 | |
| Fixtures, Furniture and Equipment | | | | 12,000.00 | |
| Misc. | | | | 50,000.00 | 319,500.00 |
| Phase V - Final Restoration Work Calendar Year 2008 | | | | | |
| Stained Glass | | | | 50,000.00 | |
| Finish Carpentry and Paint/Stain | | | | 20,000.00 | |
| Fixtures Furniture and Equipment | | | | 60,000.00 | |
| Misc. | | | | 20,000.00 | 150,000.00 |
| Project Total | | | | | 568,500.00 |



First Methodist Church, Rockwall

This photo, courtesy of First United Methodist Church of Rockwall, shows the church around the time it was built, about 1913. Note that the streets are not paved, supporting the photographs early date.



First Methodist Church, Rockwall

The detail of the historic photo (above) clearly shows that the original doors were half light doors and can be assumed to be very similar to the remaining such door currently in place at the rear of the building and shown in the photographs to the left. The front doors, however, appear to have a larger light and possibly a single, enlarged panel below.



First Methodist Church, Rockwall

The stained glass shown here was salvaged from the building and are on display at the current First United Methodist Church of Rockwall. These panels are believed to have been removed because they were donated by or on behalf of individuals, whose names appear on them.

Each panel appears to have been removed from a lower sash of individual double hung windows at various locations around the church. They are approximately 34.5" X 54.5". Per Reinarts Stained Glass Studios, the cost to replicate each would be \$ 8,400, for a total of \$50,400 uninstalled. More generic and less historically appropriate panels could be fabricated for \$25,200 uninstalled.



First Methodist Church, Rockwall

The stained glass panels above are each about 42" X 80" and were originally located in the center frame of the two large, round top triple windows on the south and west sides. Per the bid from Reinarts Stained Glass Studios, the cost to replicate each would be \$14,400 for a total cost of \$ 28,800 uninstalled.



First Methodist Church, Rockwall

To the left is an existing historic window which did not have a special dedication panel in the lower sash. To the right is the remaining upper sash of one of the windows that has had the lower sash removed, apparently because it contained a special dedication panel. A price is being developed to Treat all missing panels in the manner shown in the photo to the left.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 12/15/2005

APPLICANT: HIS, COVENANT CHILDREN IN

AGENDA ITEM: H2005-011; 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 applicant has included a preliminary estimate of construction cost and a phasing plan for the restoration of the historic church sanctuary.

RECOMMENDATIONS:

1. That the stained glass be replaced within calendar year 2008.
2. That any further restoration not listed within the phasing plan be subject to review and the requirements of a certificate of appropriateness (C of A).



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 12/15/2005 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):

H2005-011: 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 12/9/2005 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: H2005-011

Please place a check mark on the appropriate line below:

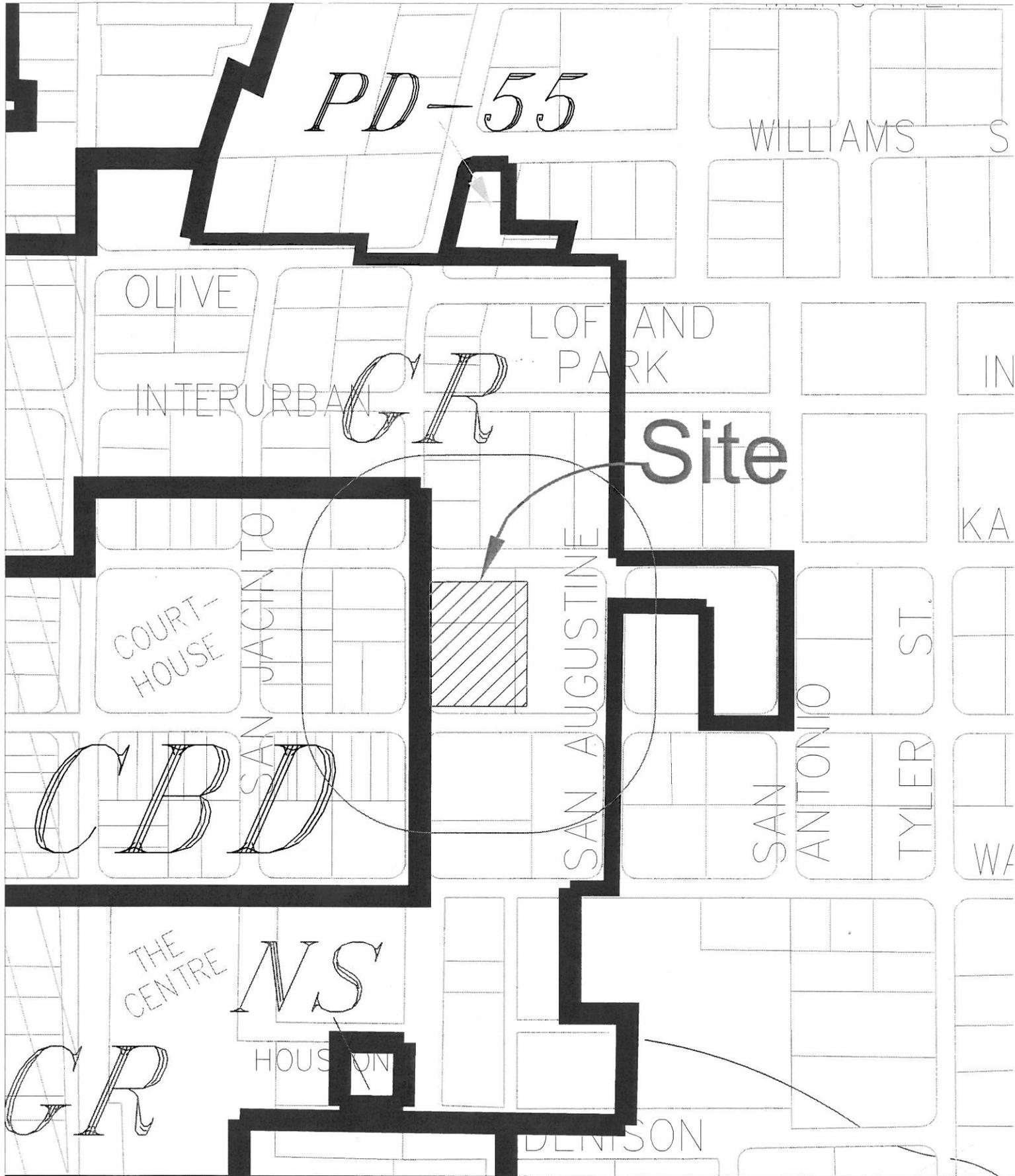
I am in favor of the request for the reasons listed below 30

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 -



H2005-011

His Covenant Children//Old Methodist Church
C of A



1" = 200'



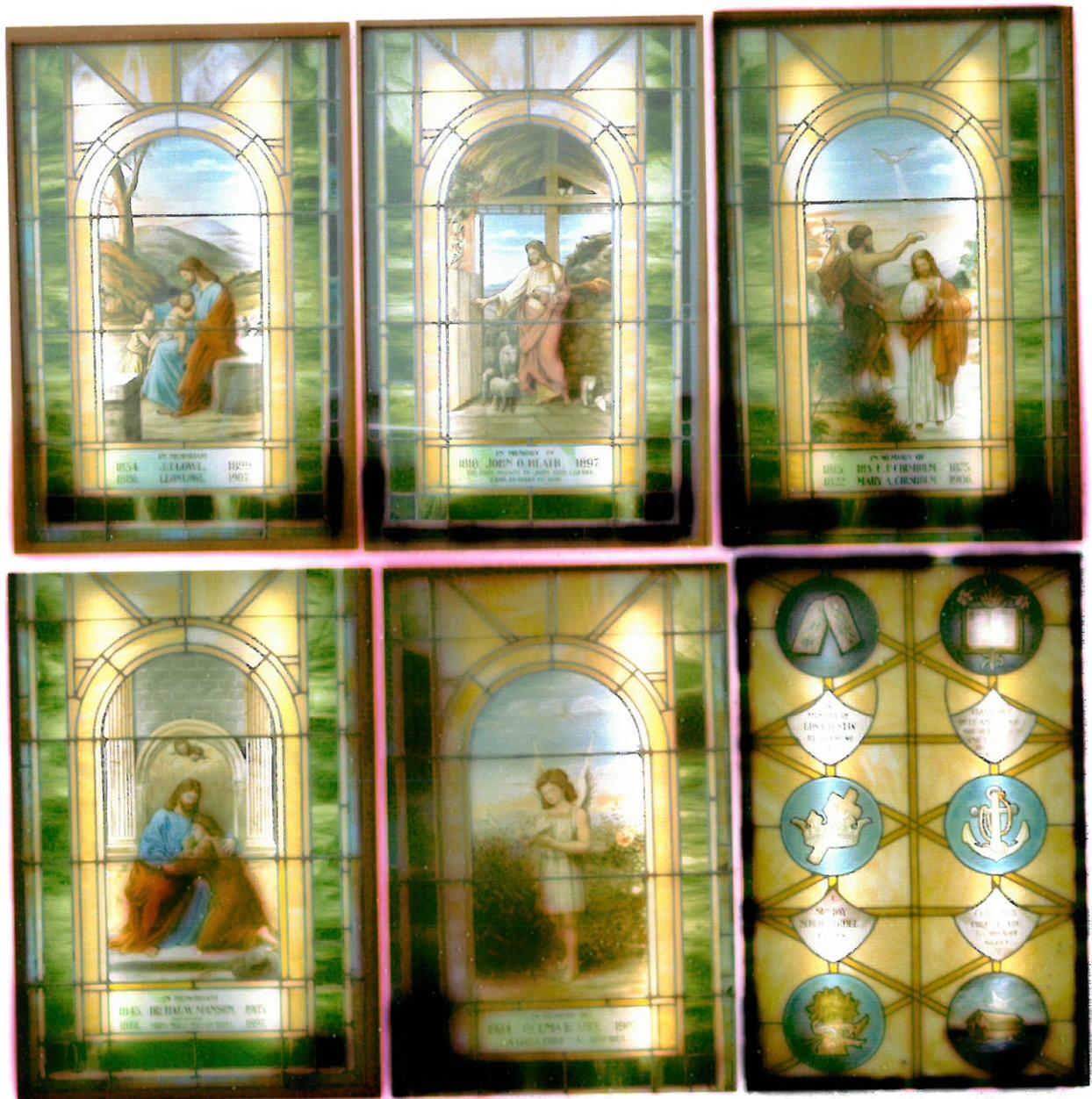
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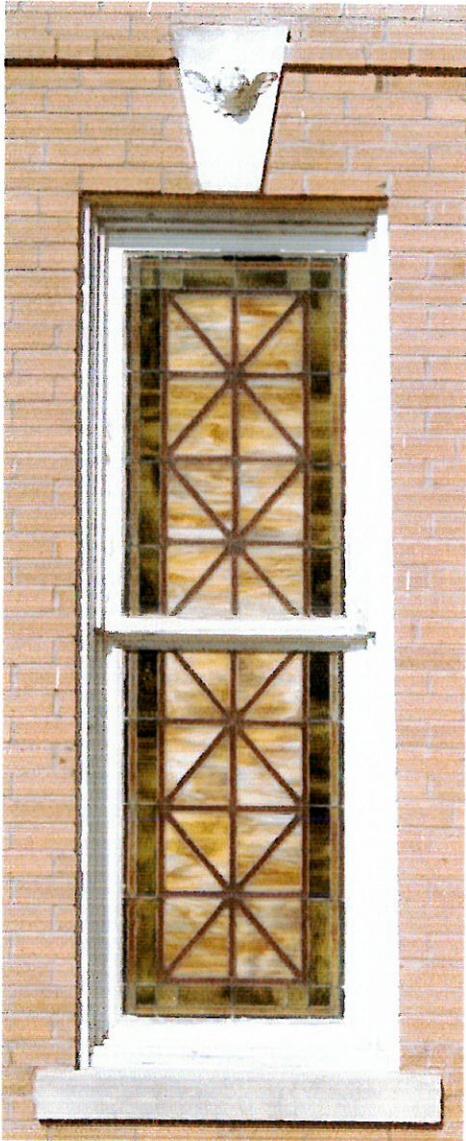
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BUILDING AND STANDARDS COMMISSION

August 11, 2005

7:30 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman, Art Ruff at 7:38 p.m. with all members present; Bill Eldridge, Carol Crow, Earl Milner, Kenneth Szolosi, and Larry Ewing.

II. CONSENT ITEM

Approval of the minutes from the meeting held on June 9, 2005.

Earl Milner made a motion to approve the minutes of the June 9, 2005 meeting. Carol Crow seconded the motion. The motion was voted on and passed by a vote of 4 to 0. Szolosi and Ewing abstained.

III. PUBLIC HEARING AGENDA

Chairman Ruff declared the public hearing opened, and Tony Acuna presented case BSC-2005-02 for 303 E. Rusk St.

BSC-2005-02

Tony Acuna began by giving a brief history of the property. In November of 2003, the church and education buildings were granted Landmark Status; and are therefore subject to the requirements and regulations which govern the Old Towne Historic District. Landmark status basically means that a structure or property of value is preserved because of the historical, cultural, architectural, and archaeological heritage of that property. His Covenant Children submitted a summary of maintenance activity completed and future plans for the building. Also included was a list of materials on hand and a description of the work currently in progress. Recently, many of the boards on the windows and doors have been painted. The Property Maintenance case was opened in February 2003, and the concern at that time was rotted wood, boarded windows, and the general outward appearance of the building. The first notice was mailed on February 7, 2003. Minor repairs were completed, but the building's condition still did not comply with the Property Maintenance Code. On October 27, 2004, Mr. Acuna met with Annette Lall to discuss replacement of the windows. It was determined that a Certificate of Appropriateness would have to be completed. On April 24, 2005, the second notice was mailed. On May 3, 2005, Claudia Groves, then President of His Covenant Church called and requested a meeting with Code Enforcement. On May 4, 2005, Claudia Groves and Annette Lall met with Mr. Acuna and discussed the status of repairs and other maintenance issues. May 17, 2005, a notice was sent to both Claudia Groves and Annette Lall, to appear at the BSC Meeting scheduled for June 9, 2005. On May 31, 2005, His Covenant Children submitted a comprehensive summary of

maintenance actions completed and future plans. On June 9, 2005, the Building and Standards Commission referred this case back to staff. The property owner was ordered to provide the following within sixty (60) days:

- Written scope and schedule of work
- Zoning information for the anticipated use of the property
- Funding plan
- Non-profit status verification

Tony Acuna stated that on August 11, 2005 (earlier that day) he had received a copy of a letter from Norman Alston Architects which detailed Master Plan for reconstruction.

Chairman Ruff asked if any information had been provided before this meeting date.

Tony Acuna stated that prior to receiving the letter today; no other documentation has been received.

Annette Lall approached and requested an additional 60-90 days to comply with the Commission's requirements. She went on to say that she had met with the Planning and Zoning Commission regarding the requirements of the state for the intended use of the building.

The Commission went into a brief discussion about the time discrepancy, doors, windows, concrete, and clarification of a funding plan.

The public hearing was closed.

The public hearing was re-opened so that Annette Lall could address the Commission about going before the Historic Preservation Advisory Board prior to the November meeting.

Earn Milner stated that all issues should be addressed by the December meeting. The November meeting is mainly for accountability on repairs to the windows and doors.

The public hearing was closed.

IV. COMMISSION RECOMMENDATIONS

Table this item until the November 10, 2005 meeting, (which is an added meeting date).

Annette Lall and His Covenant Children are to present a plan to the Historic Preservation Advisory Board as soon as possible. If approval is granted, the Commission will meet again on December 8, 2005.

Earl Milner motioned to table any further discussion on 303 E. Rusk Street until the November meeting.

Carol Crow seconded the motion.

The motion was voted on and passed unanimously with a vote of 6 to 0.

V. ADJOURNMENT

There being no other business, Bill Eldridge motioned to adjourn.

Carol Crow seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:31 p.m.

Commission Chairman

Commission Recorder

SECTION 08215

STILE AND RAIL WOOD DOORS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. New 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. This section addresses the repair and restoration of existing historic windows. Repair of existing stained glass or installation of new stained glass is to be addressed through a separate effort. No removal, repair or alteration of stained glass is permitted under this contract.
- B. 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.
- D. Provide product information for any items that may be proposed for use but that are not exactly as specified. Submit in time to allow proper review. Contractor shall bear the burden of providing evidence that proposed material is equivalent to item specified, if different.

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. Identify any existing stained glass that will be affected by this work and coordinate protection and retention of stained glass with the architect prior to commencing work. No stained glass is to be altered or removed under this contract.
- B. Take care to preserve and protect all existing historic stained glass.
- C. 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.
- D. 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 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. This section covers fabrication of new windows, sashes or other components to replace missing historic wood windows only. See Section 08592 Wood Window Restoration for repair and restoration of existing historic windows and glazing.
- 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. Provide product information for any items that may be proposed for use but that are not exactly as specified. Submit in time to allow proper review. Contractor shall bear the burden of providing evidence that proposed material is equivalent to item specified, if different.

1.4 WARRANTY:

- A. Provide 5-year manufacturer's warranty.

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 ¾" 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: ¼ 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

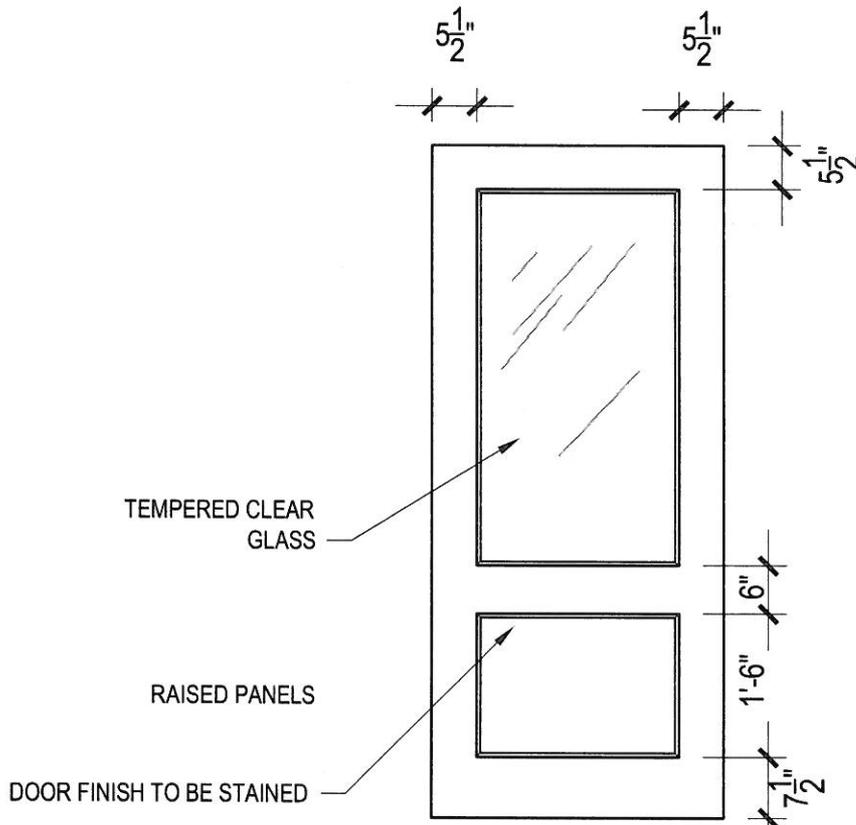
3.01 INSTALLATION

- 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 in new windows which is found to be broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

END OF SECTION



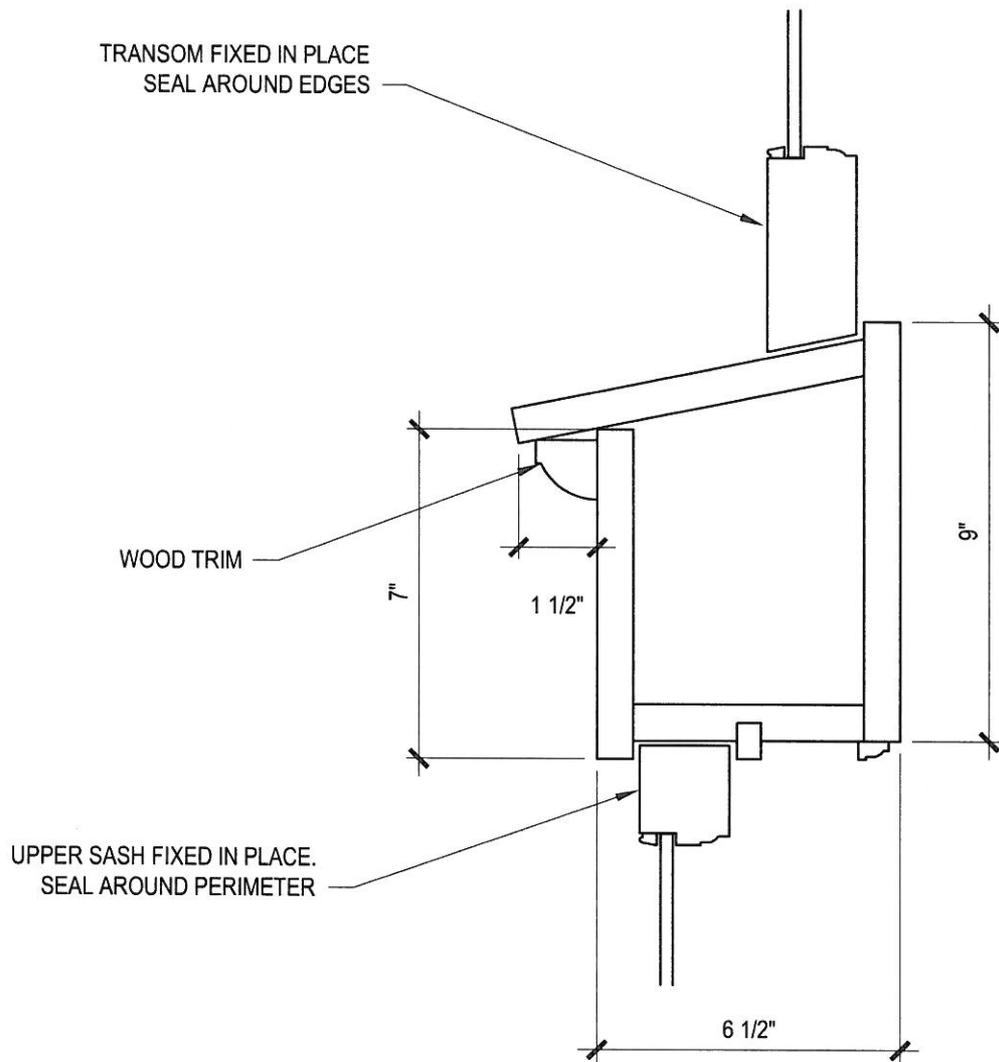
NEW WOOD RAIL AND STILE DOORS TO MATCH DETAILS OF EXISTING HISTORIC DOORS EXACTLY. DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED AGAINST EXISTING HISTORIC DOORS. MATCH ALL HISTORIC PROFILES AND TRIM EXACTLY.

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

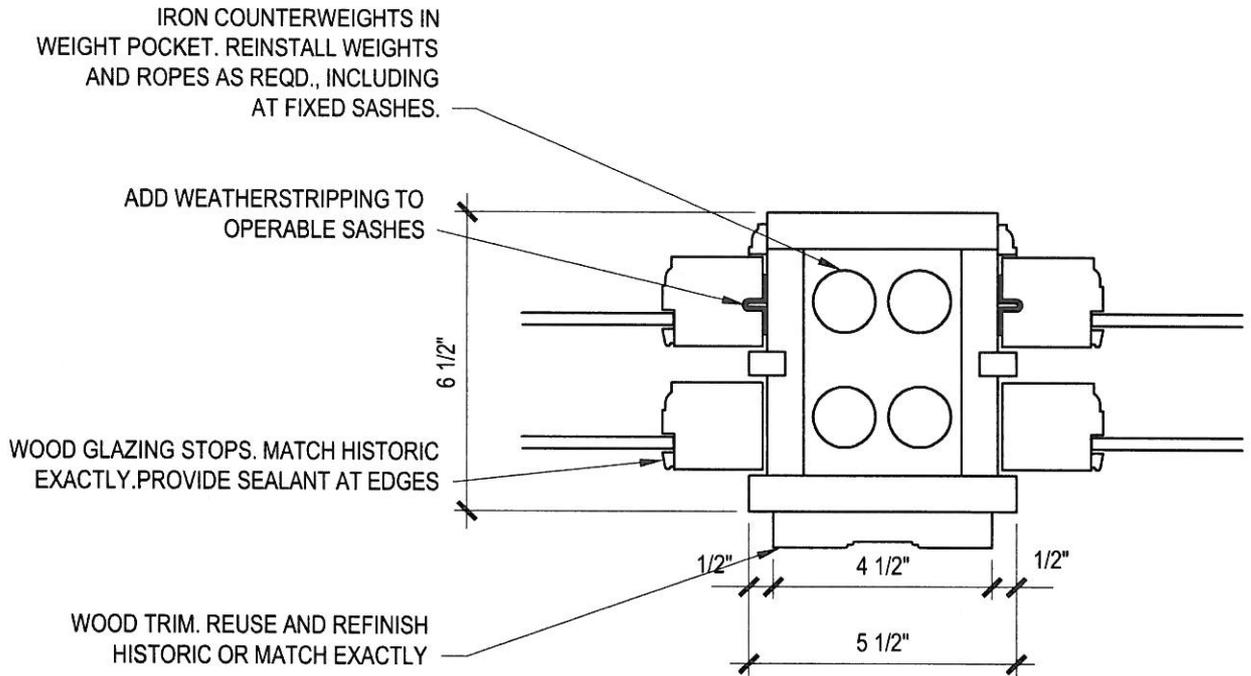


TYPICAL EXTERIOR DOOR

Scale: 1/2" = 1'-0"

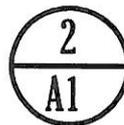


DETAIL REPRESENTS RESTORATION OF ORIGINAL CONDITIONS. FIELD VERIFY ALL DIMENSIONS, PROFILES AND FITTINGS AGAINST REMAINING HISTORIC MATERIALS AND MATCH HISTORIC CONDITIONS EXACTLY.



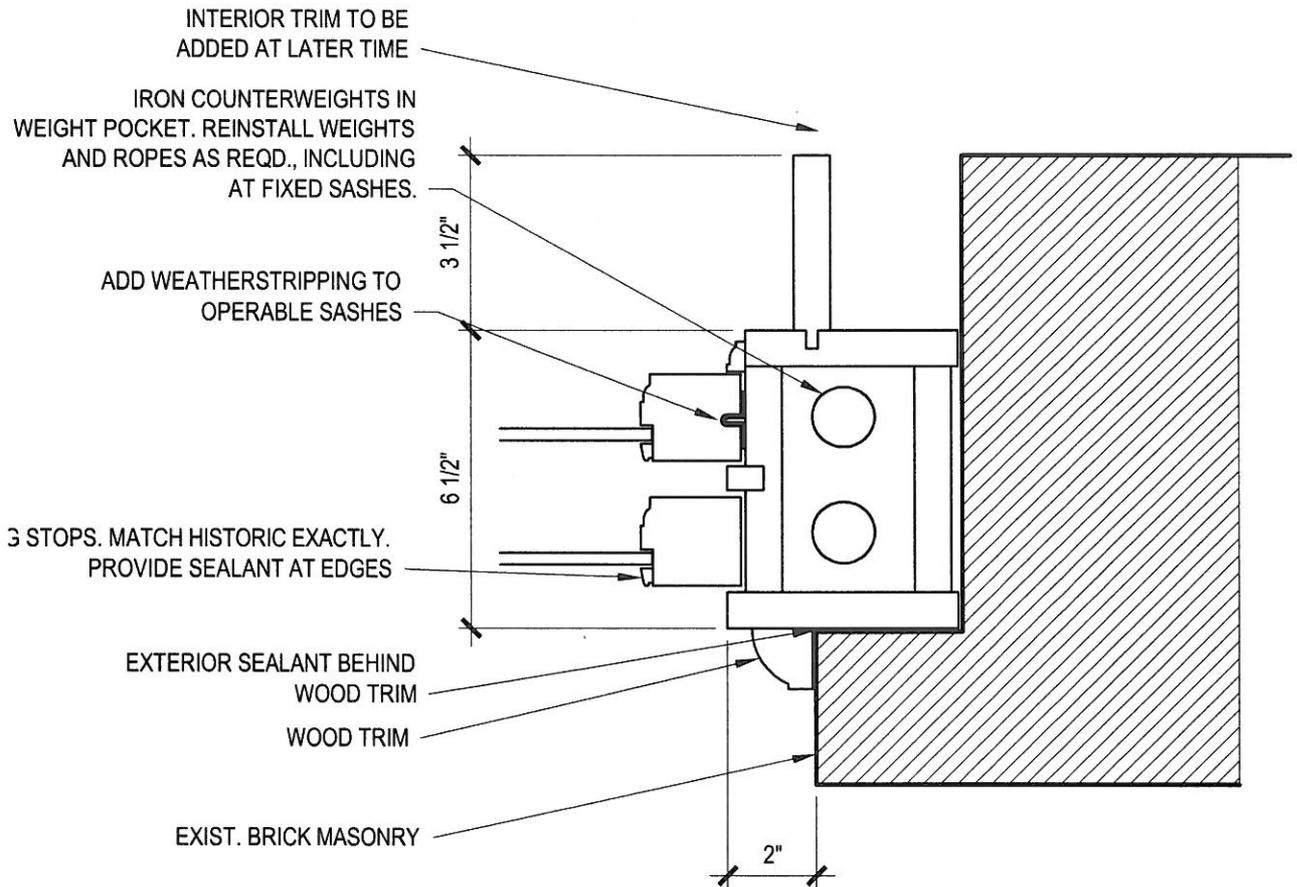
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N O R M A N
A L S T O N
A R C H I T E C T S



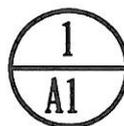
MULLION SECTION

Scale: 3" = 1'-0"



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"



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 12/15/2005 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):

H2005-011: 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 12/9/2005 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: H2005-011

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 30

I am opposed to the request for the reasons listed below

We are asking for permission to continue the work on the Old Methodist Church according to the specifications of Norm Nelson, Arch. We need to move forward on this project. Thank you

Your Name: Vicki Lovett, Prop. His Covenant Children

Rockwall Property Address: 102 N Fannin & 303 E Rusk

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



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

DELBOSQUE MARIO
807 KERNODLE
ROCKWALL, TX 75087

His Covenant Children
P O Box 2101
Rockwall, Texas 75087

BUILDING AND STANDARDS COMMISSION

November 14, 2005

6:30 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman, Art Ruff at 6:43 p.m., with the following members present: Bill Eldridge, Carol Crow, Kenneth Szolosi, and Larry Ewing. Earl Milner and Steve Markee were absent.

II. CONSENT ITEM

Approval of the minutes from the meeting held on August 14, 2005.

III. PUBLIC HEARING AGENDA

Chairman Ruff declared the public hearing opened, and Cliff Griffin presented case BSC-2005-02 for 303 E. Rusk St.

BSC-2005-02

Cliff Griffin began by giving a brief history of the property. This landmark property went before the Historic Preservation Advisory Board in October 2005. The HPAB ordered stained glass windows be used when remodeling the building.

The November 10, 2005 meeting was cancelled at the request of Pete Eckert, the City Attorney.

Cliff Griffin, Code Enforcement Officer, recommended that the Commission not take any further action on the property located at 303 E. Rusk St. for a period of 180 days.

Vicki Lovett, president of His Covenant Children, stated that some repairs have been made. Rotted wood has been replaced, the windows have boarded up, and the wood painted; the grounds have been maintained, and they are currently receiving bids for the remaining repairs. They are planning to replace the existing glass with stained glass windows as soon as funding becomes available.

Vicki Lovett asked why His Covenant Children was receiving so much resistance from the City, and Cliff Griffin stated that it is the desire of the Building and Standards Commission to work in conjunction with the HPAB to come to a decision that is agreeable to all parties involved. He went on to say that the Commission is willing to work with His Covenant Children as much as possible as they work towards compliance.

The Commission went into a brief discussion about the amount of time to be given for compliance.

The public hearing was closed.

IV. COMMISSION RECOMMENDATIONS

Table this item for 180 days, until the May 11, 2006 meeting.

At that time, His Covenant Children will present:

- A scope of work (architectural schedule of construction)
- Obtain approval from the HPAB
- A funding plan

His Covenant Children will need to report all progress to the Code Enforcement Department within 90 days.

Chairman Ruff made the motion, which was seconded by Kenneth Szolosi.

The motion was voted on and passed unanimously with a vote of 5 to 0.

V. ADJOURNMENT

There being no other business, Bill Eldridge motioned to adjourn.

Larry Ewing seconded the motion. The motion carried unanimously.

The meeting adjourned at 6:59 p.m.

Commission Chairman

Commission Recorder

City of Rockwall Building and Standards Commission

Case # BSC-2005-02

Bring Into Compliance - Commission Orders

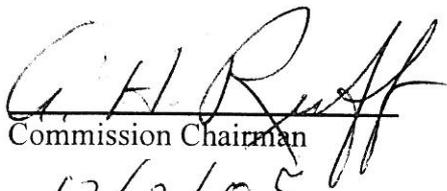
I.

The City of Rockwall Building and Standards Commission makes the following findings from the evidence presented to it in this case.

That the building located at 303 E. Rusk St. Rockwall, Texas:
Is a Commercial Building and that Section 6-180 of the City of Rockwall Property Maintenance Code is applicable to it.

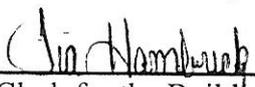
The Building and Standards Commission tabled this item for 180 days, until the May 11th, 2006 meeting. The presence of His Covenant Children, more specifically Vicki Lovett, is requested. Within 90 days after the November 10, 2005 meeting, His Covenant Children must report all progress and/or action taken to the Code Enforcement Department. Vicki Lovett will be expected to provide the following at the May 11, 2006 meeting:

- Scope of work
- Schedule of construction
- Proof of HPAB approval
- Funding Plan


Commission Chairman

12/2/05
Date

A true and correct copy of this Order was sent via certified mail return receipt requested to His Covenant Children Inc. c/o Vicki Lovett on December 1, 2005


Clerk for the Building and Standards Commission



CITY OF ROCKWALL
at Rockwall CityPlace

12/16/2005

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

RE: H2005-011
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 approved by the Historic Preservation Advisory Board on 12/15/2005. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

- 1. That the stained glass be replaced within calendar year 2008.*
- 2. That any further restoration not listed within the phasing plan be subject to review and the requirements of a certificate of appropriateness (C of A).*

On December 15, 2005, the Historic Preservation Advisory Board approved the C of A subject to staff conditions and the following additional conditions by a vote of 5-1:

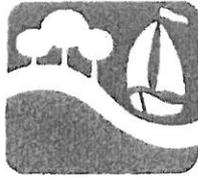
- 1. The glazing be opaque, not allowing the inside of the structure to be seen.*
- 2. The applicant return to January, 2006, HPAB meeting for approval of opaque glass coating.*

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

Cc: Cliff Griffin



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Historic Preservation Advisory Board
FROM: Chris Spencer
DATE: January 19, 2006
SUBJECT: 303 E Rusk (His Covenant Children)

At the December 15, 2005, HPAB meeting the applicant received a C of A to restore/renovate exterior doors and windows to the Old Methodist Church sanctuary.

The C of A was approved with the following conditions:

1. That the stained glass be replaced within calendar year 2008.
2. That any further restoration not listed within the phasing plan be subject to review and the requirements of a certificate of appropriateness (C of A).
3. The glazing be opaque, not allowing the inside of the structure to be seen.
4. The applicant return the to January, 2006, HPAB meeting for approval of opaque glass coating.

In an effort to remain in compliance with the approved C of A the applicant will be providing a sample of the opaque glass coating for Board approval.



CITY OF ROCKWALL

at Rockwall CityPlace

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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 12/9/2005 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: H2005-011

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 30

I am opposed to the request for the reasons listed below

Your Name: Charles Falls

Rockwall Property Address: 105 N. Fannin

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