



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2022-002 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 04/21/22 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" 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
- 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 ST.
ROCKWALL, TX 75087*

ADDRESS *102 N. FANNIN ST.
ROCKWALL, TX 75087*

PHONE _____

PHONE *214-543-2807*

E-MAIL _____

E-MAIL *Legacy Village-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: *REPAIR TO WINDOWS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$51,300.00

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.

*REPAIR/REPLACE EXTERIOR WOOD TRIM AROUND ALL WINDOWS (83)
INSTALL NEW SINGLE PANE glass panels ON THE EXTERIOR OF 53 STAIN
GLASS WINDOWS TO PROTECT FROM FURTHER DETERIORATION. CAULK and
paint. INSTALLATION 1-2 weeks once materials are shipped to site barring
weather conditions and supply chain issues. STAIN GLASS REPAIR AT A LATER
DATE.*

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 INC.*

APPLICANT'S SIGNATURE *Annette Lall 3/31/22*

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

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

March 31, 2022

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

Attached is NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 for repair/replace exterior rotted wood trim around all windows (83), caulk and paint. Install new single pane glass panels on the exterior of existing 53 windows which includes stain glass windows, as well as replacing broken plexiglass with glass, to protect from further deterioration, see attached pics of 53 windows. **Stain glass windows will not be removed.**

Installation would take 1-2 weeks once materials are shipped to the site barring weather conditions.

STAIN GLASS WINDOWS

His Covenant Children, Inc. would present an application to the HPAB for approval of the repair of the stain glass windows, with emphasis on specific windows, length of time to repair, installation dates and payment terms to Artco Glass. The stain glass windows would be removed from the inside in order to preserve the proposed work to be done.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Annette Lall". The signature is written in a cursive style with a large initial 'A' and a long, sweeping tail.

Annette Lall

His Covenant Children, Inc.

Attachments – 25 pages



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. <i>photographs, drawings, material samples</i>) 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. <i>photographs, drawings, material samples</i>) 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. 0.7.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 Façade	<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	<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
<p>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.</p>				
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.1 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. 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.1
Site Layout	<input type="checkbox"/>	<input type="checkbox"/>		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 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.I.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	<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

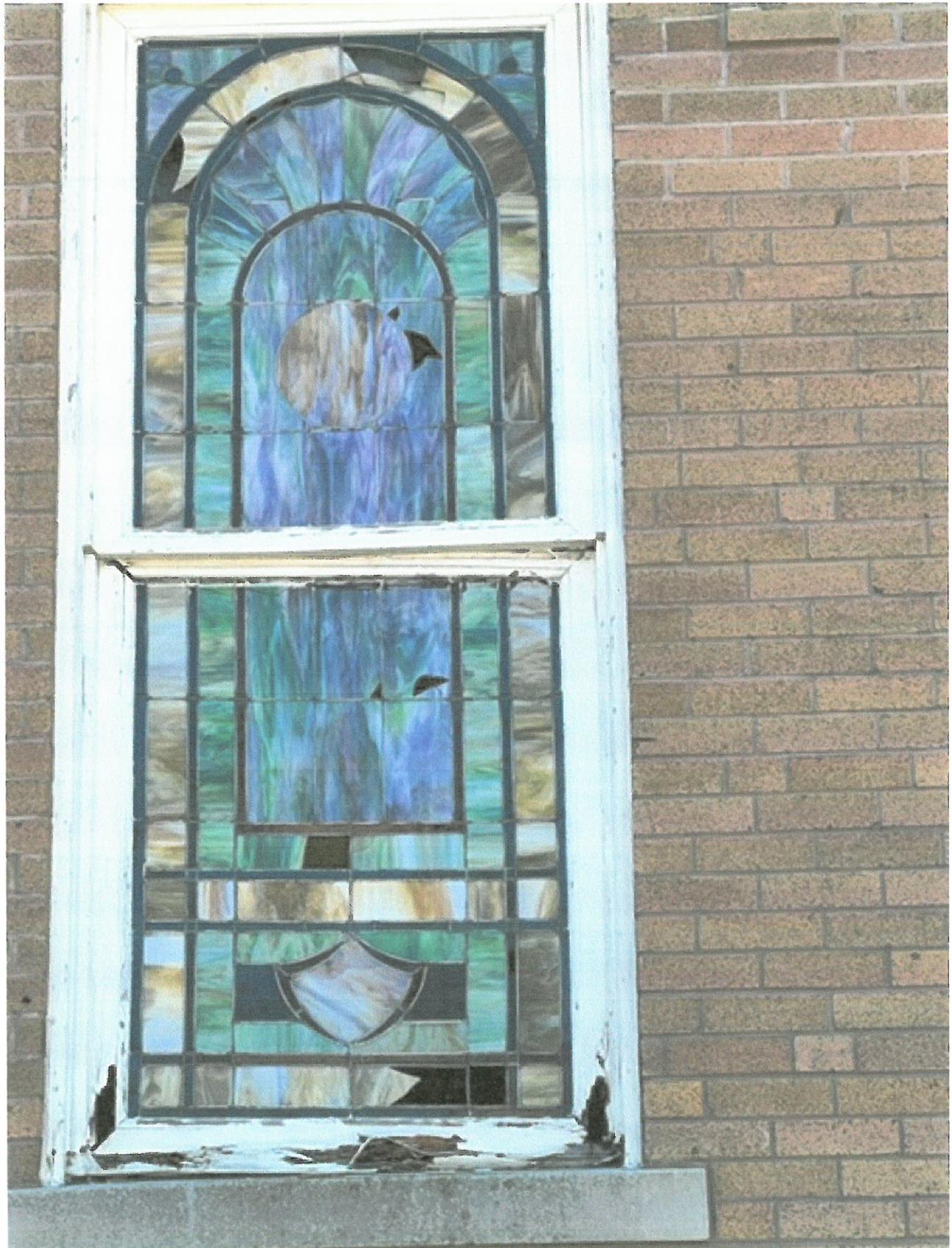
North Windows 9



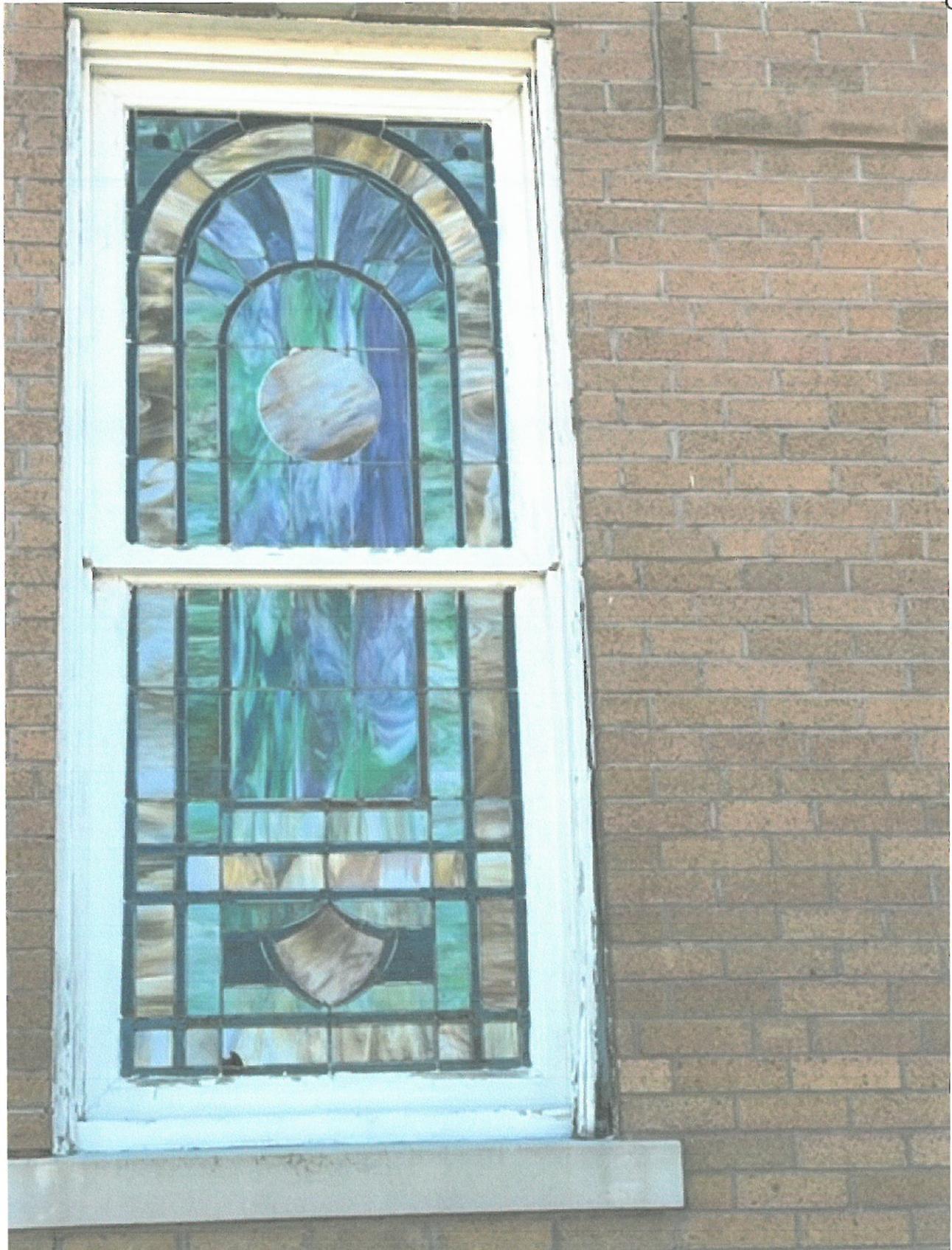
NORTH ①



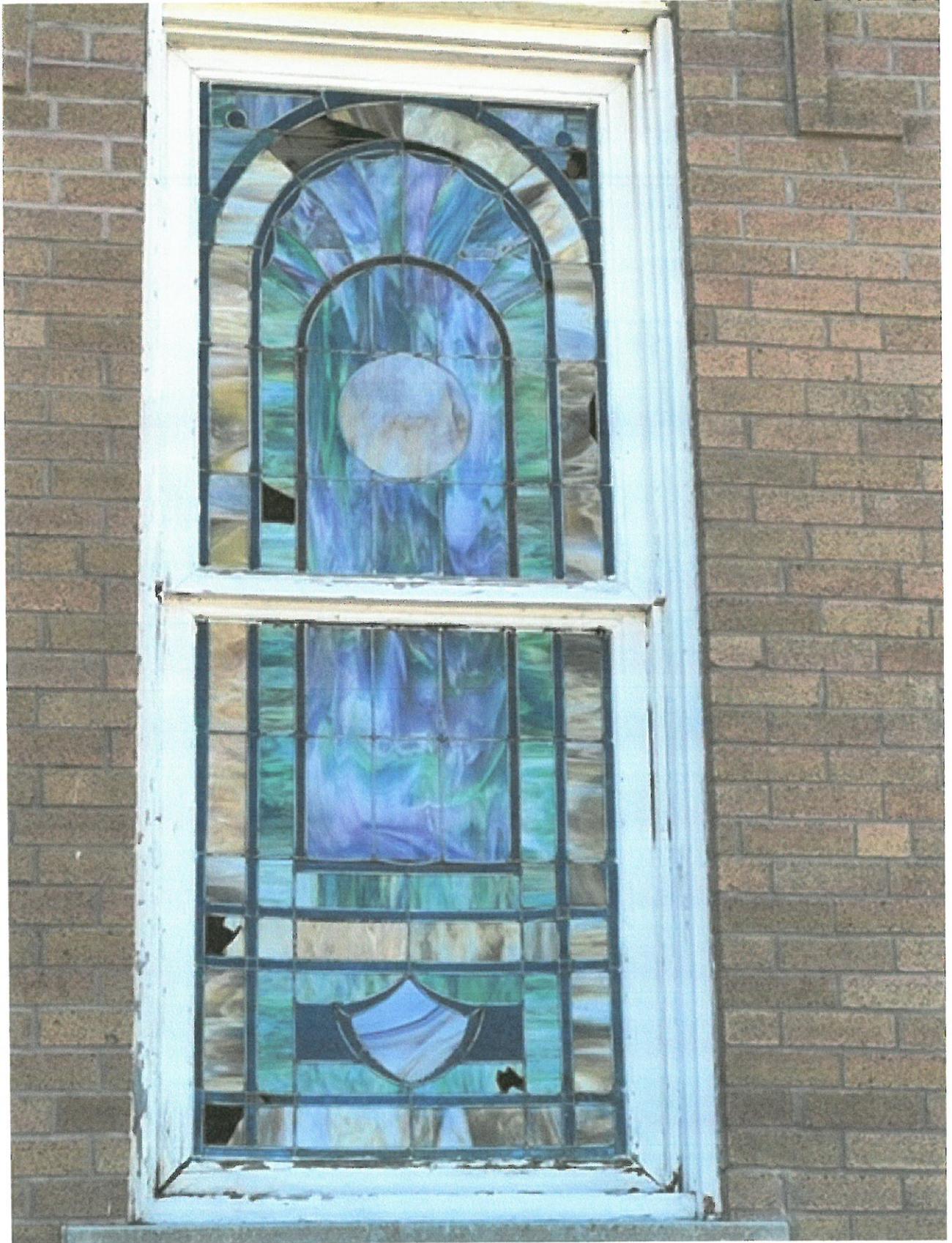
NORTH (2)



NORTH ③



NORTH ④



NORTH ⑤



NORTH ⑥



NORTH ⑦



NORTH ⑧



NORTH 9



NORTH WINDOW 10





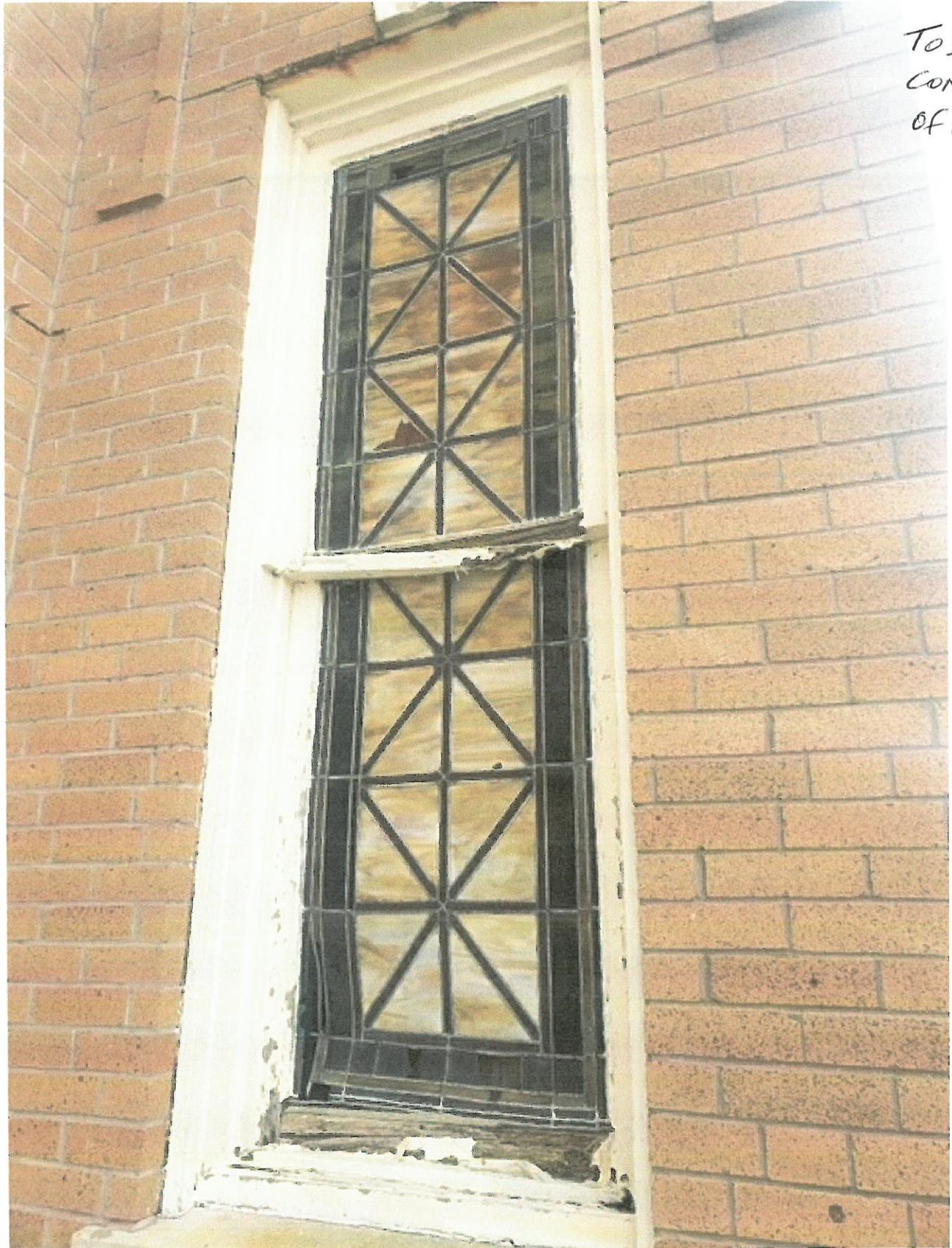
South - Rusk St.
17 windows



FANNIN - WEST
31 windows

FANNIN WEST

TO SHOW
CONDITION
OF WINDOW



EAST 1+2



EAST 3



TOWER EAST 4+5



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



Date: 3/15/2022

BID ESTIMATE UPDATED

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 / Hector	1913 National Landmark Church / 53 Total Windows	Commercial
	<ul style="list-style-type: none"> Repair / Replace EXT wood trim around all windows. 	
	<ul style="list-style-type: none"> Install new single pane glass panels on each window on EXT, trim out with appropriate 1x2, 2x2, ¼ round pine trim, caulked, scraped, primed & painted. 	
	<ul style="list-style-type: none"> See Next page attached for breakdown. 	
	<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. Not responsible for any damages to stain glass windows, we will be as careful as possible. 	
	<ul style="list-style-type: none"> The install of the windows should take approximately 1-2 weeks barring any unforeseen issues are weather related delays. 	
	<ul style="list-style-type: none"> To order the 53 glass panels in each specific size, \$19,000.00 down for materials will be required upon agreement. <u>Once glass materials are paid for, it will take about 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates. As we progress, funds toward final may be requested. Remaining balance due upon completion.</u> 	
	TOTAL BID ESTIMATE:	\$ 51,300.00



Best,

Boo Nathaniel J Bradberry

Managing Partner
Cell: 469.422.9097
Boo@njbroof.com

BREAKDOWN

Glass/Installed Only / No demo scrape / wood replacement, Etc. (Hector)

Glass Cost / These figures below do not consider any of the rotten wood repair or adding the 1x2s, 2x4s, 2x6s, so that they can fit into place or any of caulking, scraping or painting. Without all of the other work done, the glass cannot be installed.

- 1 Quantity – 59” x 23” Picture Window – 300 per (\$ 300)
- 9 Quantity – 37” x 87” Picture Window – 300 per (\$ 2,700)
- 4 Quantity – 29” x 87” Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 33” x 87” Picture Window – 300 per (\$ 1,200)
- 2 Quantity – 47” x 87” Picture Window – 400 per (\$ 800)
- 10 Quantity – 33” x 67” Picture Window – 350 per (\$ 3,500)
- 2 Quantity – 41” x 87” Picture Window – 300 per (\$ 600)
- 4 Quantity – 29” x 29” Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 37” x 49” Picture Window – 250 per (\$ 1,000)
- 3 Quantity – 38” x 119 Picture Window with Half Round stacked on top – 600 per (\$1,800)
- 2 Quantity – 33” x 53” Left Picture Window – 350 per (\$ 700)
- 2 Quantity – 33” x 53” Right Picture Window – 350 per (\$ 700)
- 2 Quantity – 47” x 60” Archtop Picture Window – 350 per (\$ 700)
- 4 Quantity – 71” x 48” Half Round Picture Window – 450 per (\$ 1,800)

North – 10 windows
West – 21 windows
South – 17 windows
East – 5 windows
Total Glass Panes – 53

Other Needed Materials to complete scope:

- 3-4 cases of white exterior caulk.
- 380 LF pine 1X2 to lay the new glass onto / added to all 53 windows w/ new glass.
- 2x6s for rotten windowsill / 2x4s for framing right and left sides as needed.
- 690 LF quarter round.
- Finish Nails / Framing Nails / Wood Glue.
- Demo/ Haul off debris.
- 15-20 gallons white EXT paint/primer.
- Labor to do all the caulking, painting, quarter round, reframing, adding 1x2s, adding 2x4s, adding 2x6s.

***Due to the extreme volatility of building products currently, this bid is good for 14 days. If 14 days have passed, then this bid estimate may be greater or lesser than what is quoted herein at that time.**



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: April 21, 2022

APPLICANT: Annette Lall

CASE NUMBER: H2022-002; *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*. The *House of Worship* was constructed in 1910 and -- based on the 1934 Sanborn Maps -- the office building was constructed after 1934.

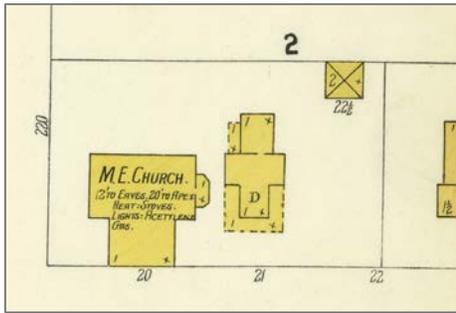


FIGURE 1: 1900 SANBORN MAPS

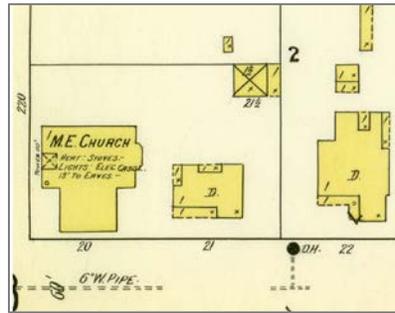


FIGURE 2: 1911 SANBORN MAPS



FIGURE 3: 1934 SANBORN MAPS

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*. In 2005, a representative of the applicant requested a Certificate of Appropriateness (COA) [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant submitted an appeal request to the City Council, which was denied by a vote of 7-0. The representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation, which was reviewed by the Historic



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET

Preservation Advisory Board (HPAB) at the December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation with the following conditions of approval: [1] the stained glass be replaced with by the 2008 calendar year, [2] the proposed glazing for the windows be opaque, and [3] the applicant return in January 2006 for the approval of the opaque glass coatings. Despite this approval, the case was not brought back to the board in January 2006 and the requested improvements were not made. On September 4, 2007, the City Council approved *Ordinance No. 07-34* rezoning the subject property from a General Retail (GR) District to a Downtown (DT) District. The subject property was also placed on the *National Register of Historic Places* in 2007.

No additional Certificate of Appropriateness (COA) cases were submitted until the applicant submitted the case [Case No. H2021-005] in November 2021. This was a request to allow: [1] the replacement of the doors, [2] repair to the existing steps, and [3] the replacement and of the stained-glass windows with clear glass windows and the gradual repair of the stained-glass windows (*no date of completion was provided*). The Historic Preservation Advisory Board (HPAB) reviewed this request at their November 18, 2021 meeting, and approved a motion to table the case until the February 17, 2022 meeting by a vote of 7-0. The purpose of this motion was to allow the applicant time to collect additional bids for the replacement of the stained-glass windows. Prior to the February 17, 2022 meeting, the applicant submitted two (2) bids: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½-years. Based on these bids the applicant amended the request to not repair the stained-glass windows and replace them with clear glass windows. This request was presented to the board on February 17, 2022, and the board approved a motion to allow the replacement of the doors and repair to the existing steps, but denial of the request to replace the windows. This motion was approved by a vote of 5-0, with board members Miller and McClintock.

PURPOSE

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



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant's request is broken down into two (2) main components. The first being to repair/replace the exterior rotted wood trim around all 83 windows and caulk and paint the trim, and install new single pane glass panels on the exterior of the existing 53 windows replacing the broken plexiglass with glass. The bid provided by the applicant from LNJB Roofing, LLC indicates the proposed work will take one (1) to two (2) weeks to complete and will cost \$51,300.00. The second part of the applicant's request is to move forward with the Arco bid for the repair of the stained-glass windows, which was previously denied at the February 17, 2022 HPAB meeting [Case No. H2021-005]. Arco would be removing the stained-glass from the inside, to protect the work completed LNJB Roofing LLC, and repaired these windows over an estimated 24-month period. The estimated cost by Arco for the repair or replication of the 64 stained-glass windows is \$253,200.00. It should be noted that Arco's bid indicates that the work shall be conducted in four (4) phases, where one (1) side of the building will be completed before the next side is started.

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 and repairing/replicating 64 stained-glass windows. 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. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

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) The applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The *Stop Work Order* may be lifted by the Historic Preservation Advisory Board (HPAB) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to.
- (2) 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
- 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 ST.
ROCKWALL, TX 75087*

ADDRESS *102 N. FANNIN ST.
ROCKWALL, TX 75087*

PHONE _____

PHONE *214-543-2807*

E-MAIL _____

E-MAIL *Legacy Village-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: *REPAIR TO WINDOWS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$51,300.00*

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.

*REPAIR/REPLACE EXTERIOR WOOD TRIM AROUND ALL WINDOWS (83)
INSTALL NEW SINGLE PANE glass panels ON THE EXTERIOR OF 53 STAIN
GLASS WINDOWS TO PROTECT FROM FURTHER DETERIORATION. CAULK and
paint. INSTALLATION 1-2 weeks once materials are shipped to site barring
weather conditions and supply chain issues. STAIN GLASS REPAIR AT A LATER
DATE.*

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 INC.*

APPLICANT'S SIGNATURE *Annette Lall 3/31/22*



H2022-002 COA for 303 E. Rusk Street

66

Case 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.









AUG 13 2003



AUG 13 2003



CHIROPRACTIC
CLINIC

DR. LEN LEE

AUG 13 2003



AUG 13 2003



AUG 13 2003



AUG 13 2003

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

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

March 31, 2022

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

Attached is NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 for repair/replace exterior rotted wood trim around all windows (83), caulk and paint. Install new single pane glass panels on the exterior of existing 53 windows which includes stain glass windows, as well as replacing broken plexiglass with glass, to protect from further deterioration, see attached pics of 53 windows. **Stain glass windows will not be removed.**

Installation would take 1-2 weeks once materials are shipped to the site barring weather conditions.

STAIN GLASS WINDOWS

His Covenant Children, Inc. would present an application to the HPAB for approval of the repair of the stain glass windows, with emphasis on specific windows, length of time to repair, installation dates and payment terms to Artco Glass. The stain glass windows would be removed from the inside in order to preserve the proposed work to be done.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Annette Lall". The signature is written in a cursive style with a large initial 'A' and a long, sweeping tail.

Annette Lall

His Covenant Children, Inc.

Attachments – 25 pages

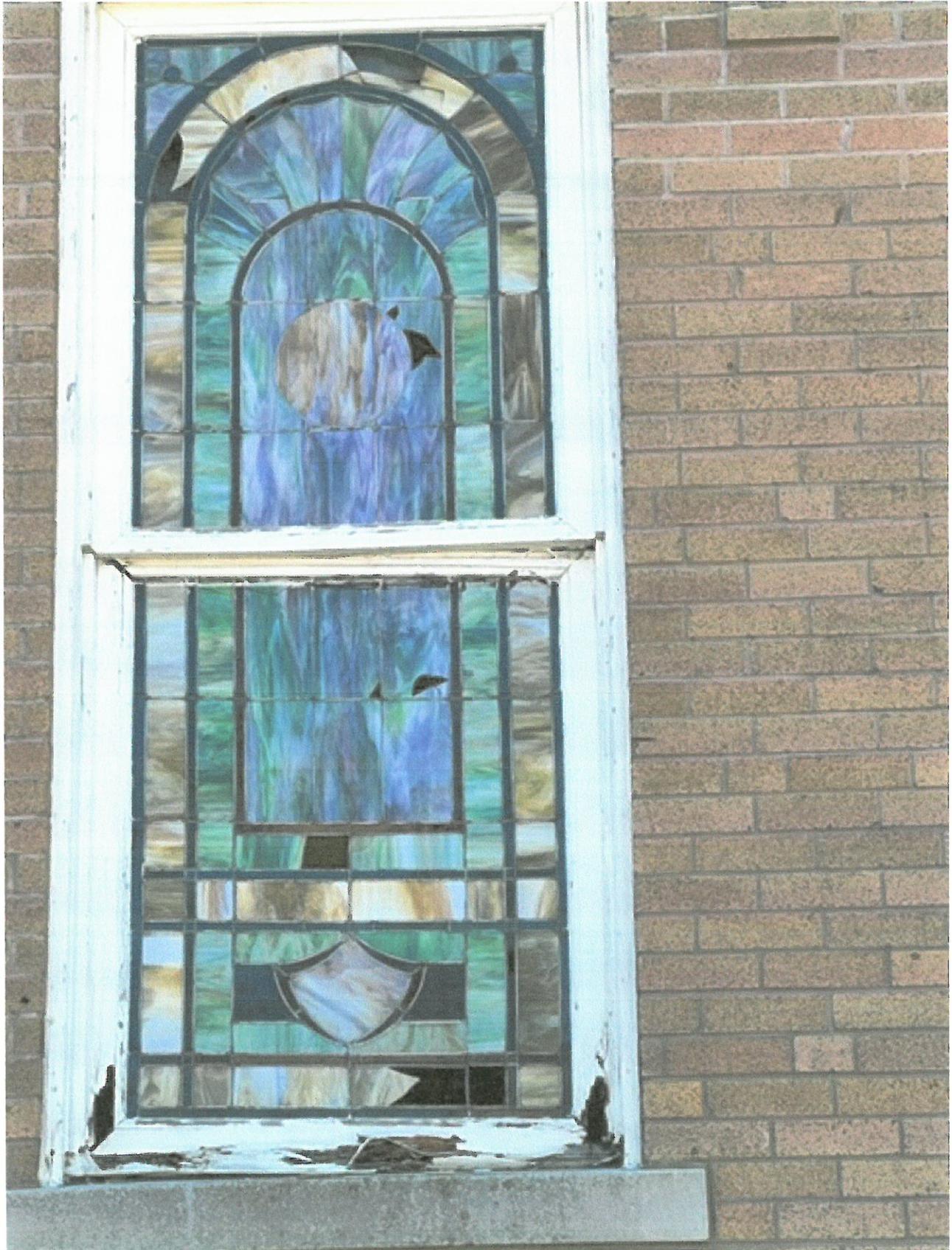
North Windows 9



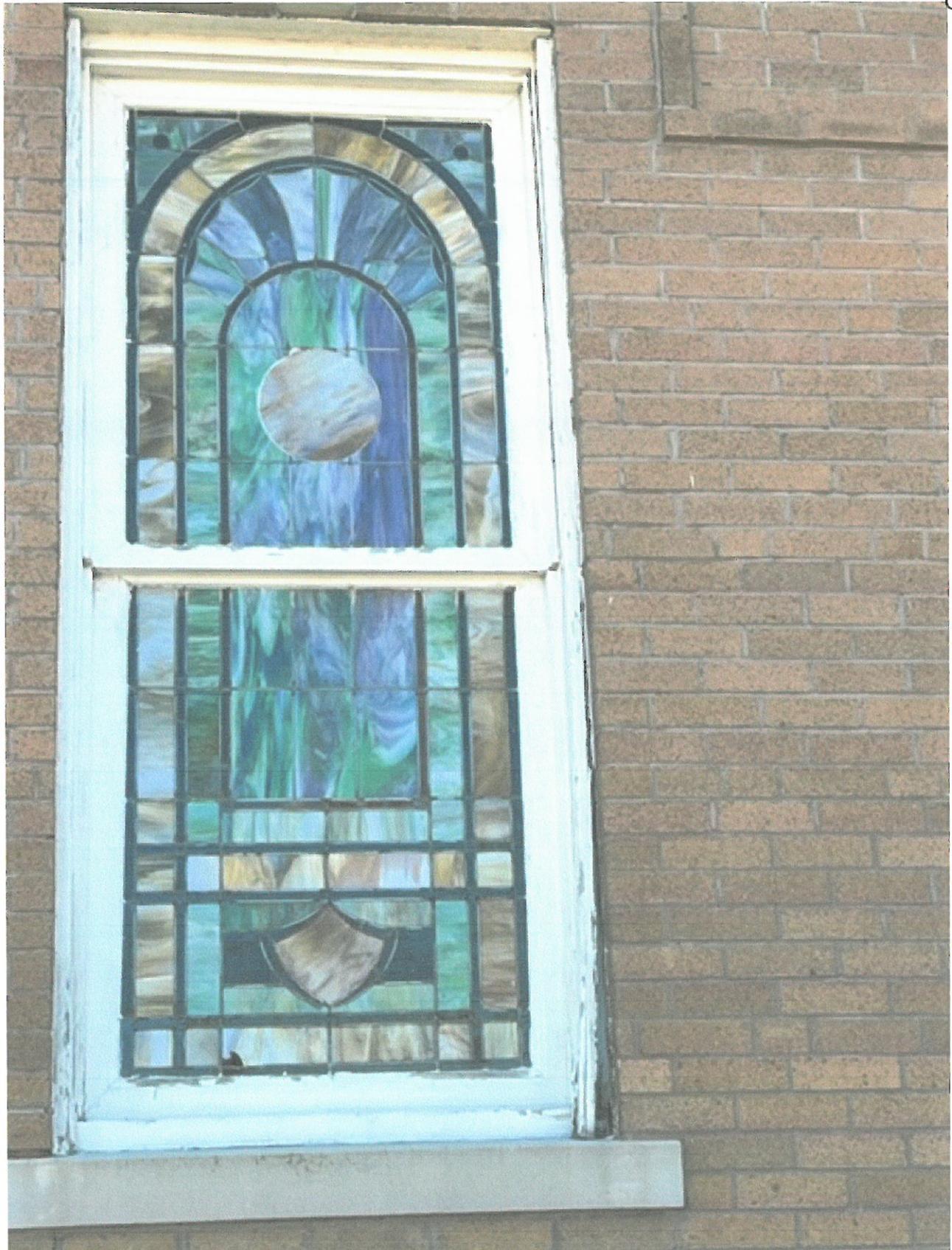
NORTH ①



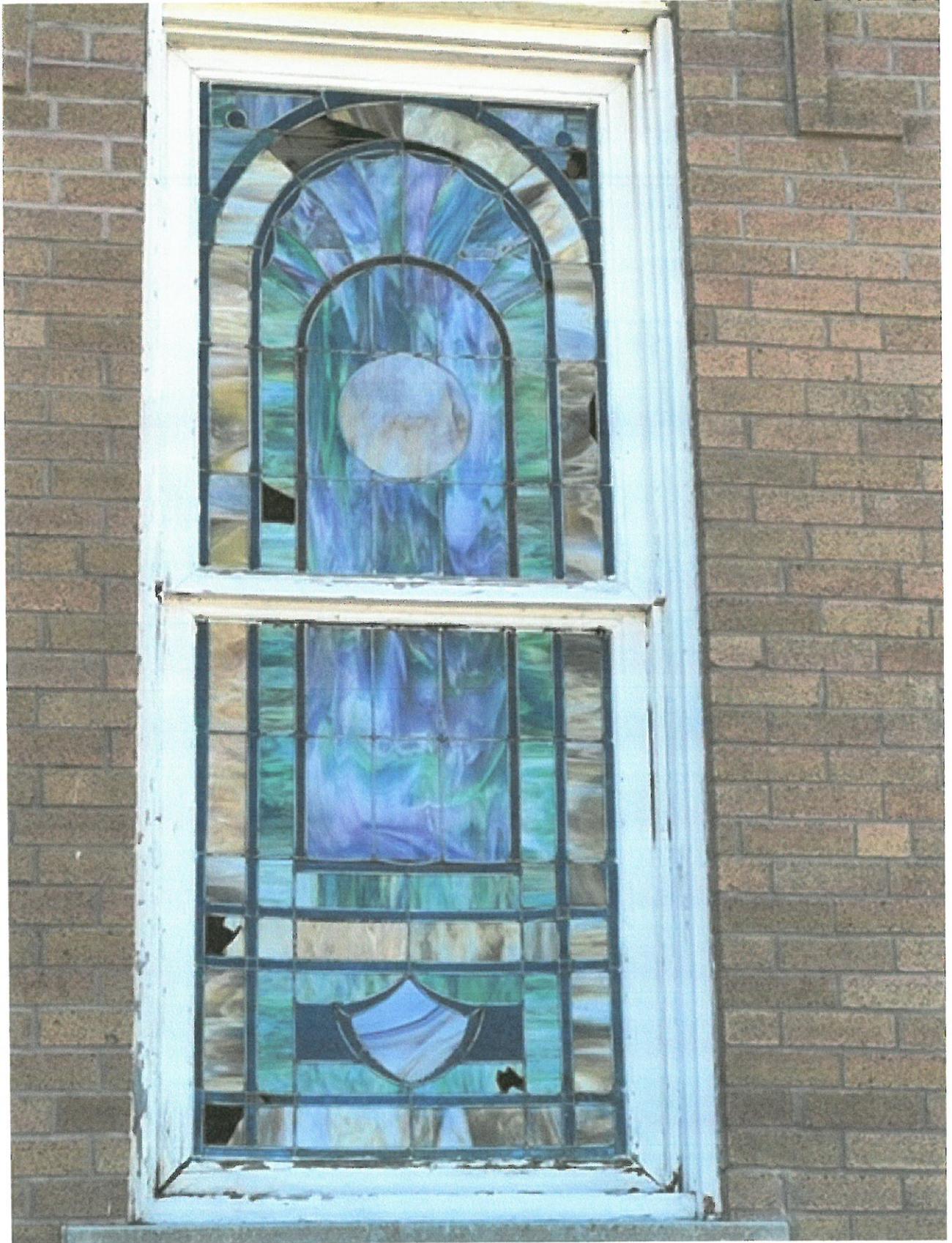
NORTH (2)



NORTH ③



NORTH ④



NORTH ⑤



NORTH ⑥



NORTH ⑦



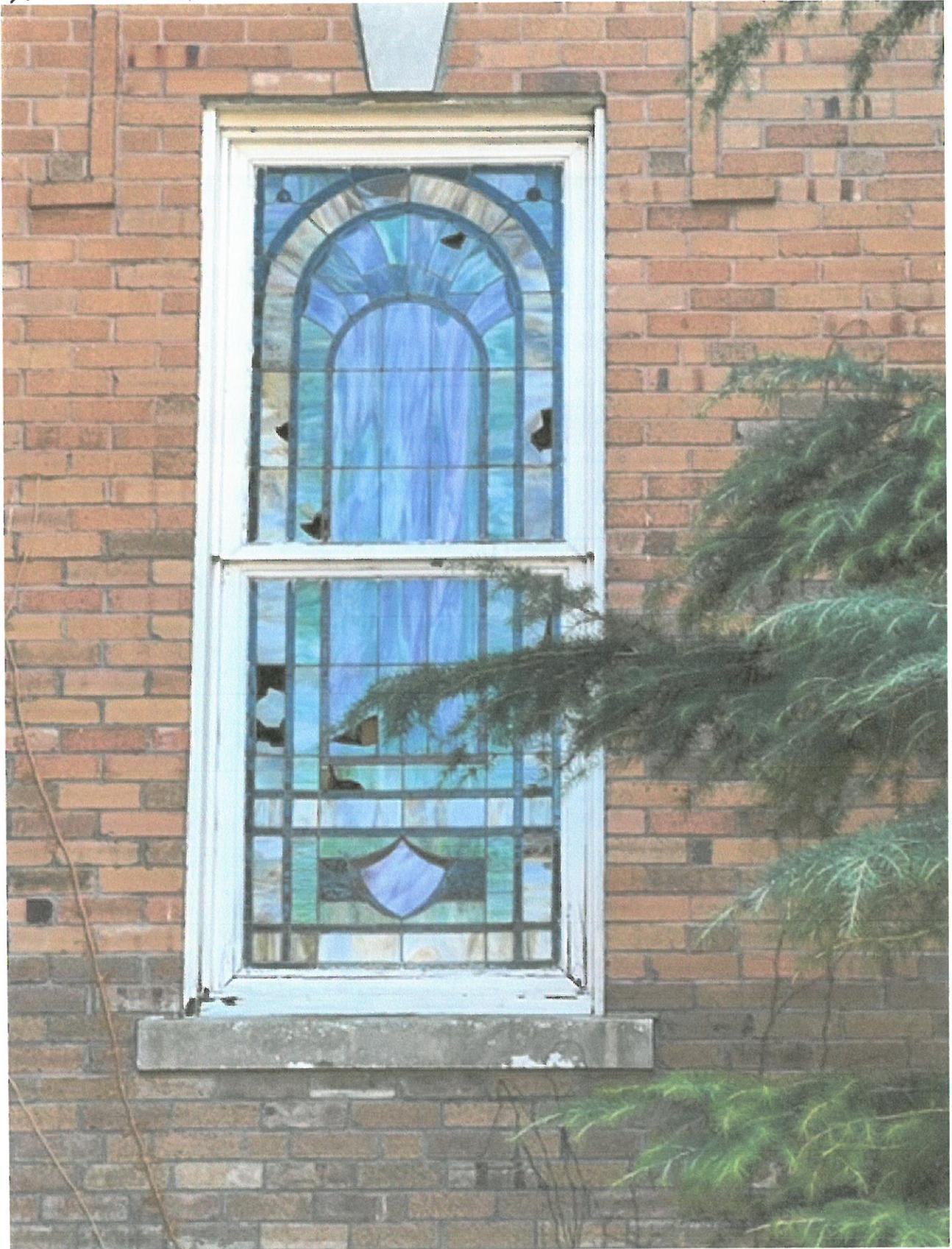
NORTH ⑧



NORTH 9



NORTH WINDOW 10





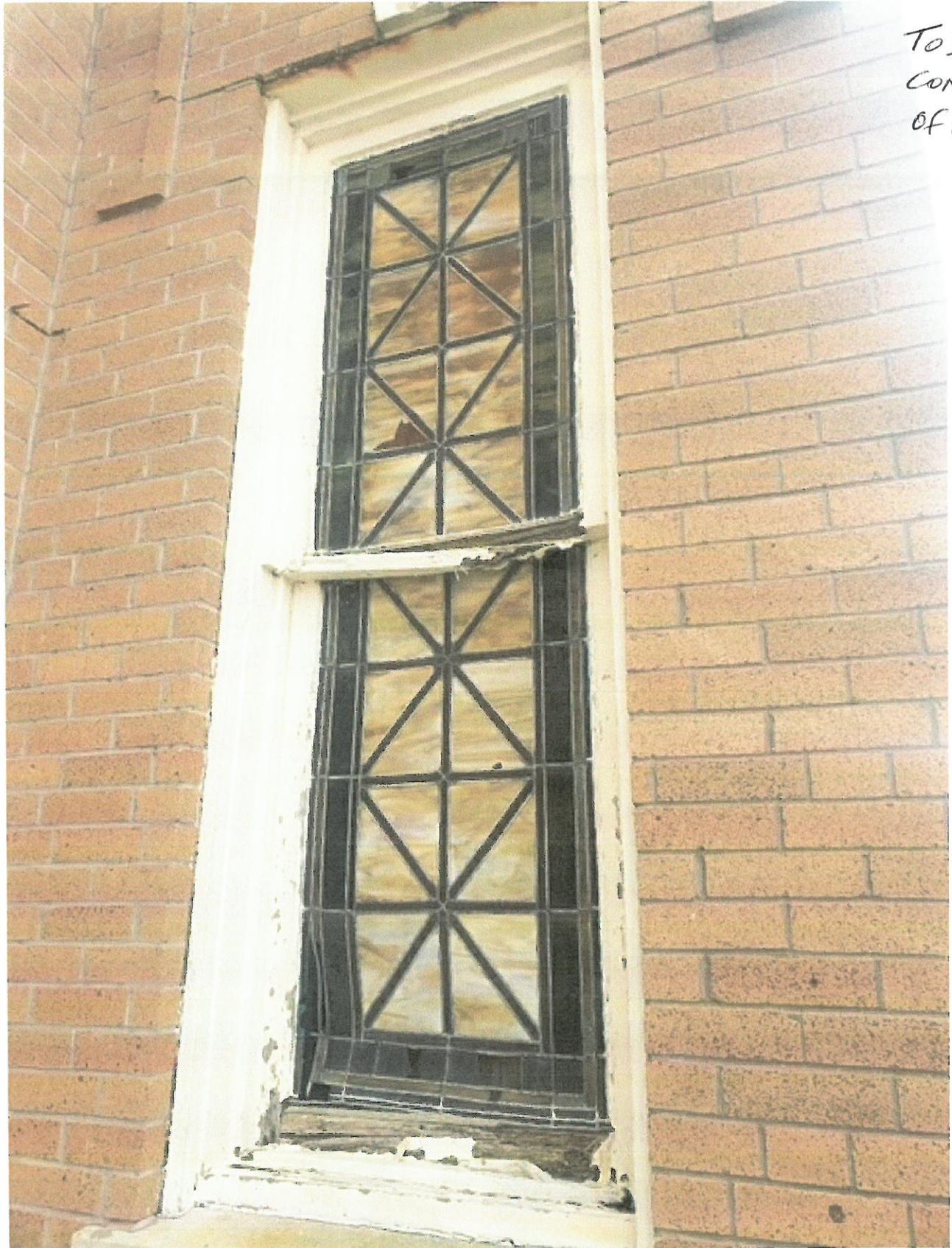
South - Rusk St.
17 windows



FANNIN - WEST
31 windows

FANNIN WEST

TO SHOW
CONDITION
OF WINDOW



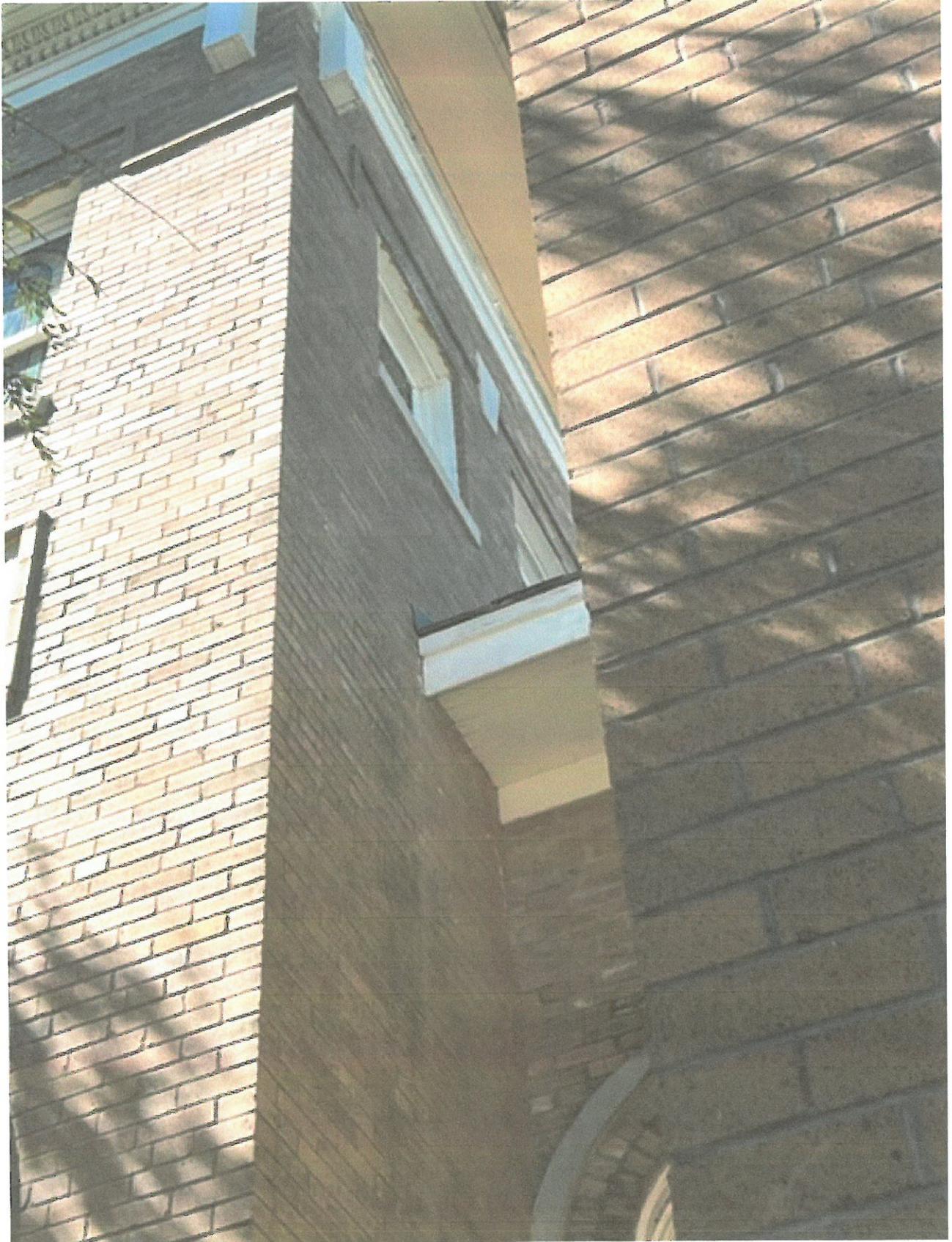
EAST 1+2



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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



Date: 3/15/2022

BID ESTIMATE UPDATED

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 / Hector	1913 National Landmark Church / 53 Total Windows	Commercial
	<ul style="list-style-type: none"> Repair / Replace EXT wood trim around all windows. 	
	<ul style="list-style-type: none"> Install new single pane glass panels on each window on EXT, trim out with appropriate 1x2, 2x2, ¼ round pine trim, caulked, scraped, primed & painted. 	
	<ul style="list-style-type: none"> See Next page attached for breakdown. 	
	<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. Not responsible for any damages to stain glass windows, we will be as careful as possible. 	
	<ul style="list-style-type: none"> The install of the windows should take approximately 1-2 weeks barring any unforeseen issues are weather related delays. 	
	<ul style="list-style-type: none"> To order the 53 glass panels in each specific size, \$19,000.00 down for materials will be required upon agreement. <u>Once glass materials are paid for, it will take about 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates. As we progress, funds toward final may be requested. Remaining balance due upon completion.</u> 	
	TOTAL BID ESTIMATE:	\$ 51,300.00



Best,

Boo Nathaniel J Bradberry

Managing Partner
Cell: 469.422.9097
Boo@njbroof.com

BREAKDOWN

Glass/Installed Only / No demo scrape / wood replacement, Etc. (Hector)

Glass Cost / These figures below do not consider any of the rotten wood repair or adding the 1x2s, 2x4s, 2x6s, so that they can fit into place or any of caulking, scraping or painting. Without all of the other work done, the glass cannot be installed.

1 Quantity – 59” x 23” Picture Window – 300 per (\$ 300)
9 Quantity – 37” x 87” Picture Window – 300 per (\$ 2,700)
4 Quantity – 29” x 87” Picture Window – 250 per (\$ 1,000)
4 Quantity – 33” x 87” Picture Window – 300 per (\$ 1,200)
2 Quantity – 47” x 87” Picture Window – 400 per (\$ 800)
10 Quantity – 33” x 67” Picture Window – 350 per (\$ 3,500)
2 Quantity – 41” x 87” Picture Window – 300 per (\$ 600)
4 Quantity – 29” x 29” Picture Window – 250 per (\$ 1,000)
4 Quantity – 37” x 49” Picture Window – 250 per (\$ 1,000)
3 Quantity – 38” x 119 Picture Window with Half Round stacked on top – 600 per (\$1,800)
2 Quantity – 33” x 53” Left Picture Window – 350 per (\$ 700)
2 Quantity – 33” x 53” Right Picture Window – 350 per (\$ 700)
2 Quantity – 47” x 60” Archtop Picture Window – 350 per (\$ 700)
4 Quantity – 71” x 48” Half Round Picture Window – 450 per (\$ 1,800)

North – 10 windows
West – 21 windows
South – 17 windows
East – 5 windows
Total Glass Panes – 53

Other Needed Materials to complete scope:

- 3-4 cases of white exterior caulk.
- 380 LF pine 1X2 to lay the new glass onto / added to all 53 windows w/ new glass.
- 2x6s for rotten windowsill / 2x4s for framing right and left sides as needed.
- 690 LF quarter round.
- Finish Nails / Framing Nails / Wood Glue.
- Demo/ Haul off debris.
- 15-20 gallons white EXT paint/primer.
- Labor to do all the caulking, painting, quarter round, reframing, adding 1x2s, adding 2x4s, adding 2x6s.

***Due to the extreme volatility of building products currently, this bid is good for 14 days. If 14 days have passed, then this bid estimate may be greater or lesser than what is quoted herein at that time.**



DATE: May 5, 2022

TO: Annette Lall
102 N. Fannin Street
Rockwall, Texas, 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2022-002; Certificate of Appropriateness (COA) for 303 E. Rusk Street

Annette Lall:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on 04/21/2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a Stop Work Order in accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC). The Stop Work Order may be lifted by the Historic Preservation Advisory Board (HPAB) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to.
- (2) 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

On April 21, 2022, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness for the addition of glass panel in front of the stain glass windows and replacement of the trim by a vote of 4-0, with Board Members Adams, Miller, and Bowlin absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee,
Planner