

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (1) -

OLD ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

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

Address of Property: <u>303 E Rusk</u> Street Address			
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: _____			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>Olde Town Rockwall</u> _____ National Register District _____ Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>His Covenant Children</u>		Street Address: <u>303 E. Rusk</u>	
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Telephone Number (preferably daytime) <u>972-771-3431</u>			
Authorized Contact: <u>Annette Lall</u> (if different from Owner)		Street Address: <u>303 E Rusk</u>	
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u> Telephone Number (preferably daytime) <u>972-771-3431</u>
Description of Property Appearance (architectural style, square footage,...etc.): <u>Church Building</u>			
Statement of Significance (year built, historical context,...etc.) <u>1911</u>			
Owner's Signature <u>Annette Lall</u> <u>for His Covenant Children</u>		City of Rockwall Use Only:	Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

**HIS COVENANT CHILDREN, INC
303 E. RUSK STREET
ROCKWALL, TEXAS 75087
972-771-1761**

December 11, 2003

**Planning and Zoning Department
City of Rockwall
385 South Goliad
Rockwall, Texas 75087**

Attn: Community Development Department

The following is provided as per the application process:-

The legal description of the property is the Griffith Addition, Lot A, Block 2.

Statement of costs for the restoration work,

Projection of time 3 – 7 years

Due to the enormous costs to finish this building, we are asking that the taxes currently paid be exempt for 7 years.

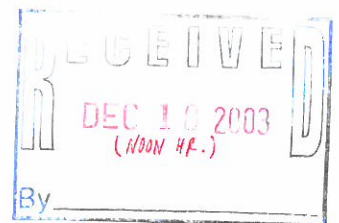
Please advise if there is any other financial assistance available for this great cause.

Your concern in this matter is greatly appreciated.

Sincerely,



Annette Lall





CITY OF ROCKWALL
- FACSIMILE -
COVER PAGE

Date: **August 12, 2003**

From:

**James Williams
City Planner
Community Development Bldg.
385 South Goliad
Rockwall, Texas 75087**

Phone Number:

(972) 772-6440

Fax Number:

(972) 771-7748

E-mail address:

jwilliams@rockwall.com

To:

Annette Lall

Fax Number:

(972) 771-6856

Telephone Number:

No. of pages (incl. cover page):

3

Message:

Annette,

Please find the attached copies of the public notice regarding consideration of your property as a historic landmark property and the memo that I am sending to City Council regarding amendment of the tax incentive ordinance to accommodate non-residential properties (i.e. Landmark Properties).

If you require any additional information please contact me at the number listed above.

Thanks.

Respectfully,

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

August 6, A.D. 2003



Michael Gresham
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

- a) is personally known to me, or
 b) provided the following evidence to establish his/her identity. _____

on the 12th day of August, A.D. 2003.
to certify which witness my hand and seal of office.



Notary Public, State of Texas



Legal Notices

Legal Notices

PUBLIC NOTICE

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **August 21, 2003 at 6:30 p.m.** at the Rockwall City Hall, 385 South Goliad, Council Chambers - Conference Room, Rockwall, Texas to consider the following items:

H2003-01

Discuss and consider a request from Lisa Place owner of 406 Williams Street (F & M Addn., Block 5, Lot B) for a Certificate of Appropriateness (CofA) to permit painting of the exterior brick and additional alterations to the structure.

H2003-002

Discuss and consider a request from Dorothy Dunn owner of 301 South Clark (B.F. Boydston, Block 49A) for a Certificate of Appropriateness (CofA) to permit the replacement of the garage on the rear of the subject property adjacent to Hartman Street.

H2003-003

Discuss and consider a request from Michael Pittman for a Certificate of Appropriateness (CofA) on behalf of the owner of a single, 0.459-acre lot (Griffith Addition; Block 11, Lot C) known as 507 East Rusk located on the northwest corner of Rusk and Tyler to accommodate the addition of a proposed new porch on the front of the existing folk, L-plan residential structure.

H2003-004

Hold a public hearing and consider a request from Annette Lall of HIS Covenant Children for the designation of the property located at 303 E. Rusk (Griffith Addn., Lot A, Block 2) that includes the "Old Methodist Church" and education buildings, as a landmark property.

H2003-005

Discuss and consider a request from John Thomas on behalf of Vera Lofland owner of 402 North Fannin (B.F. Boydston, Block 32B & 32E) for a Certificate of Appropriateness (CofA) to permit demolition or relocation of the structure currently located on the subject lot.

All interested persons are invited to attend.

Advertising Receipt

Rockwall County News

316 S Goliad, Ste 107
PO BOX 819
Rockwall, TX 75087
Phone: 972-722-3099
Fax: 972-722-3096

ROCKWALL, CITY OF- LEGALS
ATTN: DOROTHY BROOKS
385 SOUTH GOLIAD
ROCKWALL, TX 75087

Cust#: 01100978-000
Ad#: 17509104
Phone: (972)771-7700
Date: 08/05/03

Ad taker: 16 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	08/06/03	08/06/03	1	68.00		68.00

Payment Reference:

161589
JAMES S WILLIAMS
PLANNING DEPARTMENT
PUBLIC NOTICE
8/6

Total: 68.00
Tax: 0.00
Net: 68.00
Prepaid: 0.00

Total Due 68.00

under my hand and seal of the Court at his 1st day of August, 2003.

KAY MCDANIEL, District Clerk
Rockwall County Government Center
Rockwall, Texas 75087

By: Betty Williams, Deputy

Legal Notices

Legal Notices

PUBLIC AUCTION

ESCR	ST	LIC	VIN	
DR	TX	J76WKH	2MEBM75FXJX676704	
	TX	WVT20T	2G3AJ51W6J9354064	
	TX	F17VMG	1FAPP6245PH220281	
	TX	P08JPV	1FAPP9598KW151471	
	TX	P48HYN	1JCWD7414GT161355	
PK	TX	7TLR19	CCL448S221499	
	TX	R10WJM	1G2WP14W9JF259308	
PK	TX	B61WMP	JA3CR46VXLZ032496	
	TX	1DXZ20	1GCGC24K3KE131992	
DR	TX	XYT55B	1G1LV14W3JE668987	
	TX	N/A	2G1WL54T1L1180982	
	TX	F45VDF	JM1GD2223J1526504	
PK	TX	VF8904	F10DK710194	
	TX	BA4290	3B7JE23Y2NM533099	
R	NA	NA	NA	
DR	TX	M94RMS	9F04F143689	
	TX	B64SHF	KL2TN5461MB300394	
	TX	L12MPC	1FAPP9191JT203299	
	TX	FMH45L	JACCH58E2K7909787	
	TX	XDF52R	2HGEJ6448VH113198	
	TX	NGN97R	3FAPP1685PR146102	
	TX	F85HLM	116955785	
	TX	K52ZDY	1G3AR47Y3DM525355	
	TX	P29JBP	1FABP6046JH108559	
	HTLINER	TX	R5KV93	1FUEYCYBOGH288287
	CART	NA	NA	581412-C1690
		TX	LNT20B	1LNBP96F8FY676867
		TX	P36FWY	1MEBP92F2GH687745
		TX	LDX21G	JT2RA64L4F6255325
		TX	TRJ73Z	JN1HU11POJT611271
TX		B41MYD	3FAKP113XWR207240	
TX		C68XTH	4A3CU26A3NE042506	
TX	421RPL	JS4JC51C1H4160088		

Department and Chub's Towing & Recovery, impounded and abandoned vehicles, on August 10 A.M., at S&J's located at 1825 California X 75220, 972-771-4451.

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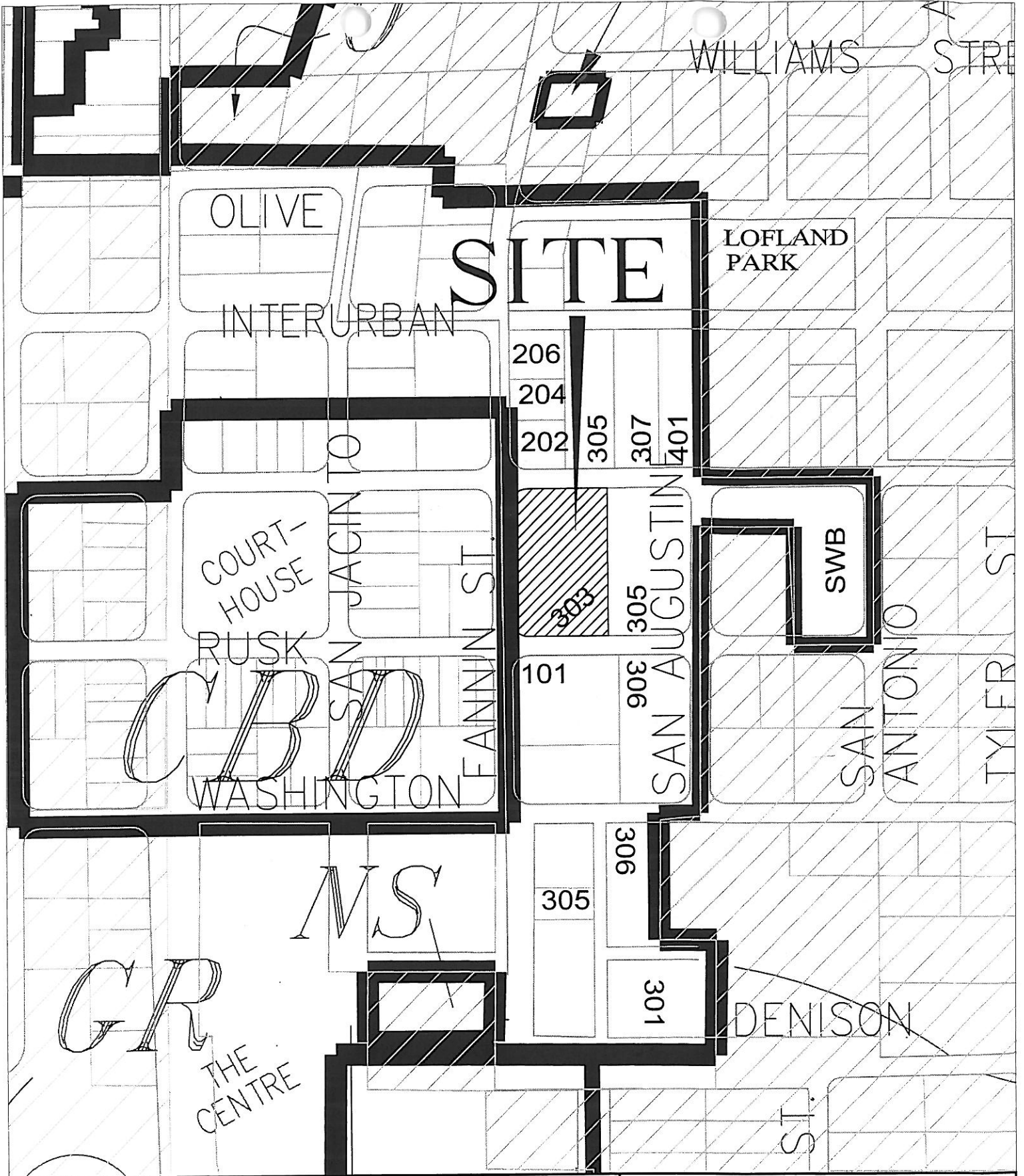
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H2003-005

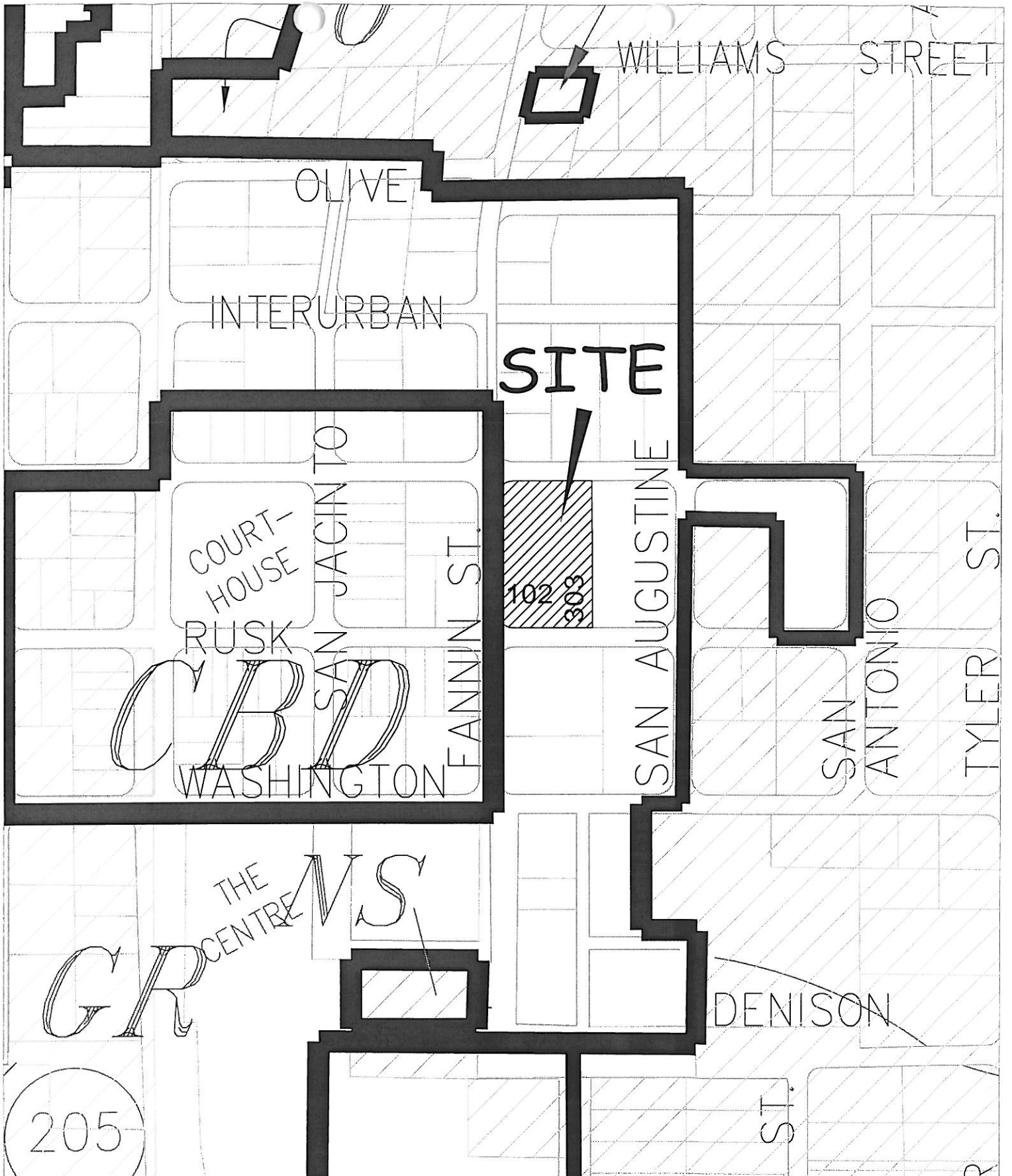
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All interested persons are invited to attend.




H2003-004
 303 East Rusk
 (Griffith Addn.; Lot A; Block 2)


 1" = 200'



Old Methodist Church/Edu. Bldg.
 102 N. Fannin/303 East Rusk
 (Griffith Addn.; Lot A; Block 2)


 1" = 200'

HIS Covenant Children, Inc. ✓
303 East Rusk
Rockwall, TX 75087
3780; Block A

C. W. Fall ✓
1216 Smirl
Rockwall, Texas 75087
4820; K; (105 N Fannin)

Peggy Jo Gray ✓
521 Kathy Drive
Mesquite, Texas 75149
4820; K; N Pt. of 3 (116 N. San Jacinto)

Hefferman and Hefferman Bookkeeping ✓
107 South Goliad
Rockwall, TX 75087
4820; K; N Pt. of 6 (104 N. San Jacinto)

Robert Cook ✓
901 Pioneer
Mesquite, Texas 75149
R'Wall OT; Bl. L; Lot Pt. 1 & 2

Colin-J Properties, Inc. ✓
P. O. Box 847
Rockwall, Texas 75087
R'Wall OT; Bl. L; Lot E Pt. of 2

Erudite Incorporated ✓
305 East Rusk
Rockwall, TX 75087
3780; Griffith; 2, Lot 1,2,7,8

Michael and Paige Baesa ✓
5105 Wyndham Court
Garland, TX 75043
3780; Griffith; 3, Lot A

Johnny Johnson ✓
303 N. Clark
Rockwall, TX 75087
3780; Griffith; 3, Lot D (307 Kaufman)

Morris and Debra Kay Moss ✓
408 Ridgeview
Rockwall, TX 75087
3780; Griffith; 5, Lot 1,4,5,6 (405)

Community Bank
P. O. Box 729
Rockwall, Texas 75087
4820; E; 0.747 ac. (201 Kaufman)

Lina H. Han & Kang Chen
703 Still Water
Rockwall, Texas 75087
4820; K;

Leon Smith
2000 Family Trust
7534 Lakehurst
Dallas, Texas 75230
4820; K; Lot N Pt. Of 4

Hall Law Office
207 East Rusk
Rockwall, TX 75087
4820; K; S Pt. of 6 (102 SJ/207 Rusk)

Rockwall Lions Club
c/o Odis Lowe
P. O. Box 156
Rockwall, Texas 75087
R'Wall OT; Bl. L; Lot 1 & Pt. of 6

Loretta Anderson
1208 Lakeshore
Rockwall, Texas 75087
R'Wall OT; Bl. L; Lot 25' of 2

Southwestern Bell Telephone ✓
SBC Property Tax Admin
One SBC Center – 36-M-01
St. Louis, Missouri 63101-3002
3780; Griffith; 6

Billy Peoples
P. O. Box 35
Rockwall, TX 75087
3780; Griffith; 3, Lot Pt E

Mario DelBosque
807 Kernodle
Rockwall, TX 75087
3780; Griffith; 5, Lot 5A (401 Kaufman)

City of Rockwall
385 South Goliad
Rockwall, TX 75087
3780; Griffith; 3, Lot B

Cain Revocable Family Trust ✓
305 Stonebridge Dr.
Rockwall, TX 75087
4820; K; Lot Pt of 1 & 2 (103 Fannin)

Bryan College Station Eagle ✓
c/o A H Belo Corp.
P. O. Box 655237
Dallas, Texas 75265-5237
4820; K; Lot S Pt. Of 3

Roger McCallum ✓
107 East Kaufman
Rockwall, Texas 75087
4820; K; Bl. K; Lot S Pt. Of 5

V.H. Turner
4638 Elderberry Dr.
Garland, Texas 75043
R'Wall OT; Bl. L; Lot Pt. 1 & 6

Young S. Im ✓
3410 White Oak Dr.
Richardson, Texas 75082
R'Wall OT; Bl. L; Lot Pt. 1 & 6

Lakeshore Assembly of God Church ✓
306 East Rusk
Rockwall, TX 75087
3780; Griffith; 1, Lot C&D & 402 Rusk

Leland Miller ✓
401 East Rusk
Rockwall, TX 75087
3423; Crawford Addn; Block A; Lot 1

Gary Clarke ✓
P. O. Box 167481
Irving, TX 75016-7481
3780; Griffith; 3, Lot C

Herman Knight ✓
403 East Kaufman
Rockwall, TX 75087
3780; Griffith; 5, Lot 5B

County of Rockwall
c/o Kathryn Feldpaush
101 South Fannin
Rockwall, Texas 75087
4820; L County Annex/Adult Probation



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 8/21/2003 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2003-004: HIS Covenant Children

Hold a public hearing and consider a request from Annette Lall of HIS Covenant Children for the designation of the property located at 303 E. Rusk (Griffith Addn, Lot A, Block 2) that includes the "Old Methodist Church" and education buildings, as a landmark property.

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 8/20/2003 to:

James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-004

Please place a check mark on the appropriate line below:

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

28

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

Your Name: _____

Rockwall Property Address: _____

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



CITY OF ROCKWALL

at Rockwall CityPlace

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James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-004

Please place a check mark on the appropriate line below:

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

28

I am opposed to the request for the reasons listed below

I would certainly agree
that it definitely is a land
mark property

Your Name: Billy Walker

Rockwall Property Address: _____

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



CITY OF ROCKWALL

at Rockwall CityPlace

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James Williams
Rockwall Planning and Zoning Dept.
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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

28

Your Name Carroll Lall

Rockwall Property Address: 303 E. Rusk Rockwall
Tx 75087

James Williams - would not be able to attend meeting on Thursday 8/21/03

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ fax (972) 777-7748

Carroll Lall



MEMORANDUM

To: Rockwall City Council	Date: August 13, 2002
From: James Williams City Planner	Re: <i>City of Rockwall Ordinance No. 02-53 - Tax Exemption for Historically Significant Sites</i>

Ordinance No. 02-53, the Tax Exemption program for Historically Significant Sites, was approved December 2, 2002 in an effort to provide tax relief encouraging historic restoration within the Old Town Rockwall Historic District. The original ordinance applied to "residential properties" making no specific allowance for non-residential properties. Earlier this summer the owners of the Old Methodist Church/Education Building located northeast of the intersection of East Rusk and North Fannin (Griffith Addition; Lot A; Block 2) contacted the City of Rockwall Staff indicating their interest to include their property (zoned General Retail) in the historic district. The owners of this historic property are interested in both the prestige of the historic district and/or landmark property designation and the tax relief that would be extended for the restoration of the property that they have already undertaken and any additional work that will be performed in the future.

The amended ordinance 02-53 includes a definition for a "landmark property" and further specifies that program's application to said landmark properties. The Historic Preservation Advisory Board recommended approval of the amendment to the *Tax Incentive Ordinance* at their meeting on July 17, 2003. The "landmark property" designation could be extended for properties that are contiguous or non-contiguous to the current Old Town Rockwall Historic District, however, it is intended that the majority of those properties considered for landmark status would most likely be *non-contiguous* and *non-residential* in character. A draft of the amended ordinance is attached.

Please contact me at (972) 772-6440 or by e-mail at jwilliams@rockwall.com if you require any additional information regarding this matter. Thank you.

Respectfully,

Attachment

COUNTY OF ROCKWALL

STATE OF TEXAS

NOTICE OF TAX EXEMPTION OF
HISTORICALLY SIGNIFICANT
SITES AND COMMITMENT TO REPAY TAXES
IN THE EVENT OF DEFAULT
(Historic and Cultural Landmark)

On the _____ day of _____, 20____, the City Council of Rockwall, Texas (the "City") approved a tax exemption of a historically significant site under Chapter 25, Article III of the City's Code of Ordinances for the following property (the "Property"):

Address: _____

Legal Description: _____

Beginning January 1, 20____, and continuing for a period of five (5) years / seven (7) years, City taxes on the improvement associated with the property shall be "frozen" at the assessed value for the year in which the project took place.

IN ORDER TO CLAIM THE TAX EXEMPTION OF HISTORICALLY SIGNIFICANT SITES, THE OWNER IS REQUIRED TO SUBMIT AN APPLICATION TO THE ROCKWALL COUNTY CENTRAL APPRAISAL DISTRICT BEFORE MAY 1 OF EACH YEAR AND TO COMPLY WITH ALL OTHER REQUIREMENTS IMPOSED BY TEXAS LAW.

The undersigned owner and successors in interest of the Property ("Owner") agree to repay to the City all City taxes which may have been owed on the Property but for the tax exemption of historically significant sites, plus interest calculated at an annual rate of 6%, if either of the following occurs:

1. The Owner or Owner's representative negligently or willfully alters or totally or partially destroys the structure during the period of the tax exemption of historically significant sites and fails to take corrective measures if ordered to do so by the City Council; or
2. The Owner or Owner's representative fails to comply with the Secretary of the Interior's Standards for Rehabilitation and any design Guidelines applicable to the Property during the period of the tax exemption of historically significant sites and the tax exemption is terminated

(continued)

THIS COMMITMENT TO REPAY SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING ON THE UNDERSIGNED AND ALL SUBSEQUENT OWNERS.

City's remedies pursuant to this commitment to repay shall be in addition to all rights and remedies afforded the City under the Texas Tax Code.

Owner or Representative

Printed Name

THE STATE OF TEXAS §

COUNTY OF ROCKWALL §

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by

_____, on this, the _____ day of _____, 20__.

Notary Public

AFTER FILING RETURN TO:

**Planning and Zoning Department
City of Rockwall
385 South Goliad
Rockwall, Texas 75087**

Attn: Historic Preservation Officer

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 8/21/2003

APPLICANT: Annette Lall

AGENDA ITEM: H2003-004; HIS Covenant Children

Hold a public hearing and consider a request from Annette Lall of HIS Covenant Children for the designation of the property located at 303 E. Rusk (Griffith Addn, Lot A, Block 2) that includes the "Old Methodist Church" and education buildings, as a landmark property.

BACKGROUND INFORMATION:

The Old Methodist Church building (c. 1913) and education building (c. 1950) are located within the block bounded by North Fannin to the west, East Rusk to the south, Kaufman to the north and the day care facility (305 E. Rusk) to the east. The property is currently zoned General Retail.

Since purchasing the property in the late 80s, the Lalls have been renovating the property, including moving their chiropractic office to the rear of the education building in the mid-1990s. The Methodist Church Sanctuary is a combination of architecture styles (coined as Eclectic Regionalism) includes Southwestern, Spanish, Mission and Depot styles and the Education Building borrows from the Adam style. The applicant approached the City requesting inclusion in the Historic District in the hope that they could then apply for tax relief under the recently approved tax incentive program. Staff has worked to amend said program so that it could be extended to non-residential properties. In addition to the tax relief and prestige that the Landmark status would provide, it is also the hope of the property owner that this designation would in turn provide the leverage needed to secure additional state and federal funds for the future renovation of the subject property.

The process for landmark status designation as outlined in Sec. 2.20 Historic District; H. DESIGNATION PROCEDURES states that City Council may designate properties as "landmarks" following public hearings and recommendations provided by the Historic Preservation Advisory Board (8/21/03) and the Planning and Zoning Commission (9/9/03). Therefore, the landmark designation from City Council for this subject property should occur at their portion of the public hearing process on 9/15/03 (Second reading: 10/6/03).

Twenty-eight (28) notices sent; (as of 8/14/2003) 1 returned; 1-in favor / 0-opposed.

RECOMMENDATIONS:

Staff Recommends approval of the request.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 9/18/2003

APPLICANT: Annette Lall

AGENDA ITEM: H2003-004; HIS Covenant Children

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RECOMMENDATIONS:

Staff Recommends approval of the request.

On 08/21/2003 the public hearing for the consideration of the request for landmark designation of the subject property was continued until the next HPAB meeting (09/18/03) by a vote of 7 to 0.



MEMORANDUM

To:
City Council

Date:
January 14, 2004

From:
James Williams
Planner

Re:
*Tax Incentive for Historically
Significant Sites – “Old Methodist
Church” and Education Building*

Dr. Len Lall and his wife Annette have owned the Old Methodist Church building (c. 1913) and education building (c. 1950) located within the block bounded by North Fannin to the west, East Rusk to the south, Kaufman to the north and the day care facility (305 E. Rusk) to the east since the late 1980s. The Lalls have been renovating the property, including moving their chiropractic office to the rear of the education building in the mid-1990s. The Methodist Church Sanctuary is a combination of architecture styles (coined as Eclectic Regionalism) includes Southwestern, Spanish, Mission and Depot styles and the Education Building borrows from the Adam style. The applicant approached the City requesting inclusion in the Historic District in the hope that they could then apply for tax relief under the tax incentive program that was originally approved by the City Council December 2002 (Ord. No. 02-53). September 2003 the original Ordinance was then amended to accommodate *Landmark properties* (Ordinance No. 03-28) such as the Lall's property.

The process for landmark status designation as outlined in Sec. 2.20 Historic District; H. DESIGNATION PROCEDURES states that City Council may designate properties as "landmarks" following public hearings and recommendations provided by the Historic Preservation Advisory Board (9/18/03) and the Planning and Zoning Commission (10/14/03). Therefore, the City Council approved the landmark designation of the subject property on 10/20/2003 and final approval was received by second reading on 11/03/2003.

Therefore, action to be considered is awarding the tax incentive package base upon the attached application items (legal description, Statement of costs, projection of project completion, plans...etc.). The Lall's are interested in securing the tax incentive package that would "freeze" the assessed value of the improvement for a period of seven (7) years as per Section 25-39 STRUCTURE PRESERVATION TAX EXEMPTION (page 3 - Ordinance No. 03-28).

Please contact me if you require any additional information regarding this matter. Thank you.

Respectfully,

Attachments

CITY OF ROCKWALL

ORDINANCE NO. 03-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE ROCKWALL CODE OF ORDINANCES TO PROVIDE AN AD VALOREM TAX EXEMPTION FOR STRUCTURES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR ENHANCEMENT AS HEREIN DEFINED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING A PENALTY OF A FINE OF \$500.00 FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 65th Legislature in June 1977 passed S.B. 595 amending Title 122, Revised Civil Statutes of Texas (1925), by adding Article 7150i authorizing the governing body of a political subdivision to exempt historic sites from certain property taxation; and

WHEREAS, Article 7150i was made effective upon adoption of Section 1-f to Article VIII of the Texas Constitution which authorized the State Legislature to allow political subdivisions to exempt historical sites from certain property taxation; and

WHEREAS, Texas voters on November 7, 1977, amended Article VIII of the Texas Constitution by adding Section 1-f; and

WHEREAS, effective January 1, 1980, the 66th Legislature codified Section 7150i as Section 11.24 of the Property Tax Code (1979); and

WHEREAS, there has been adopted in the City of Rockwall certain historic overlay districts which are in need of tax relief to encourage enhancement of structures as herein defined;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. Chapter 25 of the Code of Ordinances is amended to add a new Article III to read as follows:

“ARTICLE III

EXEMPTION FOR HISTORICALLY SIGNIFICANT SITES

SECTION 25 - 38: DEFINITIONS

As used in this Article, the following terms shall have the meanings described herein:

- A. “Assessed Value Prior to Preservation” means the value assessed by the Rockwall County Appraisal District for the tax year of verification.
- B. “Certification” means the attestation by the Director of Community Development that the structure in question is a

structure located in the boundaries of the Old Town Rockwall Historic District or a Landmark Property as defined herein, in need of tax relief to encourage enhancement of structures and that the plans submitted will meet the definition of enhancement of a structure as defined herein.

- C. "Enhancement of a Structure" means the completion of a building project to improve a structure and the certifiable expenditure of at least \$5,000 for that project which has occurred after the adoption of this ordinance.
- D. "Historic District" includes the Old Town Rockwall Historic District, the Southside Overlay District, designated Landmark Properties, and such historic districts that may be adopted by the City in the future.
- E. "Increment Project" shall mean the monetary amount invested by the property owner in enhancing the subject structure (i.e. improvement) located within an official Historic Overlay District, which shall include the Old Town Rockwall Historic District, Southside Overlay District, designated Landmark Properties, and such historic districts that may be adopted by the City subsequent to the adoption of this ordinance.
- F. "The Improvement" shall mean the monetary value of the property minus the value of the land upon which property taxes are levied by the City.
- G. "Landmark Property" shall mean a property or structure(s), not contiguous to or part of an existing historic district, that is deemed worthy of preserving.
- H. "Property in need of tax relief to encourage enhancement of a structure" shall mean any structure located in the Old Town Rockwall Historic District, Southside Overlay District, designated Landmark Properties, and any such historic districts that may be adopted by the City subsequent to the adoption of this ordinance.
- I. "Property" shall mean the monetary value of the land plus the value of the improvement.
- J. "Structure" is defined herein as a building located in an official historic district, which shall include the Old Town Rockwall Historic District, Southside Overlay District, designated Landmark Properties, and such historic districts that may be adopted by the City subsequent to the adoption of this ordinance within the City of Rockwall.

SECTION 25 - 39: STRUCTURE PRESERVATION TAX EXEMPTION

A residential building or designated landmark property which meets the requirements of this ordinance shall be certified by the Director of Community Development to have the assessed value for ad valorem taxation "frozen" as described and listed below in order to qualify for ad valorem tax exemption. The assessed value shall be frozen at the value for the tax year in which the increment project was completed. The assessed value of the improvement shall be so "frozen" in accordance with the schedule below:

The period of the tax abatement shall be five (5) years if the amount of the increment project is \$5,000 or greater; or

The period of the tax abatement shall be seven (7) years if the amount of the increment project is equal to or exceeds 25% of the assessed value of the improvement on January 1st of the year the increment project was completed.

Furthermore, this exemption shall begin on the first day of the next tax year after verification of completion of the preservation required for certification; provided that: The building shall comply with the applicable zoning regulations for its use and location; and

SECTION 25 - 40: APPLICATION PROCESS

Applications for an ad valorem tax exemption pursuant to this ordinance are to be filed with the Community Development Department. Each application shall be signed and sworn to by the owner of the property and shall:

- A. State the legal description of the property proposed for certification;
- B. Provide proof of title in the applicant to the property proposed for certification;
- C. Include an affidavit by the owner describing the structure in need of tax relief and its compliance with the requirements of Section 25 - 39 herein;
- D. Provide proof that taxes or other assessments are not delinquent on the property;
- E. Include a final complete set of plans for the structure's enhancement as required to secure a building permit;
- F. Include a statement of costs for the restoration or rehabilitation work;
- G. Include a projection of the estimated construction time and predicted completion date of the restoration or rehabilitation;

- H. Authorize representatives of the City of Rockwall to visit and inspect the property and the records and books of the owner as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- I. Include a detailed statement of the proposed use for the property; and
- J. Provide any additional information that the owner deems relevant.
- K. Provide such other information as may be required by the Director of Community Development to properly consider certification of the project.
- L. Provide a written acknowledgement by the property owner acknowledging the owners future obligation to notify the Director of Community Development upon completion of the increment project. This will begin the verification process noted in Section 25 - 42 below.

Each application shall contain documentation confirming or supporting the information submitted.

SECTION 25 - 41: CERTIFICATION PROCESS

Within 30 days after receipt of the properly completed application, the City shall make an investigation of the property and shall certify the facts to the Director of Community Development along with the documentation and recommendation for approval or disapproval.

Upon receipt of a recommendation, the Director of Community Development shall immediately forward the application to the Rockwall City Council and, within thirty (30) days, the Council shall consider approval or disapproval eligibility of the property for tax relief pursuant to this ordinance. In determining eligibility, the City Council shall first determine that all the requirements of this ordinance have been met and that only the structure is to be provided favorable tax relief as provided in Section II herein. Written notice of the determination shall be sent to the applicant.

SECTION 25 - 42: VERIFICATION PROCESS

Upon completion of the enhancement of a structure, the certified applicant shall submit a sworn statement of completion acknowledging that the property has been substantially rehabilitated or restored. Within (30) days after receipt of the sworn statement of completion, the Director of Community Development shall make an investigation of the property and shall determine if the enhancement has been completed as required for certification. If the enhancement is deemed incomplete, the applicant shall be required to complete the enhancement in order to secure the tax exemption. If the enhancement is determined to be complete, the Director of Community Development shall notify the Chief Appraiser of the

Rockwall County Central Appraisal District in writing that the applicable ad valorem tax exemption shall apply.

Thereafter, the Chief Appraiser of the Rockwall County Central Appraisal District shall provide the property with the tax exemption provided in Section 25 - 39 herein."

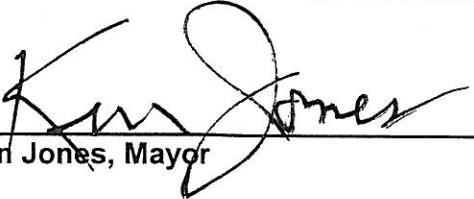
Section 2. That any person who violates any provision of this ordinance shall, upon conviction, be subject to a fine in accordance with the general provisions of the Code of Ordinances, and that each day in violation shall constitute a separate offence.

Section 3. The provisions of this ordinance are severable. If any provision of this ordinance or the application thereof to any person or circumstances shall be held to be invalid or unconstitutional, the remainder of this ordinance shall nevertheless be valid.

Section 4. That all ordinances or part of ordinances in conflict herewith are repealed to the extent of the conflict only.

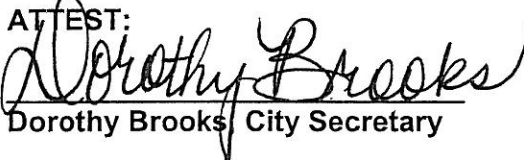
Section 5. This ordinance shall become effective from and after its adoption, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 2nd day of September, 2003.



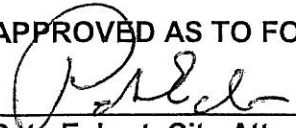
Ken Jones, Mayor

ATTEST:



Dorothy Brooks, City Secretary

APPROVED AS TO FORM:



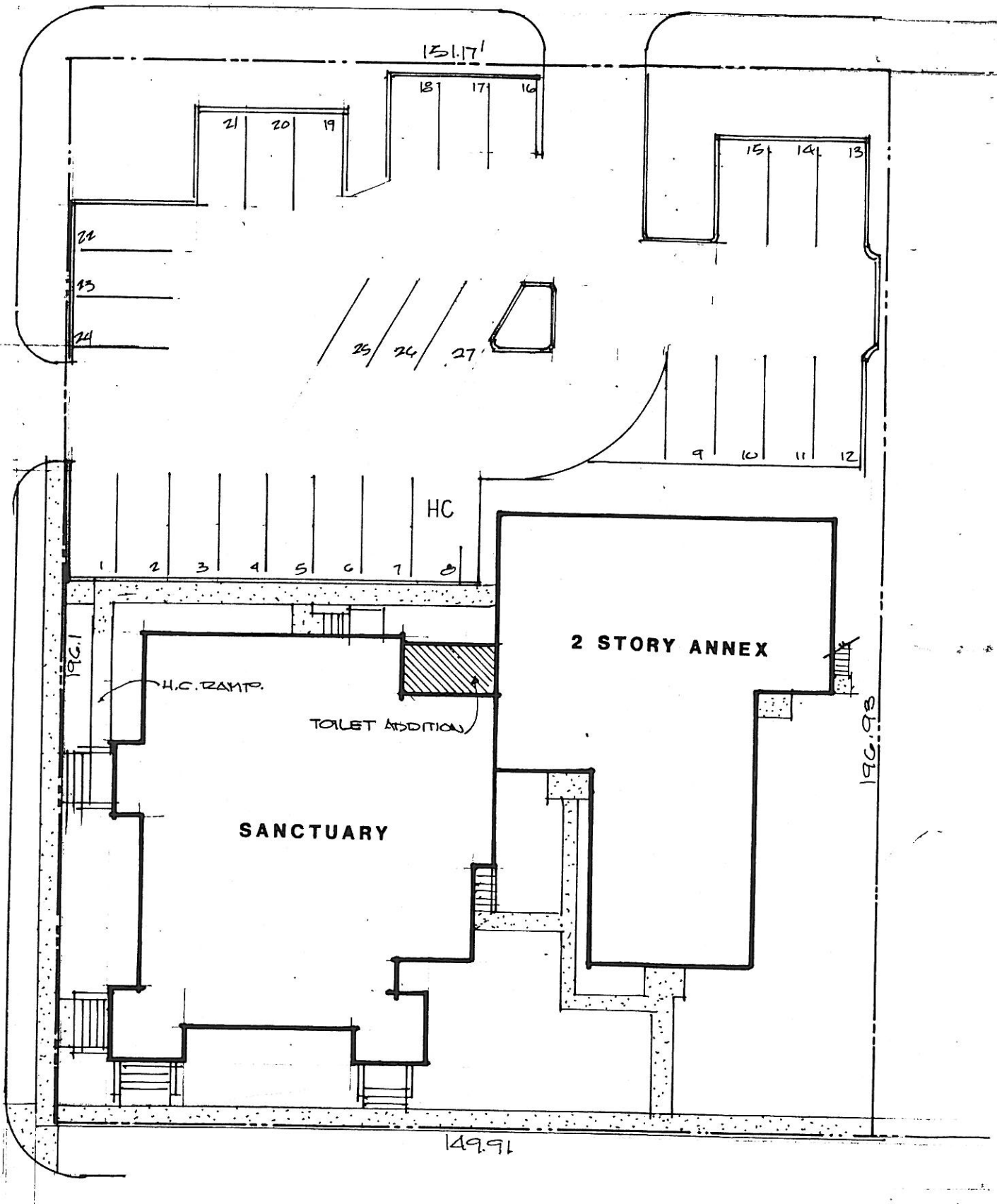
Pete Eckert, City Attorney



1st Reading: August 18, 2003

2nd Reading: September 2, 2003

FANNIN STREET



RUSK SREET

PLOT PLAN

HIS COVENANT CHILDREN, INC.				
Estimated Restoration Expenses for Church Building				
Roof Repairs		15000		
Tower Repairs		6000		
Soffit and downspouts		9000		
Restoration of the exterior caststone		15000		
Tile and labor for exterior steps		14000		
Paint and labor for exterior soffit		8000		
Handicap ramp		15500		
Railings for steps		5000		
Materials and carpentry North porch		10000		
Exterior doors		20000		
Large windows - Rusk/Fannin		28000		
Stain Glass and lexan - windows		30000		
Approx. 15 small windows		15000		
Stain Glass for small windows		15000		
Landscape - Hedges		10000		
Labor for doors and windows		25000		
Sub Total for exterior			240500	
AC and Heating		35000		
Tape and Bed interior walls		25000		
Loft renovations - materials/labor		40000		
Wood stairs and labor		15000		
Interior insulation and labor		25000		
Renovate 3 rooms downstairs		25000		
Electrical		45000		
Lighting and fixtures		35000		
Wood Floors		35000		
Seating		45000		
Interior tin roof and trim		45000		
Carpentry		35000		
Handicap Bathroom		7000		
Second bathroom		7000		
Bell and Mount		10000		
Extermintor		3500		
Mechanical drawings		15000		
Architect and scope of work		70000		
Subtotal of Interior			517500	
TOTAL				758000



303 E. RUSK 8-11-03



Sanctuary – view looking east

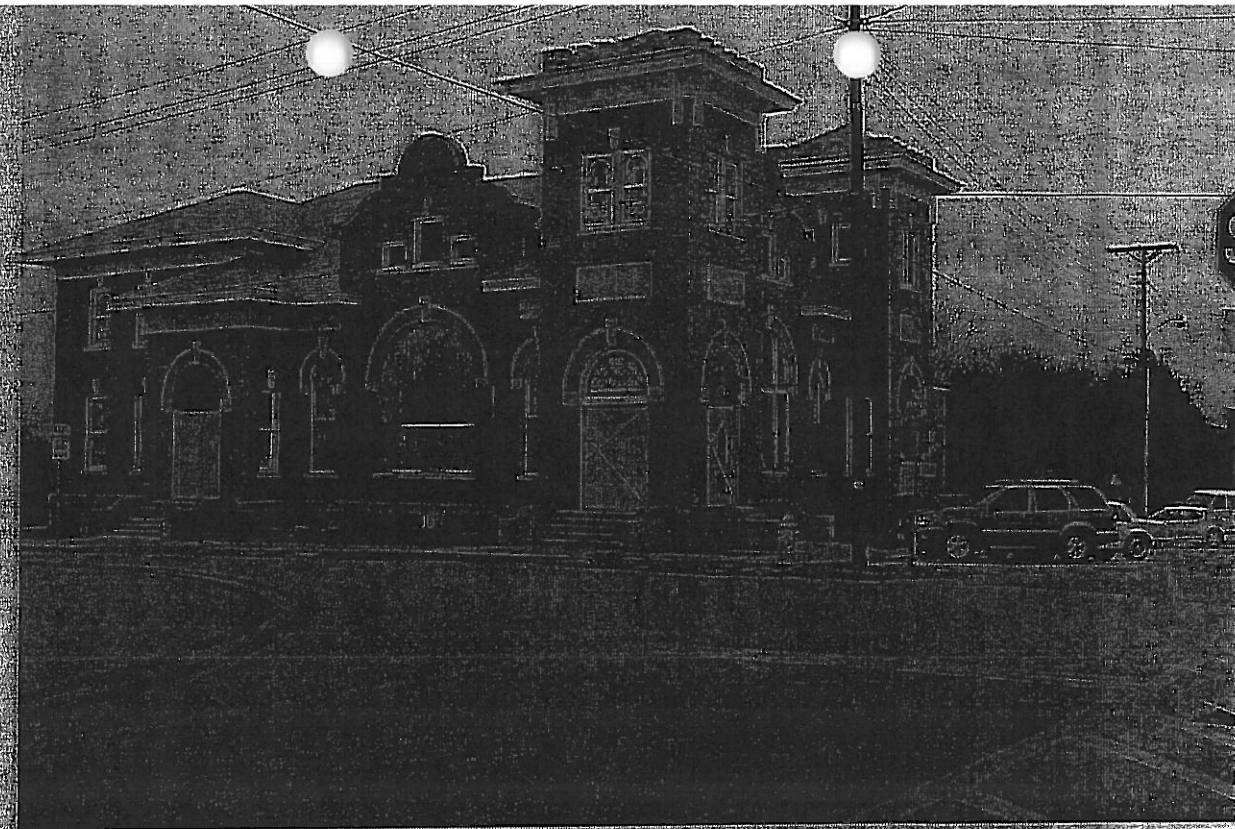


Education Building – view looking north

Old Methodist Church
303 East Rusk
Griffith Addn; Lot A; Block 2



Sanctuary and chiropractic office (to the left) – view looking southeast across Fannin/Kaufman intersection



Mouse Pointer Functions

303 E. Rusk 2-07-03

Zoom

Rect

Pan

Mag

OK



CITY OF ROCKWALL
at Rockwall CityPlace

September 19, 2003

Annette Lall
HIS Covenant Children
303 East Rusk
Rockwall, Texas 75087

RE: H2003-004
HIS Covenant Children
Project Type: HISTORIC

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 9/18/2003. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request.


On 08/21/2003 the public hearing for the consideration of the request for landmark designation of the subject property was continued until the next HPAB meeting (09/18/03) by a vote of 7 to 0.

On 09/18/2003 the Historic Preservation Advisory Board recommended approval of the landmark designation of the property known as 303 East Rusk (Griffith Addition, Block 2; Lot A) by a vote of 7 to 0.

The consideration of the landmark designation of the subject property will now proceed through the City of Rockwall Development Process to secure a recommendation from the Planning and Zoning Commission (10/14/2003) and approval from City Council (1st reading: 10/20/2003, 2nd reading: 11/06/2003).

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

Sincerely yours,


James Williams
Planning and Zoning
City of Rockwall

5. **CONSENT AGENDA**

- b. **Z2003-003** -- Consider approval of a request by Annette Lall of HIS Covenant Children for an amendment to the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23), Section 2.20, Historic Overlay District, specifically to designate the property located at 303 E. Rusk (Griffith Addition, Lot A, Block 2) as a landmark property and take any action necessary. **(2nd Reading)**



Z2003-003

303 East Rusk

Griffith Addn.; Lot A; Block 2



1" = 200'

CITY OF ROCKWALL

ORDINANCE NO. 03-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY THE AMENDMENT OF SECTION 2.20 HISTORIC DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK PROPERTY KNOWN AS GRIFFITH ADDITION, LOT A, BLOCK 2; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application was made by Annette Lall, property owner of tract of land known as Griffith Addition, Lot A, Block 2 (303 East Rusk) further described in the attached Exhibit "A" for designation of the said tract as a Landmark Property as defined in City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23); Section 2.20 Historic District; B. Terms and Definitions and adopted in the manner as defined in Item H. Designation Procedures; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23), as heretofore amended, be amended by the designation of a Landmark Property known as Griffith Addition, Lot A, Block 2 (303 East Rusk) further described in the attached Exhibit "A" as set forth in Section 2.20 – Historic District; Item H. Designation Procedures of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District, shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this

ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of November, 2003.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 20, 2003

2nd Reading: November 3, 2003



Owner's Address: _____

Owner's Phone Number _____

Construction date (if kn _____

Date of Alteration(s): _____

Architect(s): _____

Brief Architectural Des _____

Condition: Poor

Brief History: Used

Total Square Feet _____

Business Name: Sal

Owner/Manager: _____

Address: _____

Phone Number: _____

Type of Business: _____

Number of Square Feet _____

Number of Employees: _____

Approx. rent or l _____

Would you join Ro _____

Serve on a commit _____
Would you be sup _____



COMPREHENSIVE SURVEY FORM

Building Name: Salvation & Praise Historic Name: First Methodist Church

Business Address: 301-303 East Rusk Street

Building Owner: Dr. Lenn Lall and Annette Lall

Owner's Address: 102 East Ross Street

Owner's Phone Number 771-3431

Construction date (if known): 1913 Value 19,000

Date of Alteration(s): 1926 Concrete steps part and 6 new doors. Education bldg. dedicated
March 1950

Architect(s): _____

Brief Architectural Description (include sketch of plan on back): _____

Condition: Poor

Brief History: Used as church for several religious groups

Total Square Feet 7,000 Occupied _____ Vacant 7,000

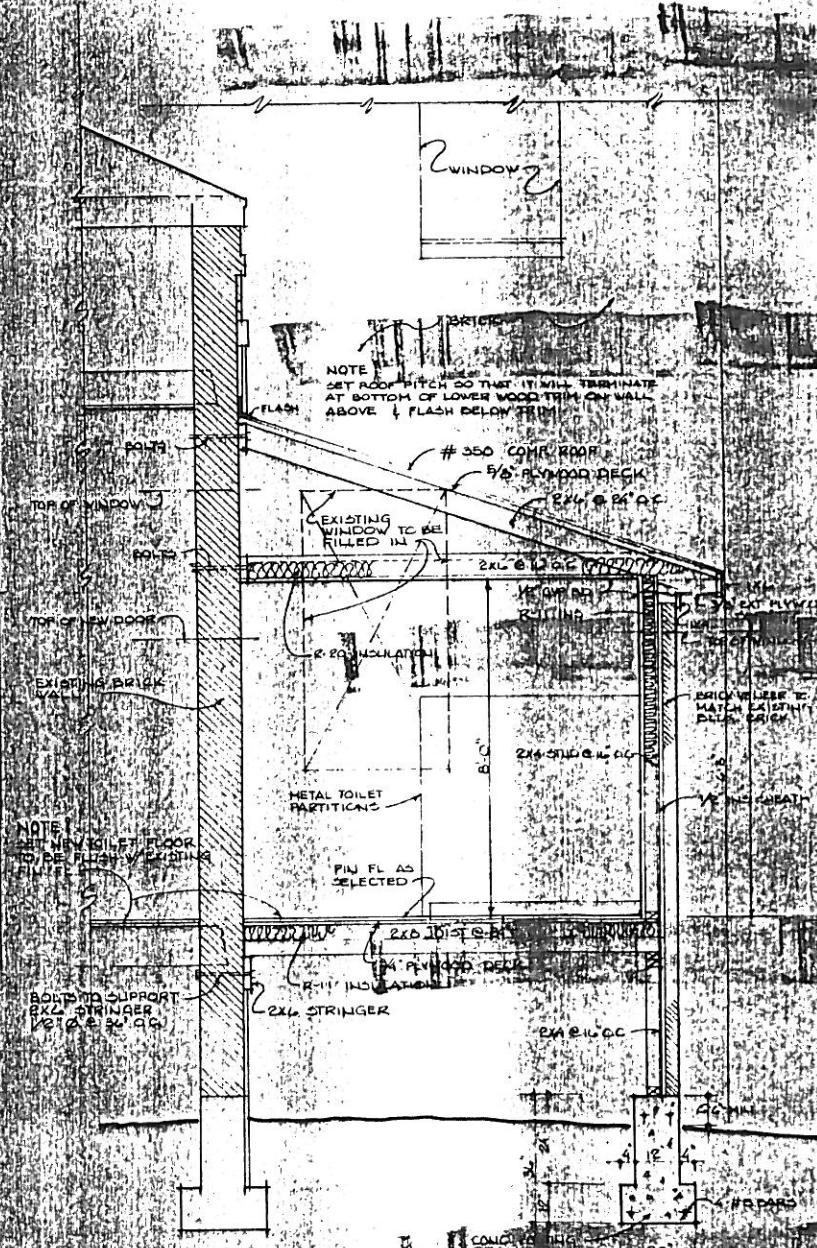
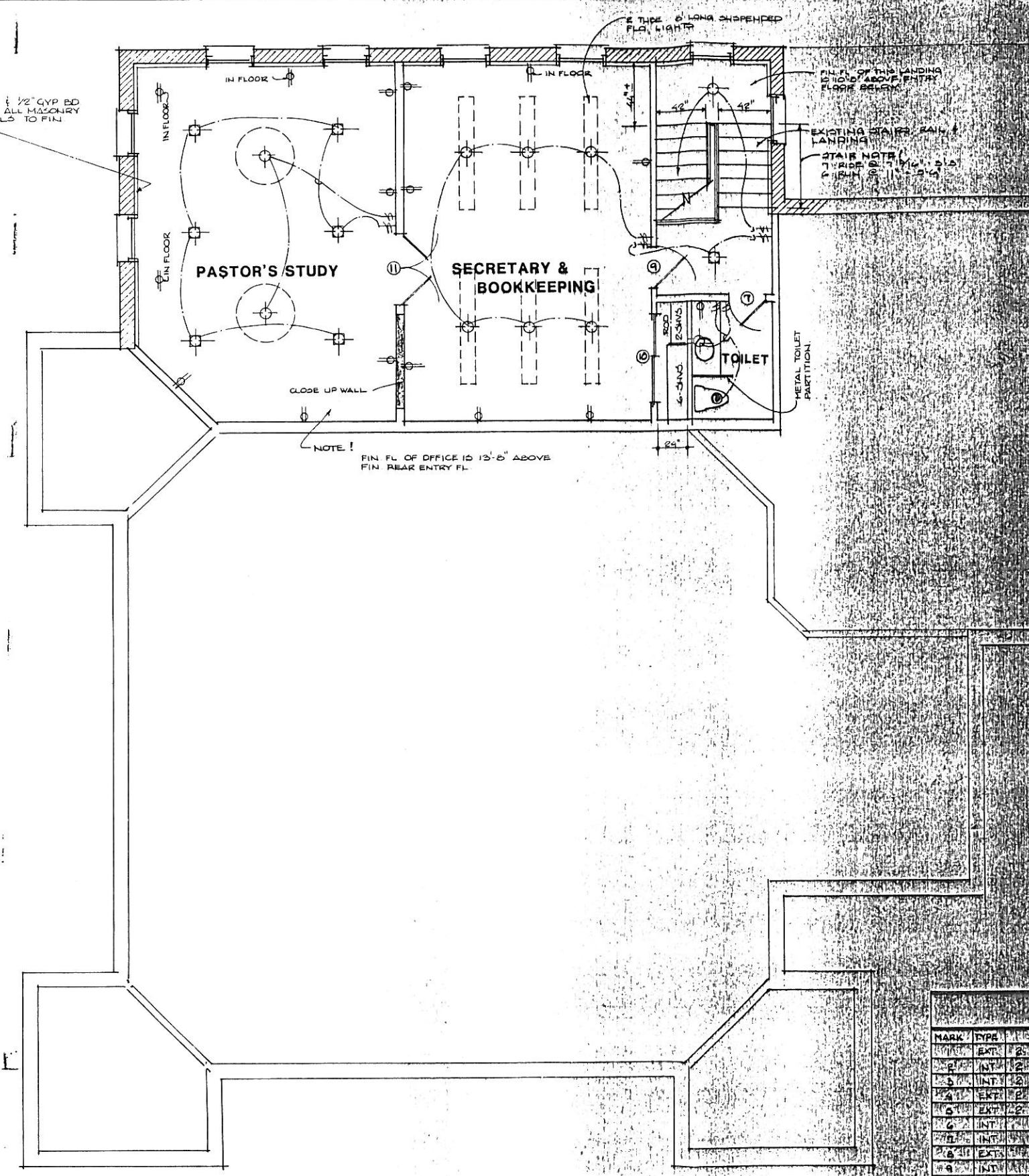
Business Name: Salvation & Praise

Owner/Manager: _____

301-303 E Rusk/ Dr. Len & Annette Lall



FUR OUT 1/2" GYP BD
FINISH ALL MASONRY
EXT WALLS TO FIN
CEIL



DOOR SCHEDULE

MARK	TYPE	SIZE	REMARKS
1	EXT	2'-0" x 8'-0" x 1/2"	PANIC HARDWARE, SELF CLOSE
2	INT	2'-0" x 8'-0" x 1/2"	NO LOCKS, SELF CLOSE
3	INT	2'-0" x 8'-0" x 1/2"	NO LOCKS, SELF CLOSE
4	EXT	2'-0" x 8'-0" x 1/2"	NO LOCKS, SELF CLOSE
5	EXT	2'-0" x 8'-0" x 1/2"	2 GLASS, PANIC HWDR, SELF CLOSE
6	INT	2'-0" x 8'-0" x 1/2"	NO LOCK SET, SELF CLOSE
7	INT	2'-0" x 8'-0" x 1/2"	PRIVACY LOCK, SELF CLOSE
8	EXT	2'-0" x 8'-0" x 1/2"	KEYED LOCK
9	INT	2'-0" x 8'-0" x 1/2"	KEYED LOCK
10	INT	2'-0" x 6'-0"	SLIDING CLOSET UNIT
11	INT	2'-0" x 6'-0"	KEYED LOCK

UPPER FLOOR

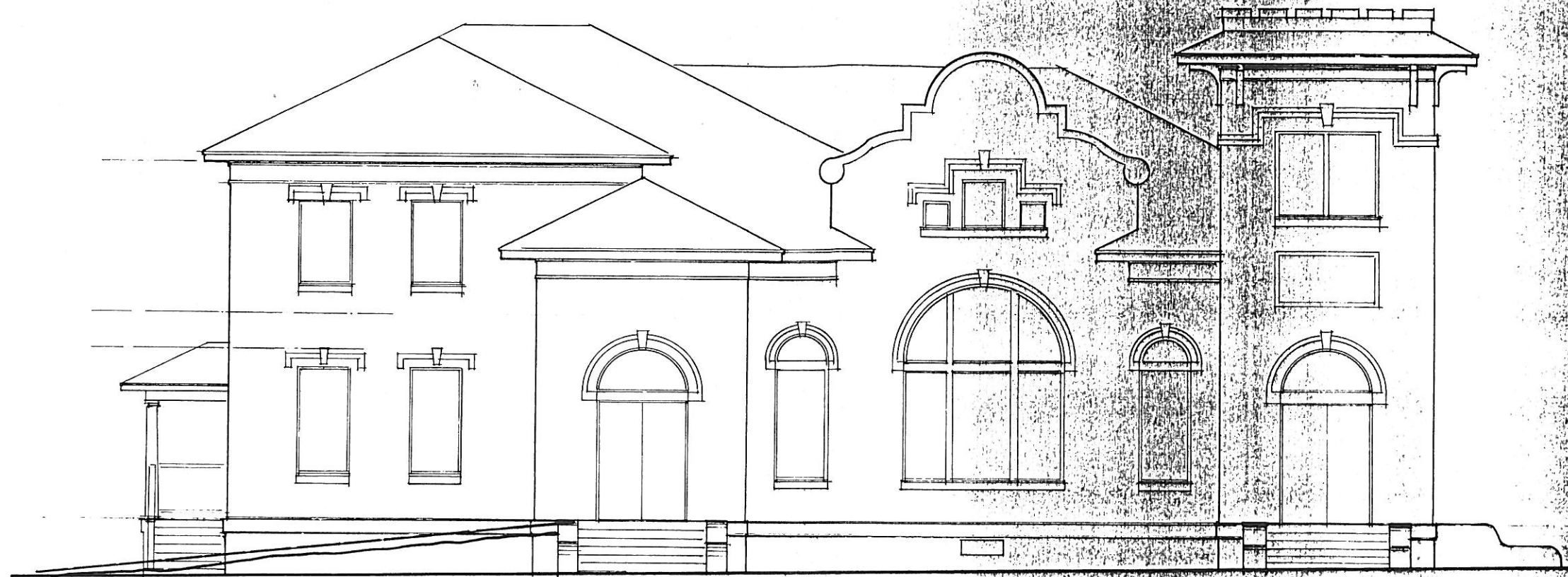
Scale 1/4" = 1'



Existing codes and occupancy requirements restricts usage to that shown on the contract documents.

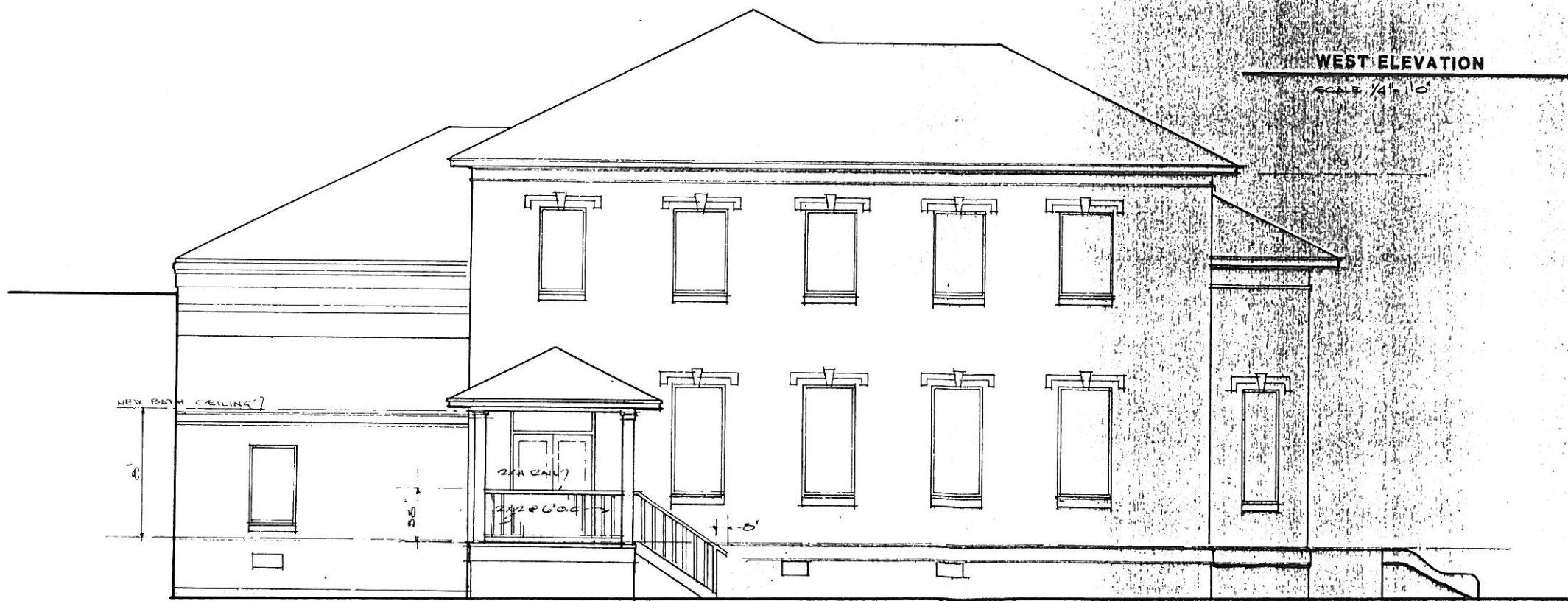
Existing code and occupancy requirements explained as an authorized member of the State of Texas.

george hicks design consultant dallas 327-2856



WEST ELEVATION

Scale 1/4" = 1'-0"



NORTH ELEVATION

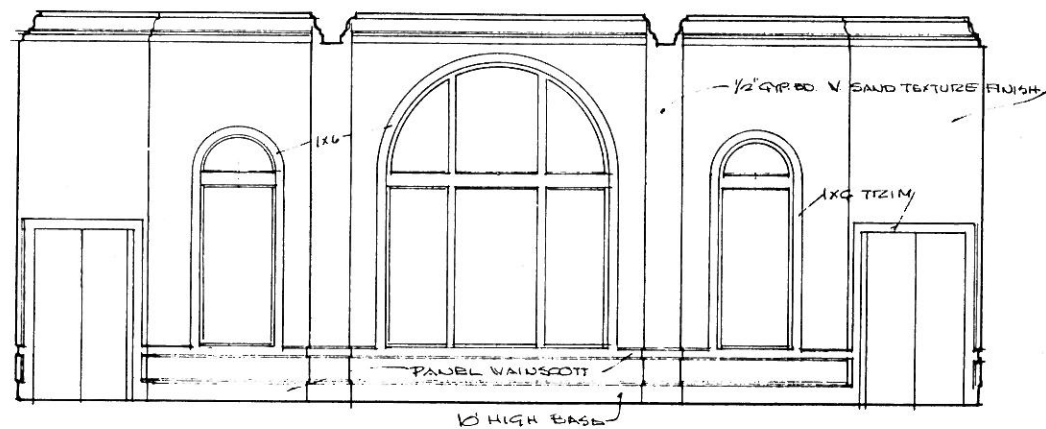
george hicks design consultant dallas 227 2559

4-15-73

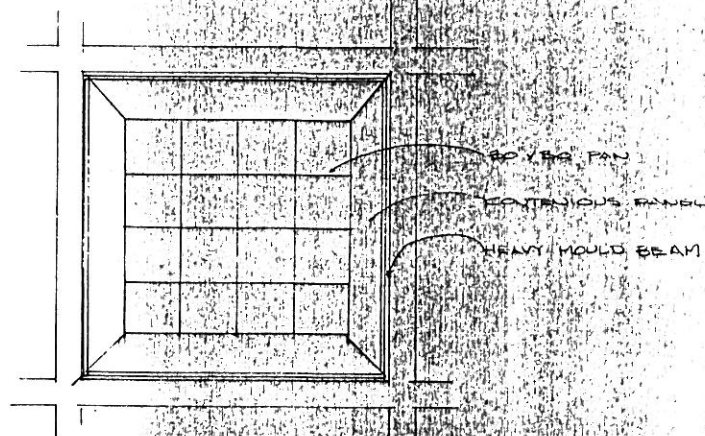


SOUTH ELEVATION

SCALE 1/4" = 1'-0"



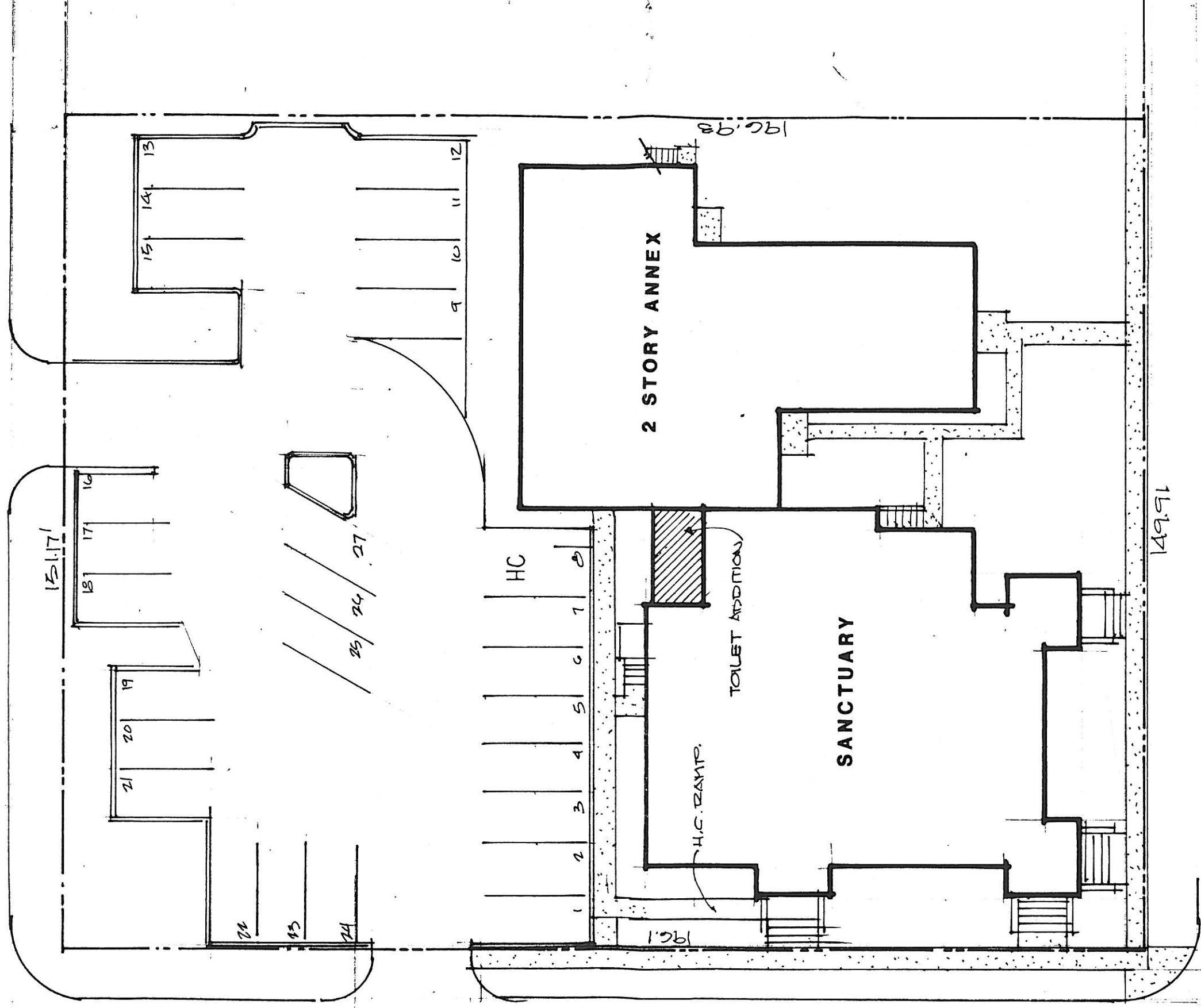
TYPICAL SANCTUARY WALL



TYPICAL SANCTUARY PRESSED METAL CEILING

1/4" = 1'-0" SCALE

KAUFMAN STREET



FANNIN STREET

RUSK SREET

PLOT PLAN

SCALE 1"=20'

RECONSTRUCT STEPS & RAMP W/ CONCRETE, BRUSH FINISH. REINFORCE 1" CORE BARS/ MAX 26" MAX 25"

FILL AGAINST RAMP TO WITHIN 3" OF RAMP SURFACE & SLOPE WITH RAMP
 SLOPE RAMP SLOPE 1" IN 12" TO FIN. GRADE
 FILL TO WITHIN 3" OF TOP OF RAMP & SLOPE W/ RAMP

MAX RISE 7"
 MAX RUN 11"
 TOTAL OF 2 RISES & 1 RUN MAX 25"

EXISTING SIDEWALK

EXISTING STEPS TO REMAIN AS IS. NOT REQUIRED FOR FIRE EXIT

OVERFLOW SEATING FOR 50

SANCTUARY SEATING FOR 132

PLATFORM

PRAYER RAIL

DECORATIVE BEAMS IN CEIL

LOBBY 1

LOBBY 3

LOBBY 2

LOBBY 4

WOMEN

MEN

CHOIR ROOM

CHOIR SEATING FOR 20

NOTE: RELOCATE EXISTING ELECTRICAL METER & JUNCTION TO A NEAR LOCATION

REMOVE WINDOW & ADD DOOR

ROLL UP EMB. FIRE DOOR SEPARATION AUTOMATIC CLOSURE ATTACH TO APPROVED SMOKE ALARM IN BUILDING

3'-0" DOOR

TOILET PARTITIONS

PULL BAR BELOW WINDOW

EXISTING STEPS NO CHANGE. NOT REQ. FOR FIRE EXIT

TOTAL SEATING 228
 STACK OR FOLDING CHAIRS



FLOOR PLAN

1/4" SCALE

Existing codes and occupancy requirements restricts usage to that shown on the contract documents.

Existing code and occupancy requirements explained to *George Hicks*, an authorized member of church, date *4/1/73*

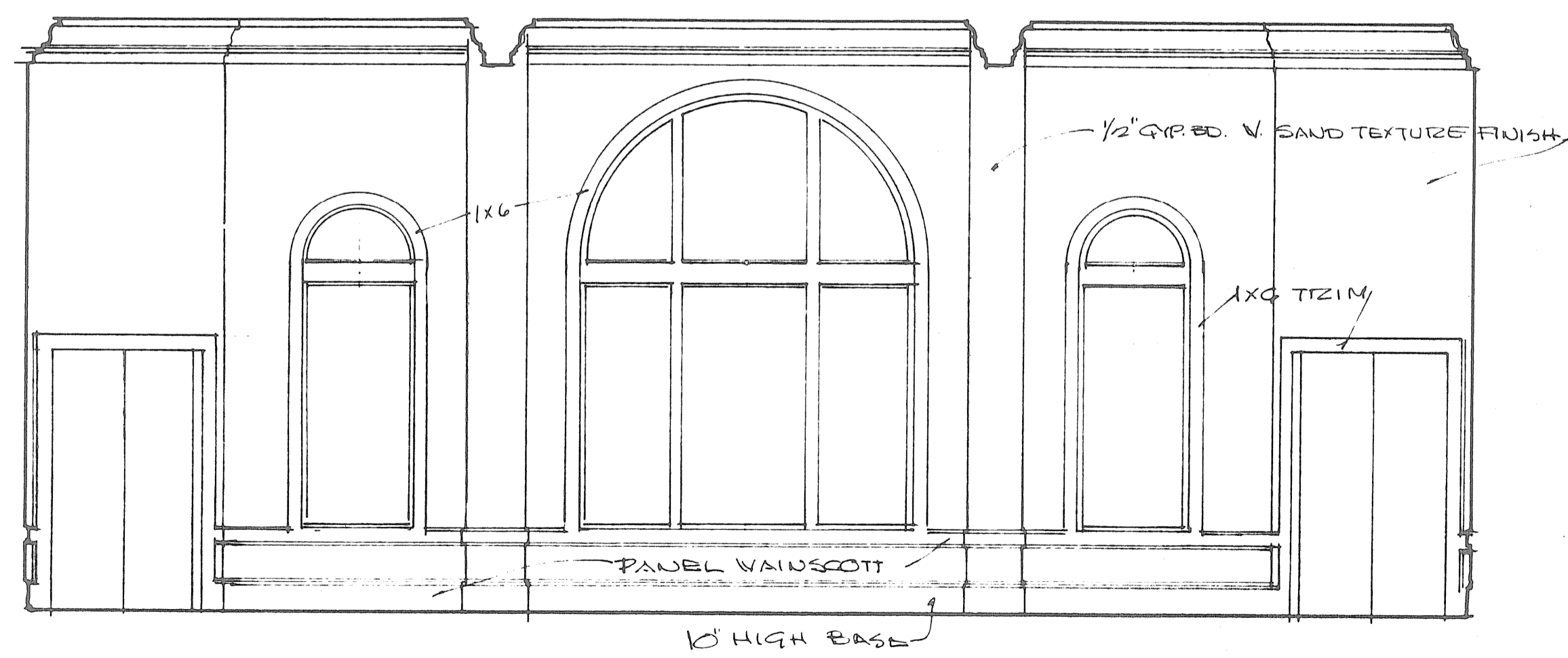
MAX RISE 7"
 MAX RUN 11"
 TOTAL OF 2 RISES & 1 RUN MAX 26"

George Hicks design consultant Dallas 327-2858

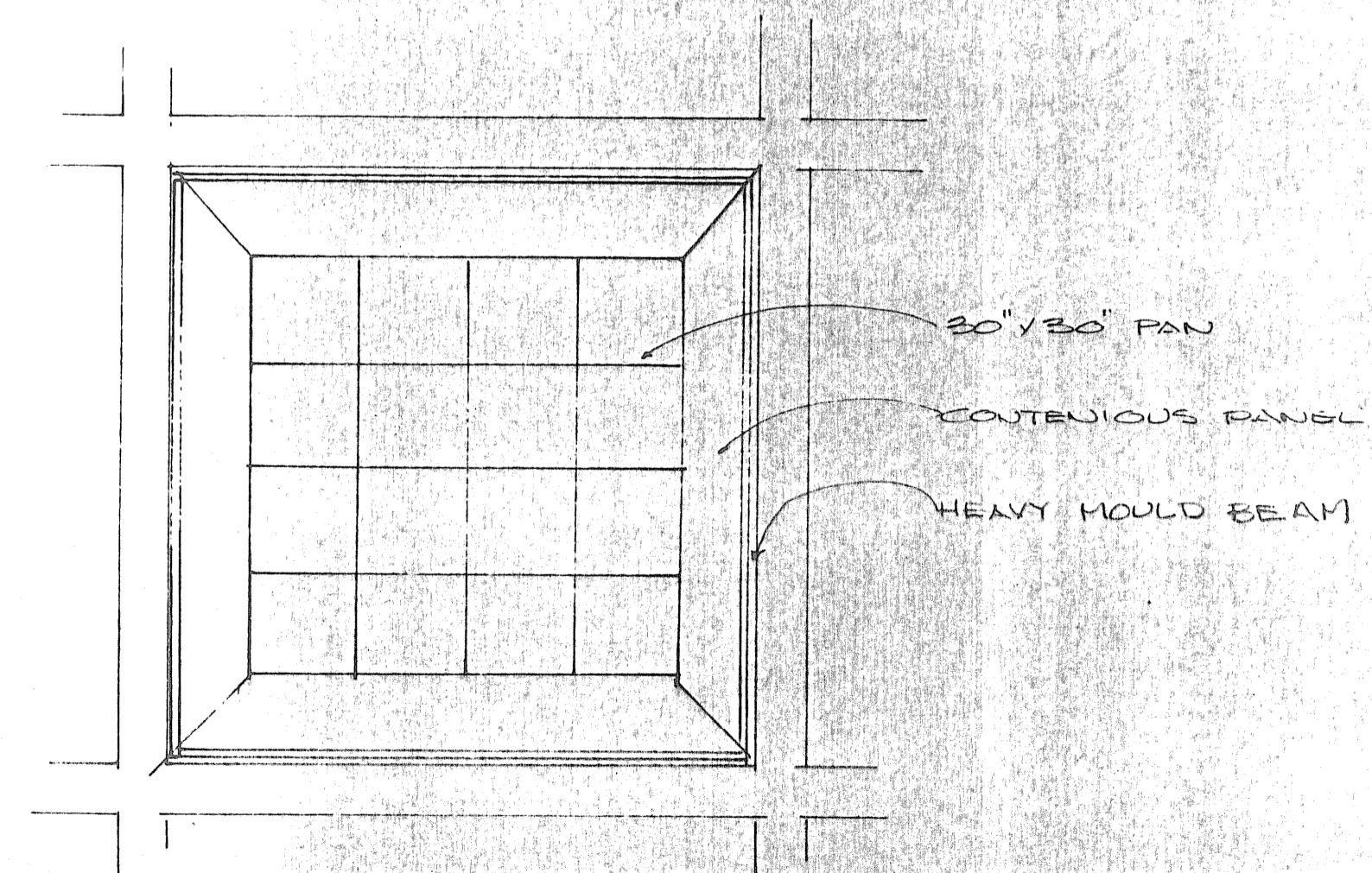


SOUTH ELEVATION

SCALE 1/4" = 1'-0"



TYPICAL SANCTUARY WALL



TYPICAL SANCTUARY PRESSED METAL CEILING

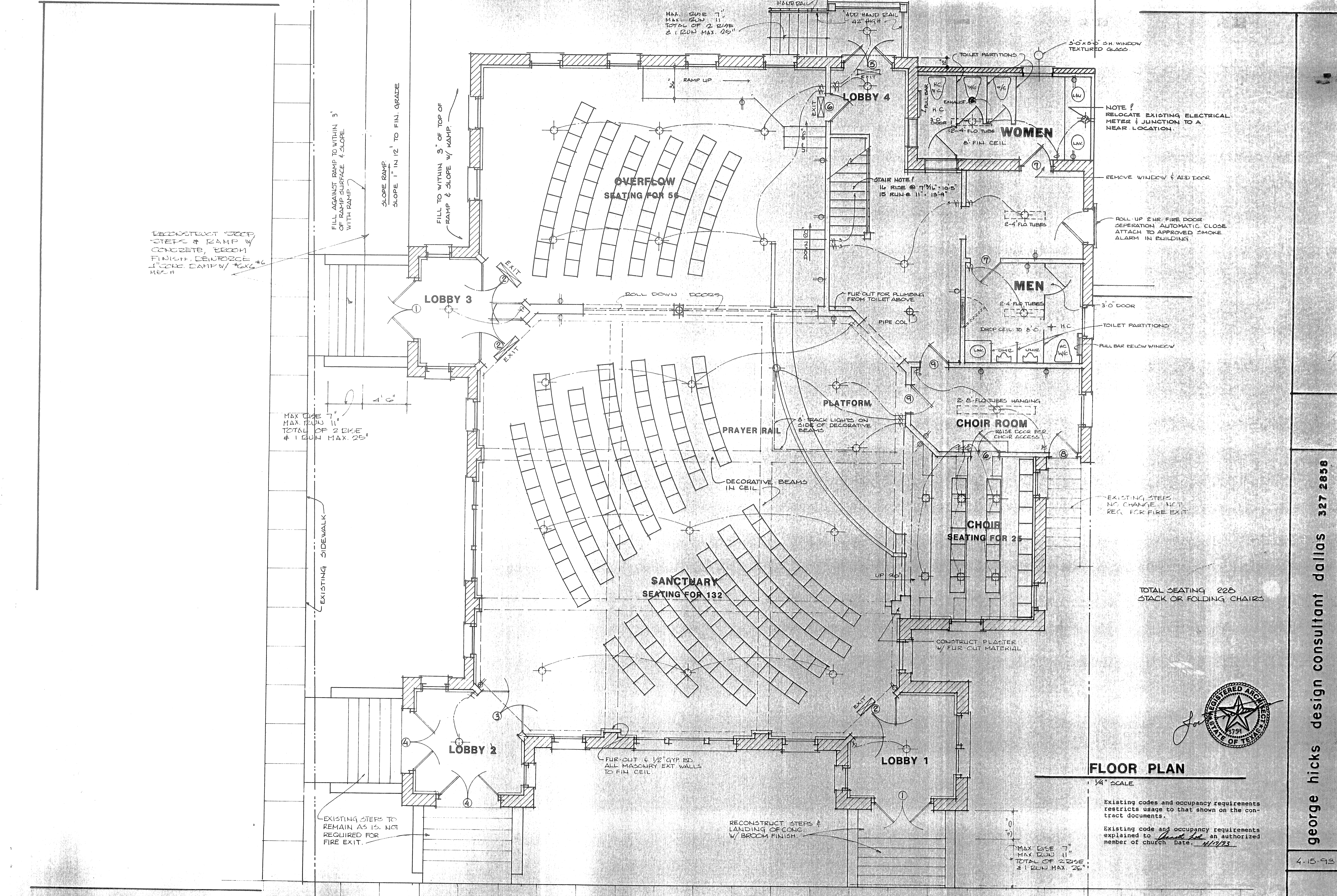
1/4" = 1'-0" SCALE

RECONSTRUCT STAIR STEPS & RAMP W/ CONCRETE, BROOM FINISH. REINFORCE 1" CONC. CAMP/ *CXC #6 MECH

MAX RISE 7" MAX RUN 11" TOTAL OF 2 RISE & 1 RUN MAX. 25"

MAX RISE 7" MAX RUN 11" TOTAL OF 2 RISE & 1 RUN MAX. 25"

MAX RISE 7" MAX RUN 11" TOTAL OF 2 RISE & 1 RUN MAX. 25"



NOTE! RELOCATE EXISTING ELECTRICAL METER & JUNCTION TO A NEAR LOCATION.

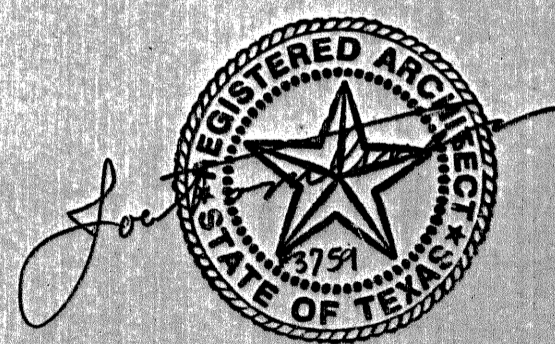
REMOVE WINDOW & ADD DOOR

ROLL UP 2 HR. FIRE DOOR SEPARATION AUTOMATIC CLOSE ATTACH TO APPROVED SMOKE ALARM IN BUILDING

TOILET PARTITIONS

EXISTING STEPS NO CHANGE NCT REQ. FOR FIRE EXIT

TOTAL SEATING 228 STACK OR FOLDING CHAIRS



FLOOR PLAN

1/4" SCALE

Existing codes and occupancy requirements restricts usage to that shown on the contract documents.

Existing code and occupancy requirements explained to *George Hicks* an authorized member of church Date: *4/19/93*