



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



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: September 19, 2024

APPLICANT: Annette Lall

CASE NUMBER: H2024-019; *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 exterior alterations on 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.

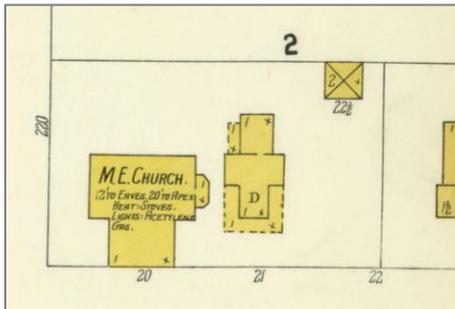


FIGURE 1: 1900 SANBORN MAPS

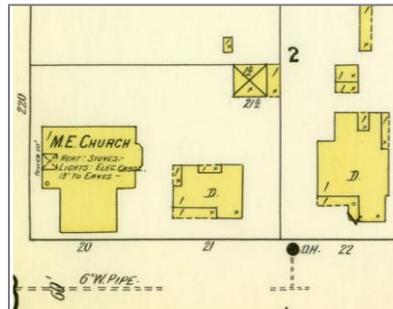


FIGURE 2: 1911 SANBORN MAPS

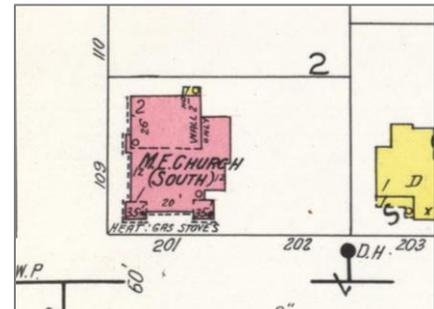


FIGURE 3: 1934 SANBORN MAPS

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 appealed the HPAB's decision to the City Council, which was denied by a vote of 7-0. A representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation project, which was reviewed by the Historic Preservation Advisory Board (HPAB) at the



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

December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation of the building 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 of the stained-glass windows with clear glass windows to allow 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 absent. On April 21, 2022 the applicant returned to the HPAB [Case No. H2022-002] requesting to allow single pane windows to be installed in front of the stain-glass windows, and to allow the stain-glass windows to be removed in phases for repair. The applicant indicated that the stain-glass windows would be replaced once repaired; however, the HPAB had concerns about how to enforce the replacement of the stained-glass windows. Ultimately the HPAB approved a motion to approve the COA by a vote of 4-0, with the following condition of approval “(t)he 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).”

Based on the conditions of approval for Case No. H2022-002, the applicant was to return to the Historic Preservation Advisory Board (HPAB) within one (1) year of approval to provide the board with an update on the status of the Certificate of Appropriateness (COA). During this time period staff had received correspondence from the applicant on June 1, 2022 and July 14, 2022 that provided updates on the status of the single pane window installments; however, no further correspondence was received until after April 21, 2023 (*i.e. after the one (1) year deadline had passed*). Based on this the applicant failed to return to the board as was required by the Certificate of Appropriateness (COA). According to Subsection 06.03 (K), *Enforcement*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(i)n the event work is found that is not being performed in accordance with the Certificate of Appropriateness (COA), the building inspection department may suspend the Certificate of Appropriateness (COA).” In this case, the applicant did not return to the board and the approved scope of work had not been addressed. This prompted staff -- *in accordance with the condition of approval and Subsection 06.03 (K) of Article 05, District Development Standards, of the Unified Development Code (UDC)* --, to provide the applicant a notice of violation for property maintenance violations on April 24, 2023. Between April 24, 2023 and July 28, 2023, staff wrote seven (7) citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on July 28, 2023 in order to establish a new timeline.

This case [Case No. H2023-011] was ultimately approved by the Historic Preservation Advisory Board (HPAB), with the condition that the “...applicant shall be required to provide bi-annual (*i.e. every six [6] months*) updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project.” In accordance with this requirement, the applicant returned to the HPAB on March 21, 2024 [Case No. H2024-003] to request an extension. This request was denied by the HPAB by a vote of 5-0, with Board Members Litton and Lewis absent. Based on this action, staff continued enforcement action, and between March 21, 2024 to August 5, 2024 staff has written 34 citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on August 8, 2024 in order to make a new request. Staff should note, that the applicant has a court date for these citations set for September 27, 2024.

PURPOSE

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



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

Included with the applicant's request is a letter, two (2) quotes for the proposed scope of work, and numerous photos. According to the applicant's letter, Ms. Lall is requesting to remove 73 windows and replace them with new vinyl picture windows with wood trim. The applicant provided a quote from *Home Depot* indicating an eight (8) to ten (10) week timeline and a cost of \$110,209.92. In addition, the applicant indicated that the stain glass windows will be removed, restored, and replaced; however, no timeline or quote was provided. The applicant is also requesting to replace six (6) doors, and has provided a quote from *Home Depot*. The quote for the doors indicates an eight (8) to ten (10) week timeline and a cost of \$48,938.77. Lastly, the applicant's letter requests the repair and replacement of molding on the tower. A timeline or quote was not provided for this scope of work.

Staff should note that the applicant also requested the Historic Preservation Advisory Board (HPAB) dismiss all active citations and any future citations. The Historic Preservation Advisory Board (HPAB) does not have the authority to waive citations, and this portion of the applicant's request cannot be considered.

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 73 windows, six (6) doors, and molding on the exterior of the 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. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) Building Standards.

- (a) Windows and Doors. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he 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." In this case, the applicant is requesting to remove the stained-glass windows and replace them with vinyl picture windows, replace the stained-glass windows at a later date, and replace the wood doors with fiberglass doors. The proposed change from stained-glass framed with wood to vinyl picture windows would represent a change that is not typical of the style and period of the structure. In addition, the replacement of the existing wood doors with fiberglass doors is not typical of the time period or style of the structure and could pose an impact the historic integrity of the building; however, the existing wood doors are not original and exhibit water damage. Based on this, the HPAB will need to determine if what the applicant is proposing will damage the historic nature of the property.
- (b) Molding. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure." In this case, the applicant is proposing to repair and replace missing and damaged molding on the building's tower; however, the applicant has not indicated if the new molding will match the existing. Given this, staff cannot determine if this aspect of the request impacts the historic integrity of the subject property.

Staff should note that this request is similar to three (3) previous requests [Case No. H2005-010, Case No. H2005-011, & Case No. H2021-005] the applicant made to the Historic Preservations Advisory Board (HPAB). In the Certificate of Appropriateness (COA) Case No. H2005-010 the applicant requested to replace the stained-glass windows with clear glass, which was denied by the HPAB, then appealed to City Council who denied the request. In the Certificate of Appropriateness (COA) Case No.

H2005-011 the applicant requested to install opaque windows and reinstall the stained glass windows within three (3) years. This request was ultimately approved, but the work was never started/completed. In the Certificate of Appropriateness (COA) for Case No. H2021-005, the applicant requested to replace the stained-glass windows with clear glass, and this case was denied by the HPAB.

Based on the applicant's [1] inability to provide a timeline for the repair and replacement of the stained-glass windows, [2] the proposed improvements/materials do not appear to be like-in-kind or consistent with the time period of the structure, and [3] the fact that the board has approved similar requests in the past without the applicant starting/completing the work, staff would recommend that the HPAB deny the applicant's request without prejudice. This will give the applicant the ability to resubmit a new application that could better conform with the *Historic Guidelines*, provide more detail concerning the proposed molding, and provide timelines for the replacement of the stain-glass windows; however, a request for a Certificate of Appropriateness (COA) is a discretionary decision for the HPAB.

NOTIFICATIONS

On September 6, 2024, staff mailed 57 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

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) This Certificate of Appropriateness (COA) will expire three (3) months after the approval date of this case (*i.e. December 19, 2024*); however, the applicant can request an extension of this time period from the Historic Preservation Advisory Board (HPAB) by requesting an appointment with the board prior to the expiration date.
- (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) *DOORS, WINDOWS, MOLDING*
- 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]

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.*

ADDRESS *102 N FANNIN ST*

ROCKWALL, TX 75087

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, DOOR, MOLDING*

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

\$ 171,896.51

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.

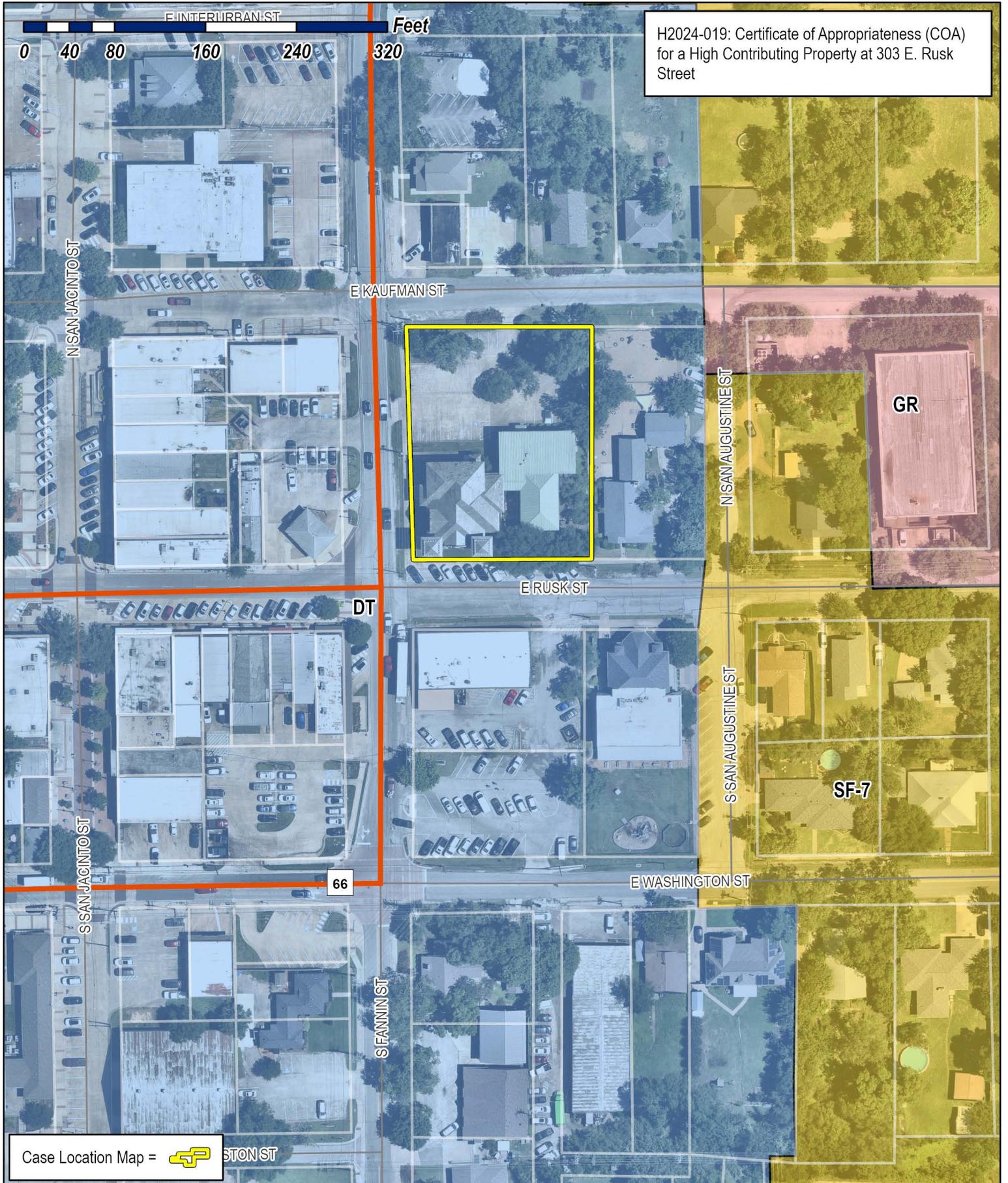
See ATTACHED

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 _____

APPLICANT'S SIGNATURE *Annette Lall*



H2024-019: Certificate of Appropriateness (COA) for a High Contributing Property at 303 E. Rusk Street

Case Location Map =  STON ST



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.

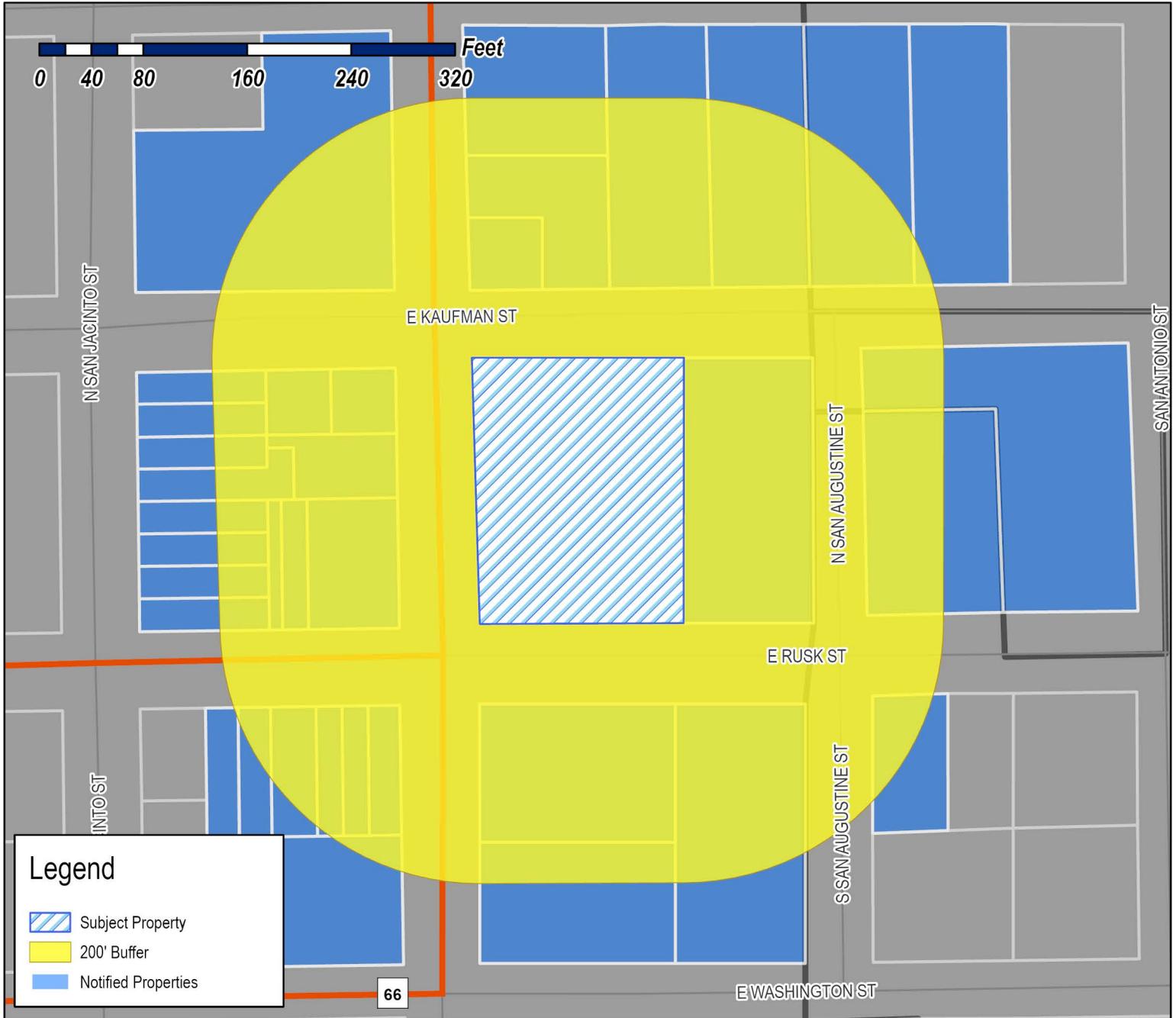




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Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2024-019
Case Name: COA for a High Contributing Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 9/3/2024

For Questions on this Case Call: (972) 771-7745



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

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

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-019: Certificate of Appropriateness for 303 E. Rusk Street

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 exterior alterations on 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.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, September 19, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, September 19, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2024-019: Certificate of Appropriateness for 303 E. Rusk Street

Please place a check mark on the appropriate line below:

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

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

Four horizontal grey bars for providing reasons for the response.

Name: [Grey box for name]

Address: [Grey box for address]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

August 8, 2024

His Covenant Children, Inc.
303 E. Rusk Street
Rockwall, Tx. 75087
214-543-2807
Legacyvillage-rock@att.net

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

Re: Application for Certificate of Appropriateness

Request for Citations to be stopped due to additional time for manufacturing and installation of doors, windows and crown molding.

Request for Citations to be stopped when the work is in progress.

Project Description

73 windows will be removed due to rotted wood and inadequate support structure to hold windows and replaced by vinyl picture windows with wood trim, wood brick mold to mirror what's presently there. Stain glass will be restored and inserted on the inside of the window at a later date. See attached photo defining the picture and large windows after installation, marked by A. Also attached B are the pictures of windows to be replaced by Home Depot, Rockwall, Texas. Attached BB Home Depot Price Quote. Timeline 8-10 weeks, pending approval from HPAB, installation timeline 7 days.

6 doors will be replaced by fiberglass doors with wood brick mold and trim. Attached C are the doors to be replaced by Home Depot, Rockwall, Texas. Timeline 8-10 weeks pending approval from HPAB, installation timeline 5 days.

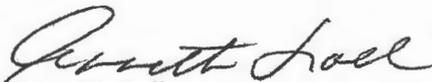
Casciplaster – 8 – 10 weeks to make tower molding and installation. See attached D.

Work performed during June 2024 – 5 steps repaired, skirting power washed and repainted. Before and after photos provided, Attached E.

I humbly ask the Board to dismiss all Citations totaling \$5,112.00 and future Citations, since every dollar is needed for restoration of this National Historical Landmark, Attached F.

Your consideration is greatly appreciated.

Sincerely,



Annette Lall

His Covenant Children, Inc.

SIMONTON 6500 COLLECTION



Energy Savings

The energy-efficient glass package can be customized to meet ENERGY STAR® criteria in any region for superior thermal performance and to maximize your home's interior comfort

Exceptional Quality

Simonton 6500 windows feature fusion-welded construction, custom-built to your home's exact size and specifications, for weathertight protection from the elements and durability.

Premium Vinyl

Simonton vinyl is crafted with high-quality raw materials for exceptional durability, thermal efficiency, and resistance to weather, insects and decay.

Simonton 6500 windows feature an energy-efficient 7/8" insulating glass unit with double-strength ProSolar™ Low-E Glass, Argon gas and the Supercept® spacer system. Additional glass options enhance acoustics, security, privacy and fade protection.

BB

- ENERGY STAR CERTIFIED
- SOUND & SECURITY GLASS
- TRIPLE-PANE GLASS
- SAFETY GLASS
- PRIVACY GLASS
- MISSILE-C COASTAL IMPACT PROTECTION
- TINTED GLASS

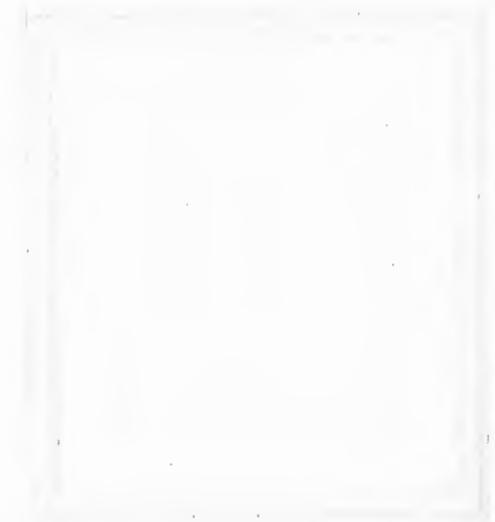
■ ENERGY STAR MOST-EFFICIENT
Select styles recognized as Most Efficient of ENERGY STAR in 2024.



■ VINYL INTERIOR & EXTERIOR COLOR



Driftwood



ENERGY STAR® WINDOWS

Simonton offers optional region-specific ENERGY STAR glass packages designed to deliver optimal energy performance and comfort in any climate.

AAMA GOLD CERTIFICATION

The AAMA Gold Label on Simonton-built windows and doors verifies our products are manufactured to the industry-leading AAMA Gold Certification Program. This quality assurance testing delivers durable, weather-resistant and energy-efficient products for your home.



CUSTOMER PRICE QUOTE



Date:	07/16/2024	Branch:	Dallas
Design Consultant:	James Mayfield	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(903) 217-5673	License(s)	

Installation Address	102 North Fannin		
City, State, Zip	Rockwall	TX	75087
Job #	F44432140		
Purchaser(s):	Work Phone	Home Phone	Cell Phone
ANNETTE LALL	(214) 543-2807		(214) 543-2807

Quote Name: Copy of Copy of Copy of Simonton 6500 driftwood

Your Project Price			
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 08/15/2024	\$2,755	\$137,762.41
Buy More Save More Savings			-\$27,552.48
Current Promotions: Valid through promotional period only			
Your Price Today:		\$2,204	\$110,209.92

This is a price quote and does NOT constitute a Sales Contract
IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote.
See promotion & financing options below or ask your Design Consultant for details.

* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.
 (APR and Term based on qualifying credit approval for Home Depot Project Loan)

PROFESSIONAL INSTALLATION

Licensed, insured and trusted
 Experts from measurement to
 Installation to cleanup



TOTAL PROJECT MANAGEMENT

Team of dedicated professionals
 Assigned to oversee every step of
 Your project



SUPERIOR WARRANTIES

The Home Depot stands behind
 Your job; labor, materials and
 Your satisfaction guaranteed by
 The Home Depot



Quote Name: Copy of Copy of Copy of Simonton 6500 driftwood Page of 13

CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
PROJECT SPECIFICATIONS	
4 Simonton 6500 Quarter Round W/Legs	
Quarter Round W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 46, UI- 82	
5 Simonton 6500 Half Round	
Half Round, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 19, UI- 57	
1 Simonton 6500 Half Round	
Half Round, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 72, H- 36, UI- 108	
5 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 48, UI- 96	
3 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 48, UI- 86	
16 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 72, UI- 110	

Quote Name:

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CUSTOMER PRICE QUOTE



Promotional Offer:

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at <https://homedepot.com/licensenumbers> or at the Special Services Desk in The Home Depot® store. Visit <https://homedepot.com> or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.

CUSTOMER PRICE QUOTE



Contractor Licenses:

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Quote Name:

Page of

CUSTOMER PRICE QUOTE



Date:	07/16/2024	Branch:	Dallas
Design Consultant:	James Mayfield	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(903) 217-5673	License(s)	

Installation Address	102 North Fannin		
City, State, Zip	Rockwall	TX	75087
Job #	F44432140		
Purchaser(s):	Work Phone	Home Phone	Cell Phone
ANNETTE LALL	(214) 543-2807		(214) 543-2807

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Current Promotions: Valid through promotional period only			
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PROFESSIONAL INSTALLATION

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 Experts from measurement to
 Installation to cleanup



TOTAL PROJECT MANAGEMENT

Team of dedicated professionals
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 Your project



SUPERIOR WARRANTIES

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 Your job; labor, materials and
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 The Home Depot



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CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
PROJECT SPECIFICATIONS	
2 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 87, UI- 135	
5 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 87, UI- 123	
11 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 87, UI- 125	
6 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 30, H- 87, UI- 117	
5 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 96, UI- 134	
1 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 60, H- 24, UI- 84	

Quote Name: Page of

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Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

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CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
PROJECT SPECIFICATIONS	
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Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 24, UI- 60	
2 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 60, UI- 96	
2 Simonton 6500 Eyebrow W/Legs	
Eyebrow W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 48, UI- 96	
4 Simonton 6500 Half Round W/Legs	
Half Round W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 72, H- 47, UI- 119	
Job Level and Labor Options	
1-New Exterior Wood Casing / Replace Rotted Wood F&I (Per Lineal Ft.), 4-High Large Window Access Charge > 150 UI (Per Opening), 50-Window / Door Wraps - F&I Up To 120 UI (Per Each), 23-Window / Door Wraps - F&I 120-150 UI (Per Each)	

Quote Name: Page of

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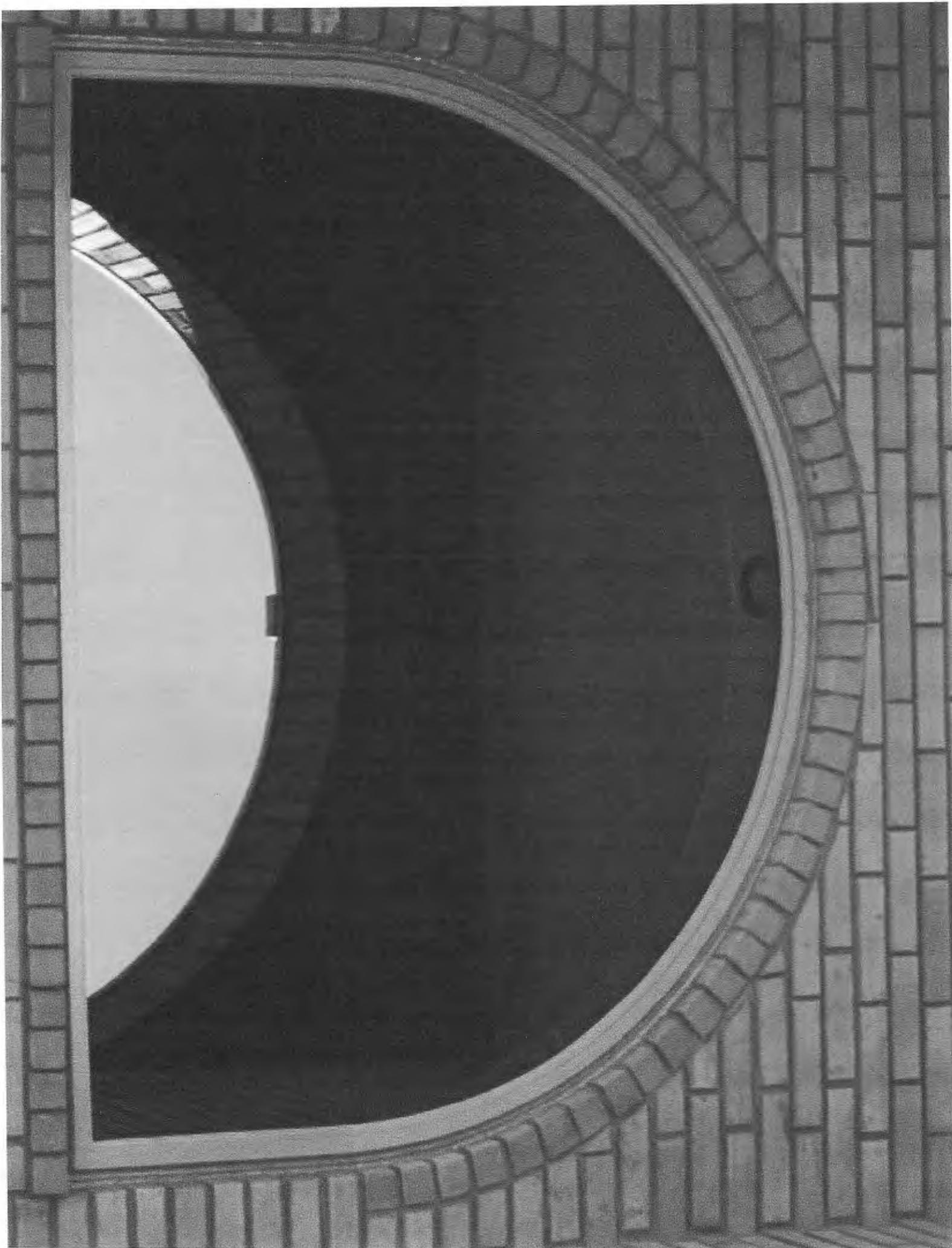
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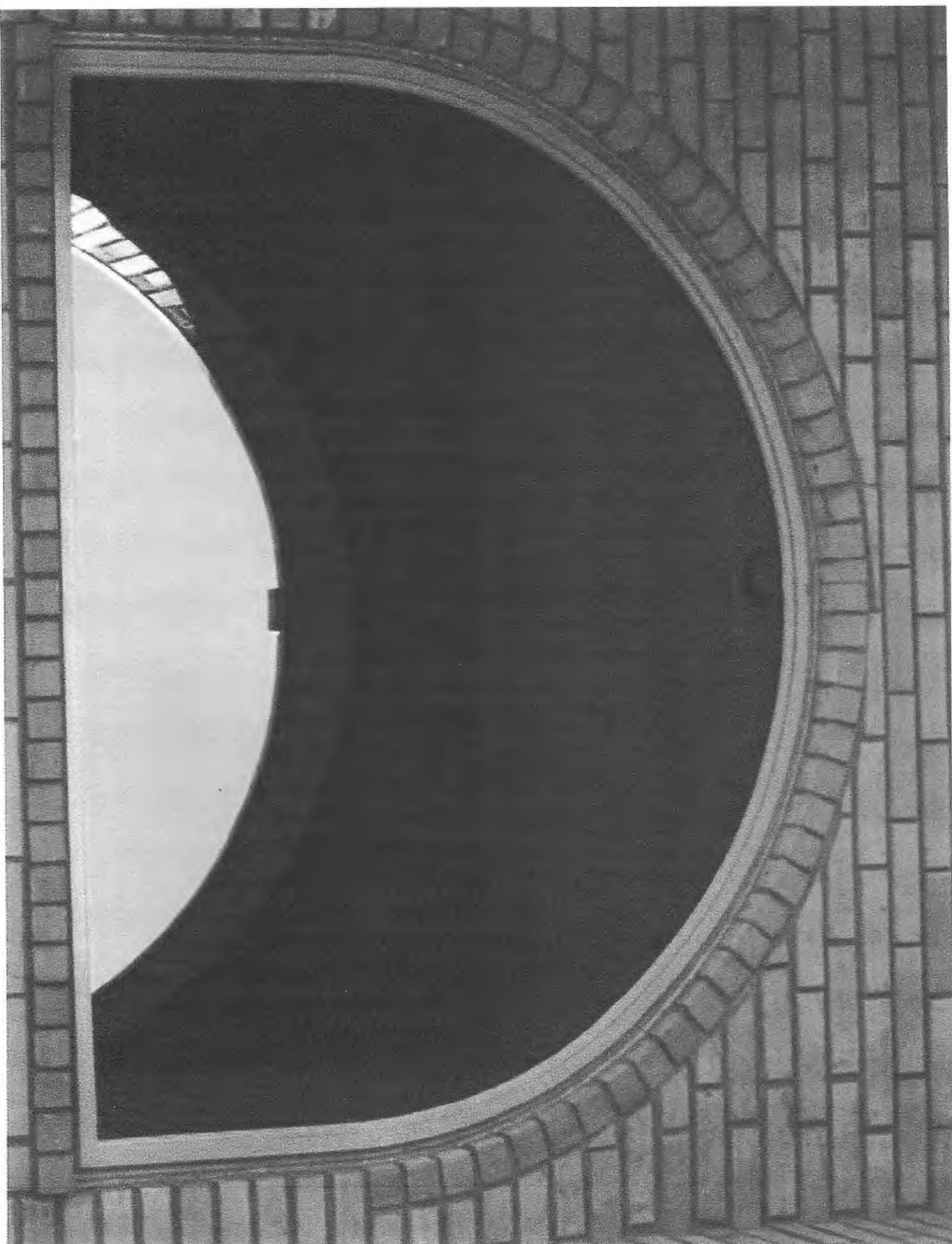




(A)

FINISHED WINDOW WOULD
LOOK LIKE THOSE MARKED BY
ARROW





(B)



North Side Church
14 Windows

Family Room Sign Files North Side

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

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Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

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Standard Glass

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Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

FAMILY ROOM WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



FAMILY ROOM WINDOW

Standard 6500	Picture Window	30.00" x 87.00"	Driftwood Exterior	Driftwood Interior
Standard Glass				



FAMILY ROOM WINDOW

Standard 6500	Picture Window	60.00" x 24.00"	Driftwood Exterior	Driftwood Interior
Standard Glass				

~



South Side Church

18 INTERNATIONAL Windows

Kitchen Signifies South Side
KITCHEN WINDOW

Standard Glass Standard Glass 72.00" x 47.00" Driftwood Exterior Driftwood Interior

KITCHEN WINDOW

Standard Glass Standard Glass 72.00" x 47.00" Driftwood Exterior Driftwood Interior



KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



KITCHEN WINDOW

Simonton 6560 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass



KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

② **KITCHEN WINDOW**

Simonton 6500 Half Round 36.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass

③ **KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 96.00" Driftwood Exterior Driftwood Interior
Standard Glass

④ **KITCHEN WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior
Driftwood Interior Standard Glass

⑤ **KITCHEN WINDOW**

Simonton 6500 Eyebrow W/ Legs 48.00" x 48.00" Driftwood Exterior Driftwood Interior
Standard Glass

⑥ **KITCHEN WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior
Driftwood Interior Standard Glass

⑦ **KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 96.00" Driftwood Exterior
Standard Glass

KITCHEN WINDOW

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

KITCHEN WINDOW

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

KITCHEN WINDOW

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 48.00" Driftwood Exterior Driftwood Interior
Standard Glass



East Side Church

15 Windows

1900

Living Room Signifies East Side

21 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 60.00" Driftwood Exterior Driftwood Interior
Standard Glass

22 **LIVING ROOM WINDOW**

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass

23 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 96.00" Driftwood Exterior Driftwood Interior
Standard Glass

24 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

25 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

26 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass



LIVING ROOM WINDOW

Simonton 6500 Half Round 72.00" x 36.00" Driftwood Exterior Driftwood Interior
Standard Glass



LIVING ROOM WINDOW

Simonton 6500 Picture Window 20.00" x 80.00" Driftwood Exterior Driftwood Interior
Standard Glass



LIVING ROOM WINDOW

Simonton 6500 Picture Window 20.00" x 80.00" Driftwood Exterior Driftwood Interior
Standard Glass

LIVING ROOM WINDOW

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

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Standard Glass

LIVING ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 48.00" Driftwood Exterior Driftwood Interior
Standard Glass

LIVING ROOM WINDOW

Simonton 6500 Picture Window 30.00" x 48.00" Driftwood Exterior Driftwood Interior
Standard Glass



West Side Church

26 Windows

INTERNAL

Office signifies West Side

OFFICE/COMPUTER WINDOW

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass

OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 38.00" x 96.00" Driftwood Exterior Driftwood Interior
Standard Glass

OFFICE/COMPUTER WINDOW

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass

OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 38.00" x 19.00" Driftwood Exterior Driftwood Interior
Standard Glass

10 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round W/ Legs 72.00" x 47.00" Driftwood Exterior Driftwood Interior
Standard Glass

11 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round W/ Legs 72.00" x 47.00" Driftwood Exterior Driftwood Interior
Standard Glass

12 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

13 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass

14 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

15 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

② **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

③ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

④ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass

⑤ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior
Driftwood Interior Standard Glass

⑥ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Eyebrow W/ Legs 48.00" x 48.00" Driftwood Exterior Driftwood Interior
Standard Glass

⑦ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior
Driftwood Interior Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior
Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior
 Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior
 Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior
 Standard Glass



OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior
 Standard Glass



Multi-Point Locking Systems (MPLS)

Engages the door and frame at three critical points from top to bottom for enhanced stability compared to traditional deadbolt assemblies. Features premium stainless steel construction that resists corrosion.

Standard hardware includes knob & deadbolt.



Finish Options



Sill Type



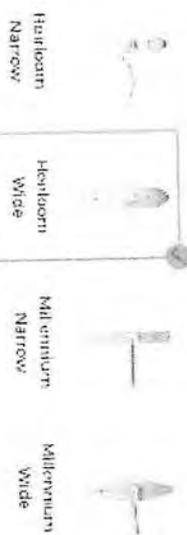
Composite Outswing



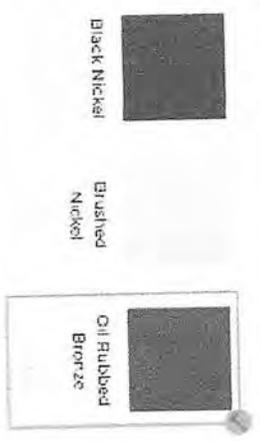
Rubber Access With Thermal Break

Handset Options

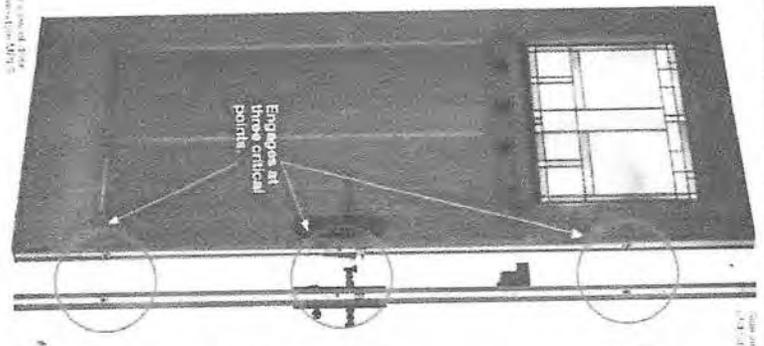
Multi-Point Lock Type



Multi-Point Lock Finish Options



1. Operates at three critical points



Engages at three critical points.

Tongue



- 1 Self-lubricating door
- 2 Premium stainless steel deadbolt
- 3 Integrated reinforcing device

Shotbolt for door opens with standard method



Timeline from Sale Date to Installation Start: 8-10 weeks
Actual Installation timeline: 5 days





HOME SERVICES

THERMA-TRU[®] DOORS

THE DOOR SYSTEM YOU CAN BELIEVE IN

Fiber-Classic & Smooth-Star Doors

- 1 **Weather Resistance**
Composite rails protect the door at the top and bottom edges to help block moisture that can wick into doors.
- 2 **Security**
An enhanced lock block combined with 1-1/2" engineered lumber lock stile increases rigidity and stability.
- 3 **Durability**
With very little maintenance, a fiberglass door can bring a home years of durability. Unlike wood, fiberglass will not warp or rot. And, unlike steel, it will not dent or rust.
- 4 **R-Values**
Built with a polyurethane foam core that offers up to four times the insulating R-Value of wood*, Therma-Tru fiberglass doors insulate against cold and heat for exceptional energy efficiency.

*Comparison of fiberglass to wood doors (both without glass).

Promotions

Therma-Tru 15% Off Promotion | x

Deposit

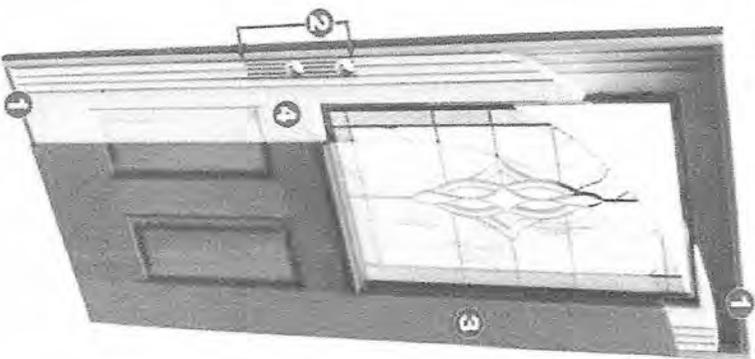
100 % \$

Package Price \$57,186.59

You Save ① \$8,247.82

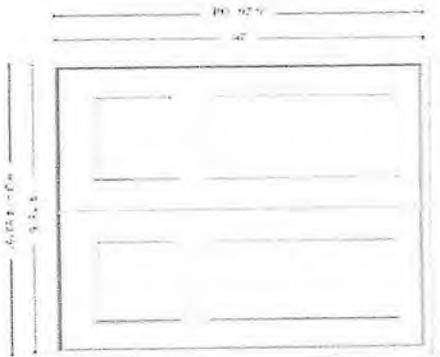
Subtotal \$48,938.77

Balance \$0.00



Door 1

Decorative Fiberglass Double Paneling



Show Details

Exclude

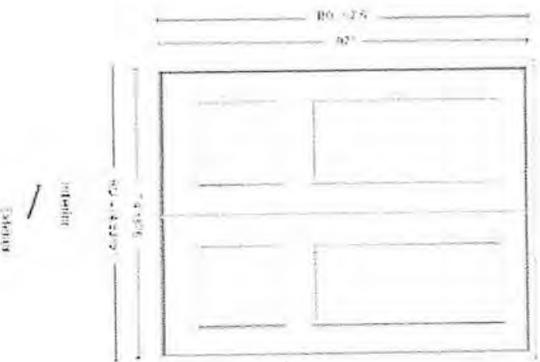
Includes: multi-lock system for hardware, Pg 6
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.

Qty 1

\$7,699.89

Door 2

Fluted Low Glass Double Paneling



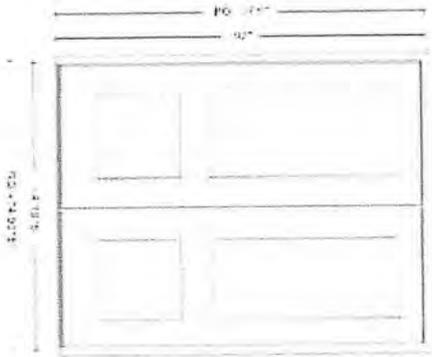
Show Details

Exclude

Includes: multi-lock system for hardware, Pg 6
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.

Qty 1

\$7,699.89



Door 3

Exterior - Ineorglase Double Plywng

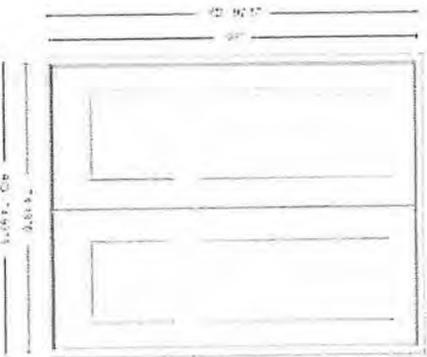
Qty 1

\$7,699.89

Show Details

Exclude

Includes: multi-lock system for hardware, Pg 6
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.



Door 4

Exterior - Ineorglase Double Plywng

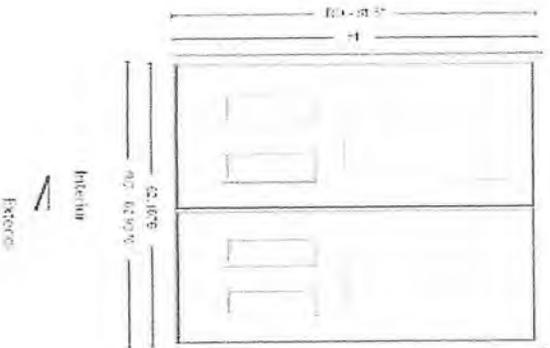
Qty 1

\$7,699.89

Show Details

Exclude

Includes: multi-lock system for hardware, Pg 6
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.



Door 5

Exterior Fiberglass Double Doorway

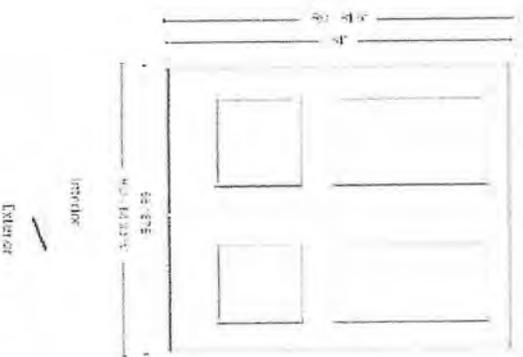
Qty 1

\$6,861.07

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6
 Low E Glass in double doors
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.



Door 6

ANNEX BUILDING

Exterior Fiberglass Double Doorway

Qty 1

\$5,069.52

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6
 New subsill, New composite frames, public access sill,
 Ball bearing hinges matching hardware color, replace all rotten wood.
 Labor, Materials, Installation included.

Door 7

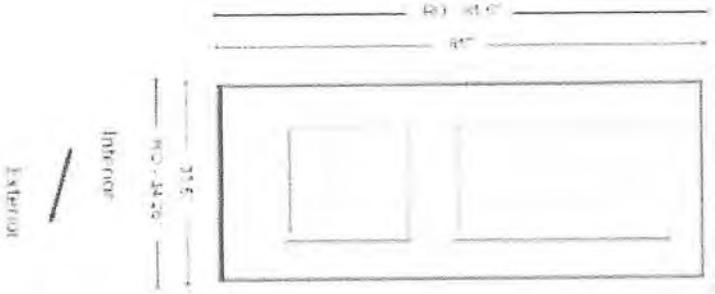
Qty 1

\$3,103.81

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6
New subsill, New composite frames, public access sill,
Ball bearing hinges matching hardware color, replace all rotten wood.
Labor, Materials, Installation included.



Door 8 *ANNEX BUILDING*

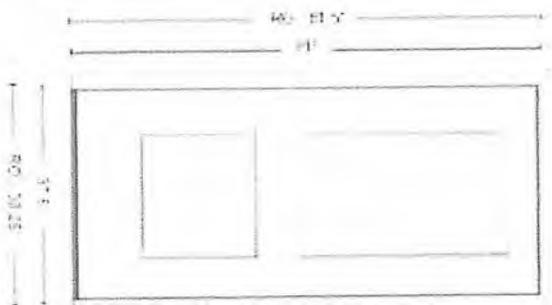
Qty 1

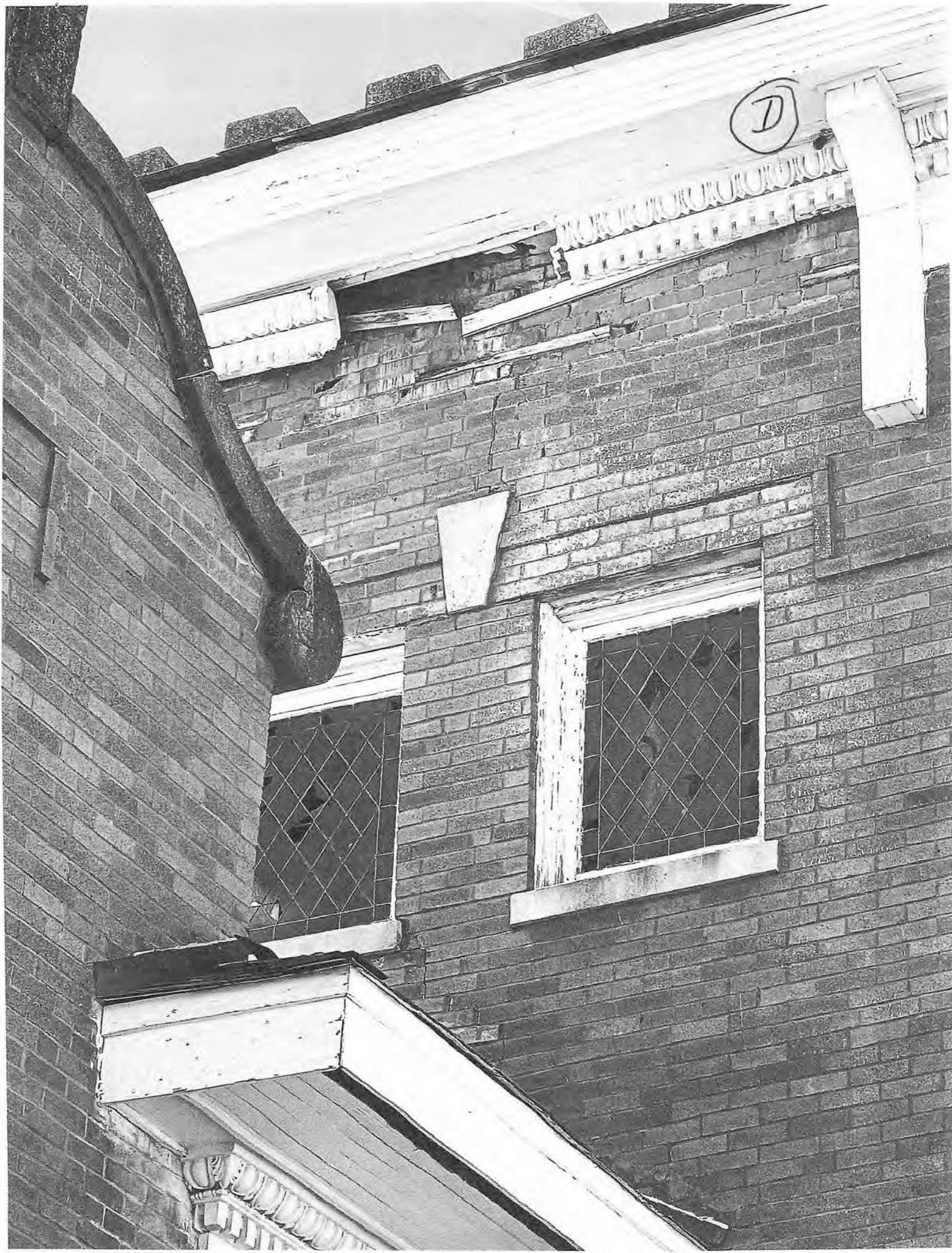
\$3,103.81

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6
New subsill, New composite frames, public access sill,
Ball bearing hinges matching hardware color, replace all rotten wood.
Labor, Materials, Installation included.















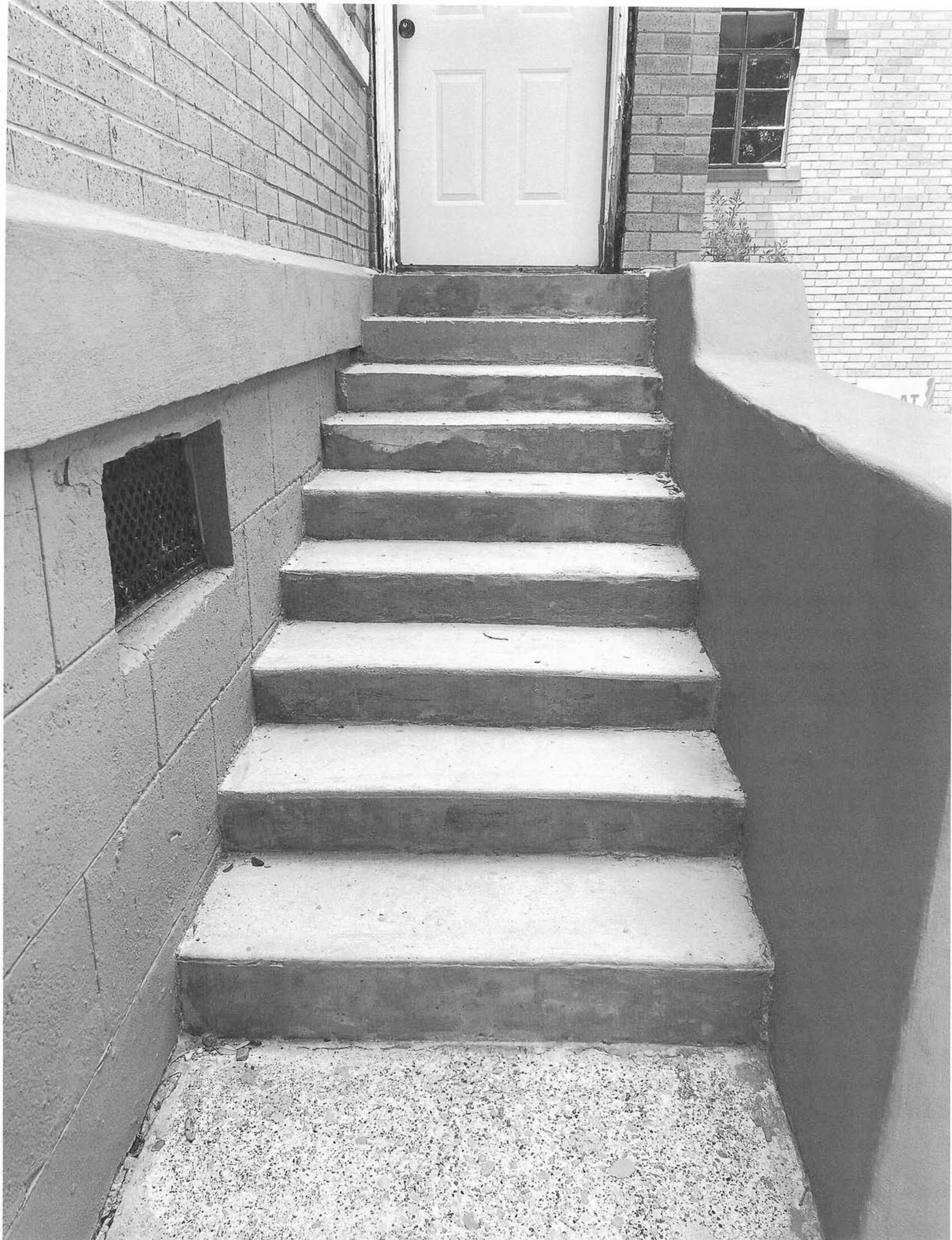


FIRST METHODIST CHURCH
OF ROCKY HILL
1859-1860
ROCKY HILL, CT.
DESIGNED BY
WALTER DUNN
CONSTRUCTION BY
JAMES H. HARRIS
AND COMPANY OF NEW YORK









August 8, 2024

F

His Covenant Children, Inc.
303 E Rusk Street
Rockwall, Tx. 75087
214-543-2807
Legacyvillage-rock@att.net

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

Re: Citations issued by City of Rockwall

1.	3/26/24 -	CE 1049	-	284.00
2.	4/01/24 -	CE 1053	-	284.00
3.	4/05/24 -	CE 1056	-	284.00
4.	4/12/24 -	CE 1482	-	284.00
5.	4/23/24 -	CE 1487	-	284.00
6.	4/30/24 -	CE 1488	-	284.00
7.	5/08/24 -	CE 1418	-	284.00
8.	5/12/24 -	CE 1497	-	284.00
9.	5/24/24 -	CE 0726	-	284.00
10.	6/03/24 -	CE 0729	-	284.00
11.	6/10/24 -	CE 0732	-	284.00
12.	6/17/24 -	CE 0737	-	284.00
13.	6/24/24 -	CE 1062	-	284.00
14.	7/01/24 -	CE 1066	-	284.00
15.	7/08/24 -	CE 1068	-	284.00
16.	7/16/24 -	CE 1071	-	284.00
17.	7/22/24 -	CE 1073	-	284.00
18.	7/29/24 -	CE 1077	-	284.00

TOTAL \$5112.00

Sincerely,



Annette Lall
His Covenant Children, Inc.



DATE: November 1, 2024

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

CC: His Covenant Children Inc.
303 E. Rusk Street
Rockwall, TX 75087

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

SUBJECT: H2024-019; 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 denied by the Historic Preservation Advisory Board (HPAB) on September 19, 2024. The following is a record of all voting records:

Historic Preservation Advisory Board

On September 19, 2024, the Historic Preservation Advisory Board approved a motion to deny the COA without prejudice, by a vote of 5-0, with Board Member Miller and Freed absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department