



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # H2021-005 P&Z DATE CC DATE APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE HPAB DATE 11/18/21 PARK BOARD DATE

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
 NOTES: _____

 ZONING MAP UPDATED _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM *if Applicable*
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *LegacyVillage-rock@att.net*

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

REPLACE AND REPAIR WINDOWS, Pacing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*



CHECKLIST FOR HISTORIC PRESERVATION ADVISORY BOARD (HPAB) SUBMITTALS

City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

CASE NUMBER:

REVIEWED BY:

CONTRIBUTING STATUS:

REVIEW DATE:

GENERAL INFORMATION FOR ALL SUBMITTALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Applicant's Letter	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Site Plan, Survey or Plot Plan	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Photographs	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Materials List	<input type="checkbox"/>	<input type="checkbox"/>		-
Building Permit Waiver/Reduction	<input type="checkbox"/>	<input type="checkbox"/>	Indicate if a Building Permit Waiver/Reduction is being requested.	-
✓ Scope of Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	STAFF ONLY: Case Number _____ Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide any addition information necessary (e.g. photographs, drawings, material samples) for the HPAB to make a determination of the request.	-
Small Neighborhood Matching Grant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if a Small Neighborhood Matching Grant is being requested.	-
✓ Scope of Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	STAFF ONLY: Case Number _____ Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide any addition information necessary (e.g. photographs, drawings, material samples) for the HPAB to make a determination of the request.	-

BUILDING HEIGHT

Requirements	✓= OK	N/A	Comments	UDC Reference
Height	<input type="checkbox"/>	<input type="checkbox"/>	All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.	<i>App. D 07.C.3</i>

BUILDING SETBACK AND ORIENTATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Additions, Alterations, New Construction	<input type="checkbox"/>	<input type="checkbox"/>	All new additions, alterations, infill, and new infill construction should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.	<i>App. D 07.A</i>
Accessory Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Consideration will be given to the historic precedence for previous site configuration. Out-buildings such as garages and storage buildings are historically set upon the lot-line in this district, therefore this configuration is proper.	<i>App. D. 07.A</i>
Elevations	<input type="checkbox"/>	<input type="checkbox"/>	New structures should be built to maintain an elevation with a "pier-and-beam" appearance.	<i>App. D 07.B.3</i>
New Commercial Structures	<input type="checkbox"/>	<input type="checkbox"/>	A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least 50% residential use at the time the new structure is proposed.	<i>App. D 07.B.4</i>

BUILDING FACADES AND MATERIALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Exterior Materials	<input type="checkbox"/>	<input type="checkbox"/>	All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.	App. D 07.C.1
Existing Building Facade	<input type="checkbox"/>	<input type="checkbox"/>	The existing building façade materials on a building should be respected and not changed or concealed by the introduction of a different material.	App. D 07.C.2
Exterior Building Façade Materials	<input type="checkbox"/>	<input type="checkbox"/>	When the existing façade materials are not the original type, then materials may be replaced with or returned to the original type.	App. D 07.C.3
Exterior Building Columns	<input type="checkbox"/>	<input type="checkbox"/>	Exterior building columns should be of a style and materials typical of the period and style of the building.	App. D 07.C.4
Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	All chimneys should be of a style, proportion, and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.	App. D 07.C.5
Materials and Architectural Elements	<input type="checkbox"/>	<input type="checkbox"/>	Materials, structural and decorative elements and the manner in which they are use, applied, or joined together should by typical of the style and period of the existing structure. New additions, alterations, and new construction should be visually compatible with neighboring historic buildings or structures.	App. D 07.C.6
Windows and Doors <i>steps</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.	App. D 07.C.7
Storm Doors and Storm Windows	<input type="checkbox"/>	<input type="checkbox"/>	Storm doors and storm windows are permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.	App. D 07.C.8
Awnings	<input type="checkbox"/>	<input type="checkbox"/>	Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.	App. D 07.C.9

ROOFS

Requirements	✓= OK	N/A	Comments	UDC Reference
Roof Shape, Form, and Design	<input type="checkbox"/>	<input type="checkbox"/>	Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.	App. D 07.D.1
Roof Overhang	<input type="checkbox"/>	<input type="checkbox"/>	The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof.	App. D 07.D.2
Eaves and Soffits	<input type="checkbox"/>	<input type="checkbox"/>	The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.	App. D 07.D.3
Roof Materials	<input type="checkbox"/>	<input type="checkbox"/>	Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.	App. D 07.D.4
Roof Slope and Pitch	<input type="checkbox"/>	<input type="checkbox"/>	The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.	App. D 07.D.5
Mechanical Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical equipment placed on the roof should not to be visible from the street.	App. D 07.D.6

FRONT YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.				
Paving	<input type="checkbox"/>	<input type="checkbox"/>	Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:	App. D 07.E.2

✓ Paved Walkway Location	<input type="checkbox"/>	<input type="checkbox"/>	A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.	App. D 07.E.3
✓ Maximum Width	<input type="checkbox"/>	<input type="checkbox"/>	A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.	App. D 07.E.4
✓ Paving Materials	<input type="checkbox"/>	<input type="checkbox"/>	In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.	App. D 07.E.5
✓ Vehicle Parking	<input type="checkbox"/>	<input type="checkbox"/>	No residential front yard area will be designated as a vehicle parking area unless previously paved as such.	App. D 07.E.6

SIDE YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The side yard is defined as a yard between the building and the side line of the lot, extending from the front yard to the rear yard				
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Unless previously used for a driveway, the side yard shall be used for landscaping with the purpose of enhancing the structures with plant material.	App. D 07.F.2
Parking	<input type="checkbox"/>	<input type="checkbox"/>	Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section (I).	App. D 07.F.3

REAR YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.				
Garages, Storage Buildings, and Out-Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Unified Development Code (UDC). These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction.	App. D 07.G.1
Site Layout	<input type="checkbox"/>	<input type="checkbox"/>	The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.	App. D 07.G.2

FENCES

Requirements	✓= OK	N/A	Comments	UDC Reference
Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.	App. D 07.H.1

DRIVEWAYS

Requirements	✓= OK	N/A	Comments	UDC Reference
Pavement Material Requirements	<input type="checkbox"/>	<input type="checkbox"/>	The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochere.	App. D 07.I.1
Width of Driveway	<input type="checkbox"/>	<input type="checkbox"/>	The driveway should not exceed a width of ten feet.	App. D 07.I.2
Location of Driveways	<input type="checkbox"/>	<input type="checkbox"/>	The driveway may extend along the side of the residence or structure, through the porte-cochere (if applicable) to the to the rear yard.	App. D 07.I.3
Front Yard and Circular Driveways	<input type="checkbox"/>	<input type="checkbox"/>	Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties	App. D 07.I.4

Ribbon Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<p>On a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street. All other width and approach regulations will apply to driveways on corner lots.</p> <p>Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide.</p> <p>Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways.</p> <p>Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.</p>	App. D 07.1.5
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PAVING MATERIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Paving Materials	<input type="checkbox"/>	<input type="checkbox"/>	Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.	App. D 07.J.1
Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.	App. D 07.J.1

PARKING AREAS FOR COMMERCIAL DEVELOPMENT

Requirements	✓= OK	N/A	Comments	UDC Reference
Off-Street Parking	<input type="checkbox"/>	<input type="checkbox"/>	Off-street parking should be provided behind the front facade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the off-street parking requirements as set forth in Article 05, District Development Standards, of the Unified Development Code (UDC).	App. D 07.K.3
Parking Lot Screening	<input type="checkbox"/>	<input type="checkbox"/>	All parking lots for more than five (5) vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three (3) feet nor higher than four (4) feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.	App. D 07.K.3
Landscape Table	<input type="checkbox"/>	<input type="checkbox"/>	A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.	App. D 07.K.3

LIGHTING OF YARDS AND PARKING AREAS

Requirements	✓= OK	N/A	Comments	UDC Reference
<i>These guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.</i>				
Flashing Lights	<input type="checkbox"/>	<input type="checkbox"/>	No flickering or flashing lights shall be permitted.	App. D 07.L.1
Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.	App. D 07.L.2
Outdoor Security Lights	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor security lights should be placed so that no light spills across the adjacent property line.	App. D 07.L.3

PAINT AND COLOR

Requirements	✓= OK	N/A	Comments	UDC Reference
Materials	<input type="checkbox"/>	<input type="checkbox"/>	Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.	App. D 07.M.3
Colors <i>White trim + doors</i>	<input type="checkbox"/>	<input type="checkbox"/>	Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.	App. D 07.M.3
Commercial Buildings	<input type="checkbox"/>	<input type="checkbox"/>	For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.	App. D 07.M.3

SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
Unlighted Signs	<input type="checkbox"/>	<input type="checkbox"/>	An unlighted sign with the address or name of the occupant of the residence may be attached or detached and should not measure more than one (1) square foot.	App. D 07.N.3
Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.	App. D 07.N.3

SIGNAGE FOR COMMERCIAL PROPERTIES

Requirements	✓= OK	N/A	Comments	UDC Reference
Types of Signs	<input type="checkbox"/>	<input type="checkbox"/>	No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.	App. D 07.O.1
Signs for Buildings Greater Than Two (2) Floors	<input type="checkbox"/>	<input type="checkbox"/>	In a building of more than two (2) floors, no sign is permitted above the second floor.	App. D 07.O.2
Size	<input type="checkbox"/>	<input type="checkbox"/>	Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten (10) percent of the total front elevation of the building.	App. D 07.O.3
Horizontal Signs	<input type="checkbox"/>	<input type="checkbox"/>	Horizontal signs should be located in the area defined by the first-floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than 12-inches from the surface of the building.	App. D 07.O.4
✓ Attached Signs	<input type="checkbox"/>	<input type="checkbox"/>	Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than 11 feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.	App. D 07.O.4
✓ Projecting Signs	<input type="checkbox"/>	<input type="checkbox"/>	Projecting signs should not extend higher than the bottom of the second story windows or not less than 11 feet above grade level. Projecting signs should not extend more than two (2) feet beyond the building surface.	App. D 07.O.4
Lighted Signs	<input type="checkbox"/>	<input type="checkbox"/>	Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.5
Rooftop Signs	<input type="checkbox"/>	<input type="checkbox"/>	Roof top signs are not permitted. Banners signs are permitted for 30-days and "special event" banners are allowed for two (2) weeks. The City of Rockwall sign ordinance requires permits for banners.	App. D 07.O.6
Flashing Signs	<input type="checkbox"/>	<input type="checkbox"/>	Flashing, flickering or moving signs are not permitted.	App. D 07.O.7
Temporary Signs	<input type="checkbox"/>	<input type="checkbox"/>	Temporary signs may be permitted for no longer than 30 days.	App. D 07.O.8
Display Windows	<input type="checkbox"/>	<input type="checkbox"/>	Display window signs will not occupy more than 20% of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.	App. D 07.O.9
Signs on a Residential Structure	<input type="checkbox"/>	<input type="checkbox"/>	Signs on a residential structure converted to commercial should be a single freestanding and/or "swinging" sign with one (1) or two (2) support standards. The maximum size is 16 square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.10

His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687

Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: February 17, 2022
APPLICANT: Annette Lall
CASE NUMBER: H2021-005; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

On November 18, 2021 the Historic Preservation Advisory Board (HPAB) reviewed the applicants for a Certificate of Appropriateness (COA) to temporarily replace the stain glass windows at 303 E. Rusk Street. After holding a public hearing and discussing the request with the applicant, the HPAB voted 7-0 to table the case to allow the applicant more time to collect bids and put together a more detailed scope of work. The applicant has since gotten two (2) bids for the repair and replacement of the stain glass windows. The bids returned to the applicant were: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½ years. The applicant has indicated to staff that due to the cost estimated with these bids, she will be returning to the board to request that the stain glass windows be replaced without repair.

The applicant is proposing to replace 83 windows and five (5) doors, and to resurface and paint the steps leading into the building. The bids provided by the applicant indicate that the window removal and instillation will be \$60,000.00 and the door removal and replacement will be \$7,800.00, for a total cost of \$67,800.00. The windows that will replace the stain glass windows will be double-pane glass windows. The timelines provided in the quotes indicate the windows will take two (2) weeks to install once the materials are in and the doors will take eight (8) to 12 weeks to be delivered with three (3) days to install them. Also included in the applicant's request was correspondence they had with Caroline Wright, who serves as a Historic Tax Credit Program Coordinator for the Texas Historical Commission. In this correspondence she indicates that the applicant will not receive any tax credits until the completion of the project. Staff should note that the correspondence with Caroline Wright does not specify if the stain glass windows will need to be repaired and replaced in order to receive the tax credits.

As a reminder this case was originally brought to the HPAB as part of a Neighborhood Improvement Services (NIS) case for violations to the property maintenance code specifically relating to the repairs that the applicant is proposing to make. Staff should note that the City has worked with the applicant to allow her time while she has an active application in process and is seeking to remedy the situation. With all of this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the HPAB. Should the HPAB deny the applicant's request, the applicant will be responsible for finding a way to comply to the property maintenance code. If the Historic Preservation Advisory Board (HPAB) chooses to approve the applicant's request for a Certificate of Occupancy (COA), staff would propose as a condition of approval that before any building permits are issued the proposed scope of work be approved by the Texas Historical Commission (THC). Should the HPAB have any questions staff and the applicant will be available at the February 17, 2022 HPAB meeting.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM *if Applicable*
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

- CONSTRUCTION TYPE [CHECK ONE]:
- EXTERIOR ALTERATION
 - NEW CONSTRUCTION
 - ADDITION
 - DEMOLITION
 - RELOCATIONS
 - OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

REPLACE AND REPAIR WINDOWS, Pacing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 E. RUSK STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687

Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
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	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
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	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com



Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(972) 475-2333

www.artcoledglass.net

PROPOSAL

January 15, 2022

Annette Lall
His Covenant Children
303 E. Rusk St.
Rockwall, TX 75087
legacyvillage-rock@att.net
(214) 543-2807

We hereby guarantee to provide all the labor and materials needed to rebuild and/or replicate the sixty-four (64) damaged and/or missing stained glass windows for His Covenant Children. This includes all fabrication and installation required for each stained glass panel. Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

The work shall be contracted and completed in phases. For example, Northside Phase 1, Westside Phase 2, Southside Phase 3, and Eastside Phase 4. Deposit will be required for the beginning of each phase. Once all fabrication and installation is completed for that phase, the remaining balance will be due. A new deposit will then be required for the next phase, etc. Continuing until all phases are complete.

The scope of the work includes the following sizes, quantities, and prices for each set of stained glass windows to be completed.

1) 59"x23"-	\$1,800.00
8) 37x67-	\$27,600.00
9) 37x87-	\$40,200.00
8) 29x87-	\$28,000.00
4) 33x87-	\$16,000.00
2) 47x87-	\$11,400.00
10) 33x67-	\$30,800.00
2) 41x87-	\$10,000.00
1) 35x23-	\$1,200.00
4) 29x29-	\$4,800.00
10) 37x49-	\$26,000.00
3) 38x119-	\$18,600.00
2) 33x53-	\$4,800.00
2) 33x53-	\$4,800.00
2) 47x60-	\$8,000.00
4) 71x48-	\$19,200.00
Total Costs-	\$253,200.00

Terms and Conditions- One half down per phase contracted, with the balance due upon the date completed installation for that phase. These terms shall continue throughout the entirety of the project.

Estimated Completion- Approximately 24 months from the first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date

Greg Thrash

Laura Thrash

January 17, 2022

Greg and Laura Thrash, Owners
 Artco Leaded Glass
 3517 Key West Drive
 Rowlett, TX 75088
 (214) 533-2426

Accepted by/Date

Annette Lall
 His Covenant Children
 303 E. Rusk St.
 Rockwall, TX 75087
 (214) 543-2807

Proposal Contract for Window Replacement and Stained Glass Restoration

From: Bernadette Reynal (bernadette.reynal@gmail.com)

To: legacyvillage-rock@att.net

Date: Friday, January 14, 2022, 04:31 PM CST

Dear Annette,

Ergo and I appreciate the opportunity to bid on your project. You will find the proposal for the IG windows listed first, then the stained glass restoration proposal, and the final contract agreement at the bottom for both proposals.

Much of the stained glass extraction and IG window installation will be completed simultaneously. The stained glass restoration will be the most extensive and time consuming. Ergo has listed a couple of options on the IG installation.

Please let me know if you have any questions or concerns. We look forward to discussing options with you.

*Best regards,
Bernadette*

*

IG Window Proposal:

Vicious Limbs
520 S. Elm St.
Denton, Tx, 76201
Contact:
Davidson (Ergo) Simmons
940-230-8155

January 13, 2022
Proposal Contract # 2145432807-1A

Bill To:

His Covenant Children
303 East Rusk Street

Rockwall, Texas, 75087
Attn: Annette Lall
214-543-2807
Sales Tax Exempt # 75-2180060

Description of Services:

Building Permit Fees:

Permit Fees.....\$ 2,500.00

Building Preparation:

Scaffolding / Lift / SPILS (SEMI-PERM INTERIOR LATTICE SYSTEM)...\$40,000.00

Window Frame Restoration:

•TOTAL REPLACEMENT - \$2500 @ 10 FRAMES.....\$ 25,000.00
•PARTIAL REPLACEMENT - \$500 @ 103 FRAMES.....\$ 51,500.00
•PAINT AND CAULK - \$700 @ 114 FRAMES.....\$ 79,800.00

TOTAL COST FRAME RESTORATION.....\$156,300.00

IG WINDOWS / INSTALLATION

IG GLASS.....\$ 39,800.00
MATERIALS.....\$ 4,500.00
INSTALLATION.....\$ 15,048.00

TOTAL COST IG/INSTALLATON.....\$ 59,348.00

TOTAL PROJECT COST.....\$258,148.00

Contract Terms of Payment/Completion for Building Preparation, Frame restoration, and IG glass/Installation:

Permit Fees: Deposit of \$2,500.00 to begin work.

Building Preparation: Deposit of \$40,000.00 to begin work.

Estimated time of completion: 4-5 days;
Includes (3) towers, north facing interior wall.

IG windows/Materials: Deposit of \$44,300.00 to begin work.

Estimated time of completion: *up to 1 day per 2 windows,
after receipt of IG windows/supplies.

Frame Restoration: Deposit of \$78,150.00 to begin work.

Remaining balance of \$78,150.00 to be paid upon completion.
Estimated time of completion: *up to 1 day per 2-3 windows

IG Installation; Deposit of \$7,524.00 to begin work.
Remaining balance of \$7,524.00 to be paid upon completion/installation.
Estimated time of completion: *up to 1 day per 2-3 windows

***IG window installation option:**

Temporary installation of IG windows is a possible option for a more finished exterior appearance prior to complete frame restoration.
Cost above and beyond proposed installation cost listed above for this temporary option is \$21,000.00.
This work will result in extra installations and extractions before final completion.

Note: Please refer to *****Contract Terms Agreement** below "Reynal Art Glass Studio" proposal for final 'terms and agreement' with "Vicious Limbs".

*

Stained Glass Restoration:

REYNAL ART GLASS STUDIO
226 South Carmack Street
Mesquite, Texas 75149
214-499-0049

January 13, 2022
Proposal Contract # 2145432807-1B

Bill To:

His Covenant Children
303 East Rusk Street
Rockwall, Texas, 75087
Attn: Annette Lall
214-543-2807
Sales Tax Exempt # 75-2180060

Description of Services:

**Extraction/Restoration; (100) stained glass panels;
Rebuild new with patterns; (14) stained glass panels;
Restoration of stained glass; Total of (976 sq. ft.)
Installation; Total of (114) panels**

COSTS:

EXTRACTION (100) panels	\$ 17,500.00
RESTORATION (100) panels; (818) square feet	\$454,808.00
NEW FABRICATION (14) panels; (158) square feet ..	\$ 94,800.00
INSTALLATION (114) panels.....	<u>\$ 18,810.00</u>

TOTAL PROJECT COST.....\$585,918.00

Contract Terms and Payment Agreement:

Terms of Payment/Completion time for stained glass panel extractions:

Extraction of stained glass panels; Deposit of \$17,500.00 to begin work.
Extraction Completion time: (4) weeks; (100) stained glass panels.

Restoration/Fabrication/Installation for (114) stained glass panels:

Deposit \$274,804.00 to begin work.
Remaining balance of \$293,614.00 to be paid:
\$2,575.56 per panel times (114) panels, upon completion/installation each panel.

Estimated time of project completion: *up to 3 weeks per panel fabrication completion.
3 weeks x (114) panels = 342 weeks

*Completion time is contingent on raw material/supply availability.

$$\frac{342}{52} = 6.5 \text{ years}$$

**Contract Terms Agreement:

COST SUMMARY:

"VICIOUS LIMBS" TOTAL PROJECT COST.....\$258,148.00
"REYNAL ART GLASS STUDIO" TOTAL PROJECT COST.....\$585,918.00

TOTAL PROJECT COSTS EXCLUDING *IG window installation option...\$844,066.00

All work is guaranteed to be completed as specified between "Reynal Art Glass Studio", "Vicious Limbs", and "His Covenant Children" authorized representative, Annette Lall, following prior review and approval of the contract specifications listed above.

Costs are subject to final agreement of contract specifications submitted above. Please make check payments to "Reynal Art Glass Studio". No credit cards accepted.

*Any additional work, alterations, or deviations requested by any authorized representative of "His Covenant Children" aside from above specifications will be subject to extra costs and may extend the*project completion date. All additional work will be executed upon a separate invoice.*

It is agreed that "His Covenant Children" is responsible for clearing a six foot open pathway away from interior wall perimeters from storage and/or debris to allow for scaffolding and workspace prior to building preparation and restoration.

It is understood that "Reynal Art Glass Studio" and "Vicious Limbs" are responsible



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-005; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF office building and a 4,209 SF House of Worship constructed in 1910. According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. The subject property was rezoned Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34*. According to the *2017 Historic Resource Survey*, the subject property is designated as a *Landmark Property*. In addition, this property is on the *National Register of Historic Places*.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows and doors on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (101 N. Fannin Street), one (1) developed with a house of worship (306 E. Rusk Street), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace 83 windows, repair the original stain glass windows, replace five (5) doors, and resurface and paint the steps leading into the building. The bids provided by the applicant indicate that the window removal and installation will be \$60,000.00 and the door removal and replacement will be \$7,800.00, for a total cost of \$67,800.00. This quote does not include the cost to repair the existing stain glass windows, which are being removed first to stop any further deterioration. The double-pane glass windows are being installed as placeholders, while the stain glass is repaired. The timelines provided in the quotes indicate the windows will take two (2) weeks to install once the materials are in and the doors will take eight (8) to 12 weeks to be delivered with three (3) days to install them. Staff should note that there is no indicated timeline for the repair and replacement of the stain glass. The applicant indicates that this is due to the time and cost. Also included in the applicant's request was correspondence they had with Caroline Wright, who serves as a Historic Tax Credit Program Coordinator for the Texas Historical Commission. In this correspondence she indicates that the applicant will not receive any tax credits until the completion of the project.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 83 windows, replacing five (5) doors, and resurfacing the steps leading to building. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM *if Applicable*
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

REPLACE AND REPAIR WINDOWS, Pacing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

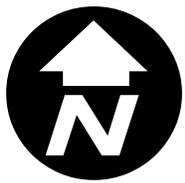
H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 E. RUSK STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687

Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-005; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF office building and a 4,209 SF House of Worship constructed in 1910. According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. The subject property was rezoned Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34*. According to the *2017 Historic Resource Survey*, the subject property is designated as a *Landmark Property*. In addition, this property is on the *National Register of Historic Places*.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows and doors on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (101 N. Fannin Street), one (1) developed with a house of worship (306 E. Rusk Street), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

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CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace 83 windows, repair the original stain glass windows, replace five (5) doors, and resurface and paint the steps leading into the building. The bids provided by the applicant indicate that the window removal and installation will be \$60,000.00 and the door removal and replacement will be \$7,800.00, for a total cost of \$67,800.00. This quote does not include the cost to repair the existing stain glass windows, which are being removed first to stop any further deterioration. The double-pane glass windows are being installed as placeholders, while the stain glass is repaired. The timelines provided in the quotes indicate the windows will take two (2) weeks to install once the materials are in and the doors will take eight (8) to 12 weeks to be delivered with three (3) days to install them. Staff should note that there is no indicated timeline for the repair and replacement of the stain glass. The applicant indicates that this is due to the time and cost. Also included in the applicant's request was correspondence they had with Caroline Wright, who serves as a Historic Tax Credit Program Coordinator for the Texas Historical Commission. In this correspondence she indicates that the applicant will not receive any tax credits until the completion of the project.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 83 windows, replacing five (5) doors, and resurfacing the steps leading to building. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM *if Applicable*
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

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OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

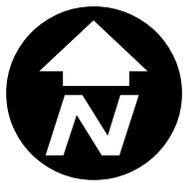
H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 E. RUSK STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
(W): www.rockwall.com

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His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687
Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com



Ross, Bethany

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Tuesday, January 4, 2022 1:47 PM
To: Lee, Henry; Annette Lall
Subject: Re: Stain Glass at The Old Methodist Church, 303 E. Rusk, Street, Rockwall, Texas

Hello Henry,

Wanted to give you an update regarding the stain glass windows. After many calls to companies and individuals working with stain glass, was only able to come up with two. Due to everyone's schedule over the Thanksgiving and Christmas, it was very difficult to get anyone out. Some responses were too large a project, unable to source the glass etc. However I was able to meet with Artco Glass in Rowlett in December and awaiting his proposal. I asked how long would this project take and was told about 2 years. The glass has to be sourced etc. I am also meeting with another company tomorrow to get a proposal.

Needless to say, I do not have any bids as yet for a January meeting. Please let the Board know, I should have proposals some time this month for the February meeting.

Thanks,
Annette Lall

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Ross, Bethany

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Wednesday, January 19, 2022 2:52 PM
To: Lee, Henry; Annette Lall
Subject: Re: Bids for stain glass windows
Attachments: Artco Glass Proposal.pdf; Reynal Art Glass Studio Proposal.pdf

Hello Henry,

I received the proposals from Artco Glass in Rowlett and Reynal Art Glass Studio in Mesquite. These two companies are very reputable and is very familiar with the stain glass to be installed. Only one company makes this glass in the country and as I was told, it is a dying profession. After reviewing the proposals, this is not in the budget. The city had asked that I repair the windows, paint, doors etc., and as of the last meeting only this is feasible. For now, I would like to go ahead and get those repairs started.

Thanks,
Annette Lall

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