



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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

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

SPECIAL DISTRICTS (SELECT APPLICABLE):

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

CONTRIBUTING STATUS (SELECT APPLICABLE):

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- ☐ RESIDENTIAL
☒ COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS **303 E RUSK STREET, 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 **ANNETTE LALL**

APPLICANT(S) NAME

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

ADDRESS

PHONE **214-543-2807**

PHONE

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

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE): ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION
☐ RELOCATIONS ☐ OTHER, SPECIFY:

4 Transoms / 4 exterior double doors

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

\$174,802.96

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

REPLACE 4 DOORS / 4 Transoms with original era style as shown by original door. Transom + glass on door / plain. Stain glass when finished to be installed on the inside.

Stain glass begin July 2025 - completed 12-16 weeks

Doors + transoms begin 12-14 weeks from order date - installation 3-4 business days

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

Annette Lall

APPLICANT'S SIGNATURE

Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(214) 533-2426

www.artcoleadglass.net

PROPOSAL

January 9, 2025

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

We hereby guarantee to provide all the labor and materials needed to rebuild, and/or replicate, four (4) damaged and/or missing stained glass transom windows for His Covenant Children. This includes all fabrication and installation required for each of the four stained glass transoms.

*Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

**4) Transom Windows, approximately 33"x 87"-
\$18,000.00**

Terms and Conditions- One half down, with the balance due upon the date completed installation.

Estimated Start and Completion- The project would begin July 2025 with an estimated total completion of 12-16 weeks from the date of first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date:
by/Date

Accepted

Greg and Laura Thrash, Owners

Lall

Artco Leaded Glass

Children

3517 Key West Drive

Rowlett, TX 75088

75087

(214) 533-2426

January 9, 2025

Annette

His Covenant

303 E. Rusk St.

Rockwall, TX

(214) 543-2807



WWW.DALLASWINDOWS.COM

February 6, 2025

Proposal # 525020

Annette Lall
303 East Rusk Street
Rockwall, Texas 75087
214-543-2807

**Window Connection to provide deliver and install the following:
Historically era appropriate French door systems with extended leg
half circles for four entry ways on building.**

Per the following attached description.

***French doors reproducing original era products for four openings on
building.***

***These products are all wood inside and out. All are compliant with
ADA requirements and meet fire code for exiting the building. All
doors to have closers and swing out. All products will require painting
by other contractor. ADA compliant door systems are not rated for
water infiltration.***

- Price includes all materials, labor, and supplies for complete installation.
- All products to be professionally installed, squared, trimmed and sealed inside and out.
- All haul-off and clean-up of related debris is included. Permits to be attained by buyer.
- All materials are covered by Manufacturer's Standard Warranty.
- All labor is covered by The Window Connection's standard 1-year labor and workmanship warranty.
- Installation to begin in 12 to 14 weeks from order date.
- Installation to be substantially complete in 3 to 4 business days from start date.
- This is a lump sum contract and all taxes are included.

Total Contract Amount to be \$156,802.96

Respectfully Submitted on this date.

Terms of Payment: Half down and half on completion



David R. Traynor. General Manager The Window Connection.

Contract Number 525020 - Historic Restoration Project

303 E. Rusk Street National Monument Entry Restoration

To restore property to its former self with four era specific updated wood products. This includes the French Doors and extended leg half circle transoms. Four sets total.

To detail: French Doors that use our classic 1910 historical door product in Auralast Pine. This is an OUTSWINGING light commercial style door with 4 5/8" side and meeting rails, clear glass top panel with 1 3/4" thick pine lower panel. Primed exterior with natural pine interior. This door has standard hinges with no grids in the glass unit. It is a reproduction of the doors used in the time frame from 1880 through 1927. This is not an Energy Star Approved door but is historically correct for the time frame.

This door is equipped with an ADA compliant handicap sill and PANIC HARDWARE by Von Duprin consisting of stainless-steel panic exit devices on both doors. Glass packages are double paned CLEAR glass to duplicate original style.

These doors also have an Extended Leg Direct Set Half circle with jambs to match the door mounted above the French doors as transoms.

Details as follows:

Door Outside Casing Size 77 X 99 3/8

Epic Wood Historic Outswing Two Panel French Door in Pine interior and primed pine exterior. Actual Frame Size 73 3/4 X 97 3/4

Primed Frame - Primed Sash

1 3/4 Thick Panel, Natural Interior

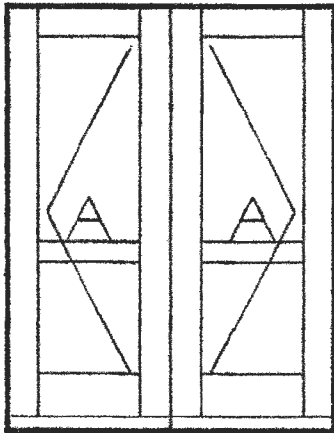
Brickmould

5 1/4 Jamb Width. 5/4

Right Left

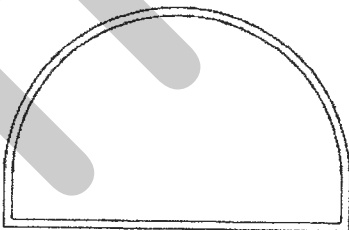
Von Duprin99- Exit Device (1 per active panel), Rhodes Lever with Escutcheon & Lock Cylinder, Surface Vertical Rod – 9927 (1 per active panel)

Satin, Included Hardware, w/closer(s), Powder Coat Aluminum, w/ Donjo Interior/Exterior Kickplate, Stainless Stl, Brsh Chrm BB Hinge, Handicap Sill, 11" Bottom Craftsman Panel Option 1 Horizontal Lock Rails, 38 5/8 Top Lock Rail
 Glass in top section only, Raised Panel(s) (PNL), w/Sweep & Kerf 6 5/8" Stile, 4 5/8" lock Rail, Ins Wet Int Glazed Clear Tempered Neat Black Spacer, Argon filled, Traditional Glazing Bead, No Grids,
 Doors with handicap sill not rated for Water Infiltration (1/8" / 1/8")
 U factor 0.40



Half Circle Units:

Frame Size: $73 \frac{3}{4} \times 47 \frac{1}{2}$, Leg- High= $10 \frac{3}{4}$, Rad= $36 \frac{3}{4}$
 Outside Casing Size $77 \times 49 \frac{15}{16}$, Wood Geometric, Pine, Direct Set
 Extended Leg Half Round, Primed Exterior, Natural Pine Interior,
 Brickmould, Standard Sill Nosing, $5 \frac{1}{4}$ Jamb, 4/4 Tick, Us National-
 WDMA/ASTM, PG 35, Insulated Clear annealed Glass, Protective Film,
 Silver Spacer, IG Thickness .756 (1/8 / 1/8), U Factor .46 SHGC .68
 VLT: .71 Energy Rating 22.



Acceptance of Contract

Buyer
 Date
 Page | 2

Date

Co-Buyer



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: March 20, 2025

APPLICANT: Annette Lall

CASE NUMBER: H2025-010; *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 for a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1913, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

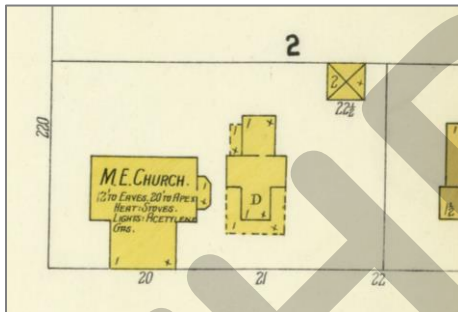


FIGURE 1: 1900 SANBORN MAPS

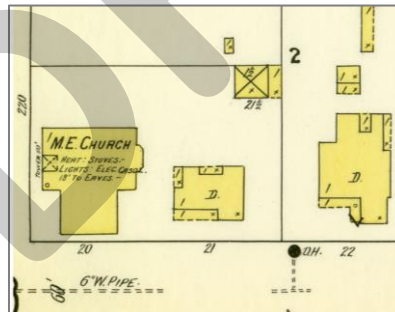


FIGURE 2: 1911 SANBORN MAPS

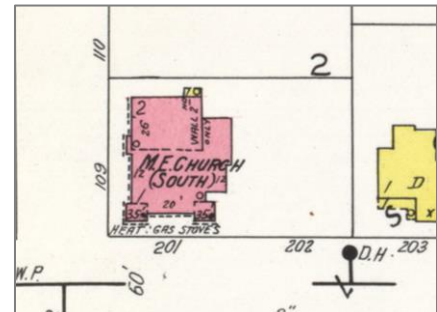


FIGURE 3: 1934 SANBORN MAPS

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 December 15, 2005 meeting.



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET CIRCA 1913

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. During this time period, staff wrote 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. On September 19, 2024, the Historic Preservation Advisory Board denied the COA [Case No. H2024-019] request without prejudice; due to insufficient information (*i.e. quotes for all the requested work*) being provided by the applicant. The applicant submitted a subsequent COA application on October 25, 2024, that contained all of the information the HPAB lacked with the previous request; on November 21, 2024, the HPAB denied the COA request [Case No. H2024-025] by a vote of 7-0. The reason for the denial is the applicant was proposing doors that were not characteristic of the time period of the *Landmarked Property*.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

Included with the applicant's request is a project description and two (2) quotes for the proposed scope of work. According to the provided project description, Ms. Lall is requesting to remove and replace four (4) doors, remove and install four (4) transom windows, and repair and replace four (4) stained-glass windows. The applicant provided a quote for the doors and plain glass transom windows from *The Window Connection* indicating an 12-14-week timeline and a cost of \$156,802.96. A separate quote from *Artco Leaded Glass* was provided for the stained-glass repair and replacement. The quote indicates the stained-glass transom windows will be replaced behind the plain glass windows in 12-16-weeks and a cost of \$18,000.00. This equates to a total project cost of \$174,802.96.

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 subject property is a *Landmarked Property* and the applicant is proposing to [1] install four (4) doors, [2] install four (4) plain glass transom windows, and [3] repair and replace four (4) stained-glass transom windows. Based on this scope of work, the applicant is required to request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)

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

- (1) *Item 1: New Windows*. 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. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings." In this case, the applicant is requesting to remove the remaining original stained-glass windows and wood frames and moldings, and replace them with new wood and plain glass windows. The proposed change from stained-glass framed with wood frames and moldings to a picture window would represent a significant change to the exterior of the building that is not typical of the style and period of the structure; however, if the applicant replaces the stained glass behind the picture windows, this would generally be in line with the historic guidelines. Staff has included a condition of approval stating that no additional Certificate of Appropriateness (COAs) can be submitted or approved by the HPAB until the stained-glass windows are replaced in the transoms.
- (2) *Item 2: Repairing Stained-Glass Windows*. Based on the applicant's quote from *Artco Leaded Glass*, the four (4) stained-glass transom windows will be repaired over a 12-16-week timeframe and reinstalled once complete. Currently, the transoms have been covered in plywood and have not been replaced. The replacement of these windows will significantly restore the building and bring the overall look of the building closer to complying with the *Historic Preservation Guidelines*.
- (3) *Item 3: Replacing 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 replace four (4) doors that are not original to the building, and exhibit physical wear and water damage. Based on the time period in which the main sanctuary was constructed (*i.e.* 1913) the original doors for the church would have been of wood construction (*see Figure 4*). In addition, the image in *Figure 4* depicts a windowed door that most likely incorporated stained glass matching the windows of the main sanctuary. The doors being proposed by the applicant, are constructed of pine with a glass top panel. This appears to be more in line with the doors depicted in *Figure 4*, with the exception of the glass panel being plain glass. This improvement will restore the overall aesthetic of the building, and remove an existing improvement that does not appear to be original to the building.

Staff should note that this request is different to the four (4) previous requests [Case No. H2005-010, Case No. H2005-011, Case No. H2021-005, Case No. H2024-025] that the applicant made to the Historic Preservation Advisory Board (HPAB). The proposed scope of work is smaller in scale and aims to improve one (1) area (*i.e. doors and transoms*) where the historic integrity of the property has been impacted. Given this, the applicant's proposed scope of work appears to meet the *Preservation Guidelines* of the Unified Development Code (UDC) and the Secretary of the Interior's Standards for Rehabilitation as detailed by the National Park Service's protocols. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Staff should note that a condition of approval was added to this request requiring the applicant's proposed scope of work be completed prior to the submission of any subsequent requests for a Certificate of Appropriateness (COA).

NOTIFICATIONS

On March 3, 2025, staff mailed 56 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 four (4) months after the approval date of this case (*i.e. July 20, 2025*); 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; and,
- (2) A new Certificate of Appropriateness (COA) for the subject property cannot be submitted until the scope of work approved by this COA has been fully completed; and,
- (3) 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.

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DATE RECEIVED:

RECEIVED BY:

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☒ COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS **303 E RUSK STREET, 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 **ANNETTE LALL**

APPLICANT(S) NAME

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

ADDRESS

PHONE **214-543-2807**

PHONE

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

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE): ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION
☐ RELOCATIONS ☐ OTHER, SPECIFY:

4 Transoms / 4 exterior double doors

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

\$174,802.96

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

REPLACE 4 DOORS / 4 Transoms with original era style as shown by original door. Transom + glass on door / plain. Stain glass when finished to be installed on the inside.

Stain glass begin July 2025 - completed 12-16 weeks

Doors + transoms begin 12-14 weeks from order date - installation 3-4 business days

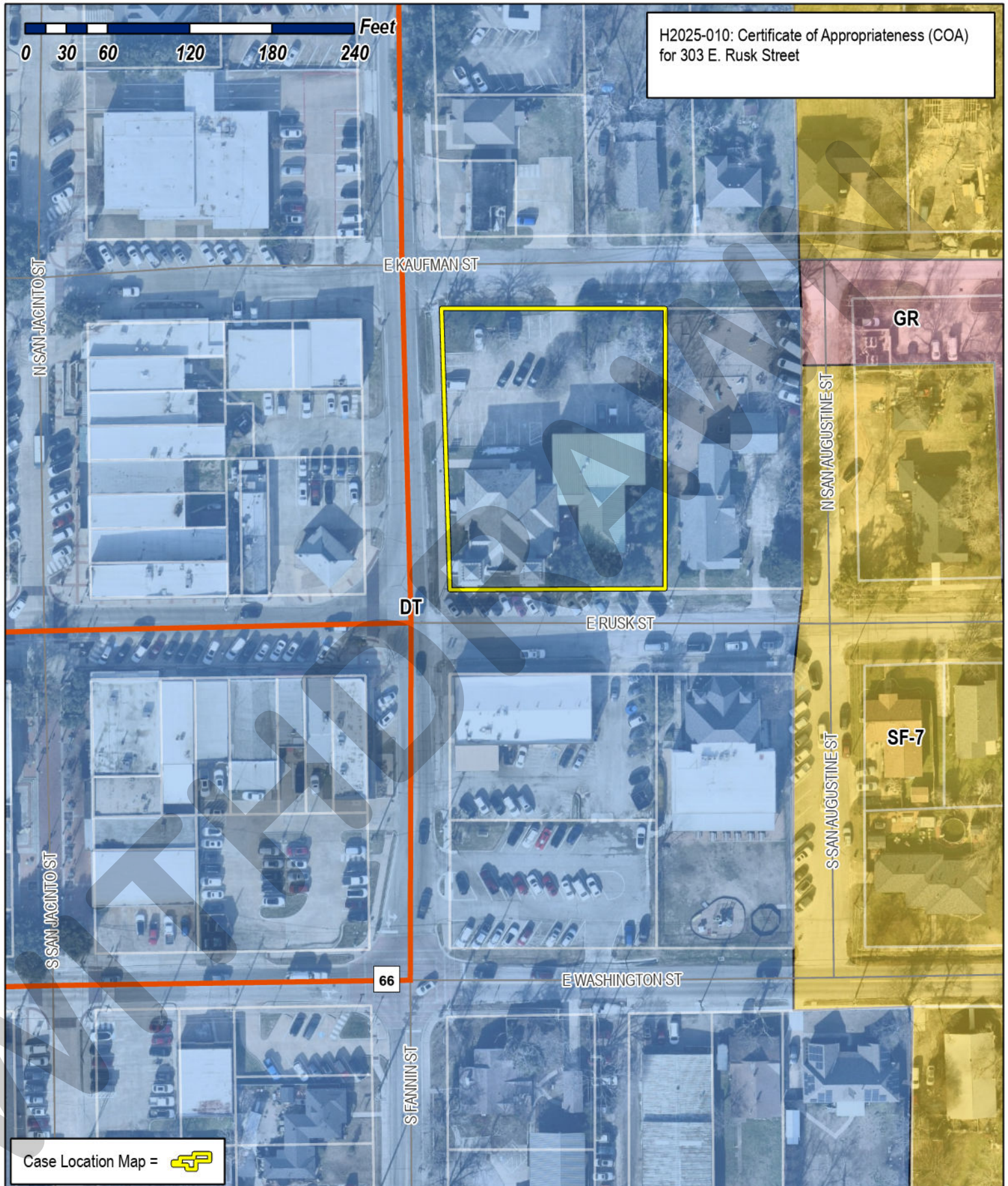
OWNER & APPLICANT STATEMENT (ORIGINAL SIGNATURES REQUIRED)

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

Annette Lall

APPLICANT'S SIGNATURE



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.

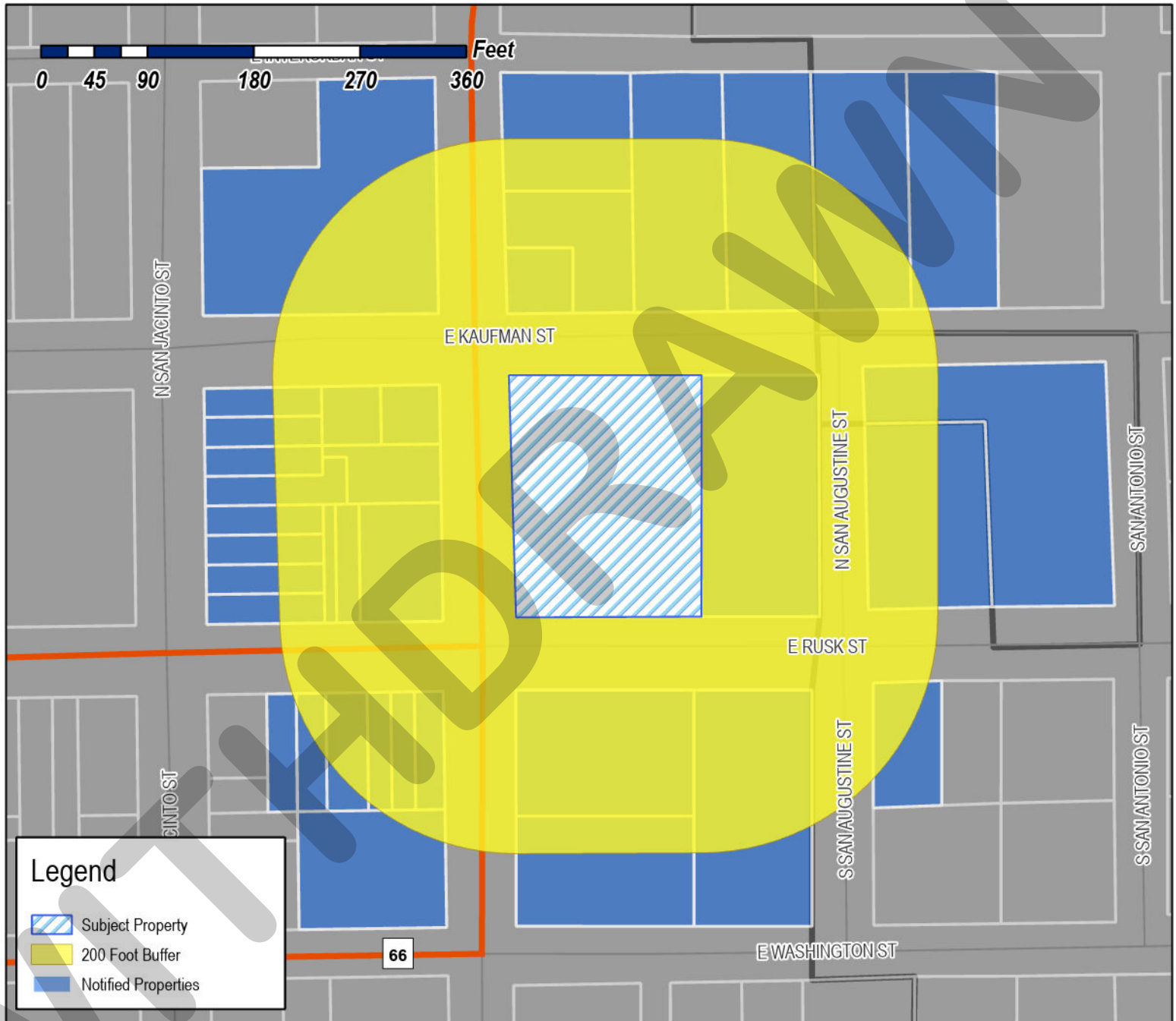




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Case Number: H2025-010
Case Name: COA for a Landmarked Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 3/3/2025

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 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 & LYNDAS
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. H2025-010: Certificate of Appropriateness (COA) 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 for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, March 20, 2025 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, March 20, 2025 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. H2025-010: Certificate of Appropriateness (COA) 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.

Name:

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



WWW.DALLASWINDOWS.COM

February 6, 2025

Proposal # 525020

Annette Lall
303 East Rusk Street
Rockwall, Texas 75087
214-543-2807

**Window Connection to provide deliver and install the following:
Historically era appropriate French door systems with extended leg
half circles for four entry ways on building.**

Per the following attached description.

***French doors reproducing original era products for four openings on
building.***

***These products are all wood inside and out. All are compliant with
ADA requirements and meet fire code for exiting the building. All
doors to have closers and swing out. All products will require painting
by other contractor. ADA compliant door systems are not rated for
water infiltration.***

- Price includes all materials, labor, and supplies for complete installation.
- All products to be professionally installed, squared, trimmed and sealed inside and out.
- All haul-off and clean-up of related debris is included. Permits to be attained by buyer.
- All materials are covered by Manufacturer's Standard Warranty.
- All labor is covered by The Window Connection's standard 1-year labor and workmanship warranty.
- Installation to begin in 12 to 14 weeks from order date.
- Installation to be substantially complete in 3 to 4 business days from start date.
- This is a lump sum contract and all taxes are included.

Total Contract Amount to be \$156,802.96

Respectfully Submitted on this date.

Terms of Payment: Half down and half on completion



David R. Traynor. General Manager The Window Connection.

Contract Number 525020 - Historic Restoration Project

303 E. Rusk Street National Monument Entry Restoration

To restore property to its former self with four era specific updated wood products. This includes the French Doors and extended leg half circle transoms. Four sets total.

To detail: French Doors that use our classic 1910 historical door product in Auralast Pine. This is an OUTSWINGING light commercial style door with 4 5/8" side and meeting rails, clear glass top panel with 1 3/4" thick pine lower panel. Primed exterior with natural pine interior. This door has standard hinges with no grids in the glass unit. It is a reproduction of the doors used in the time frame from 1880 through 1927. This is not an Energy Star Approved door but is historically correct for the time frame.

This door is equipped with an ADA compliant handicap sill and PANIC HARDWARE by Von Duprin consisting of stainless-steel panic exit devices on both doors. Glass packages are double paned CLEAR glass to duplicate original style.

These doors also have an Extended Leg Direct Set Half circle with jambs to match the door mounted above the French doors as transoms.

Details as follows:

Door Outside Casing Size 77 X 99 3/8

Epic Wood Historic Outswing Two Panel French Door in Pine interior and primed pine exterior. Actual Frame Size 73 3/4 X 97 3/4

Primed Frame - Primed Sash

1 3/4 Thick Panel, Natural Interior

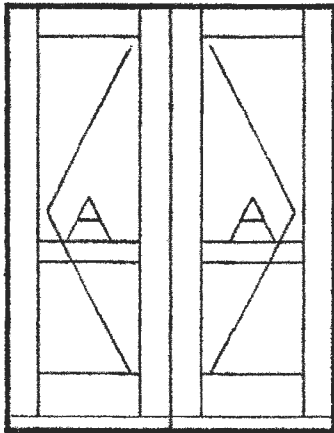
Brickmould

5 1/4 Jamb Width. 5/4

Right Left

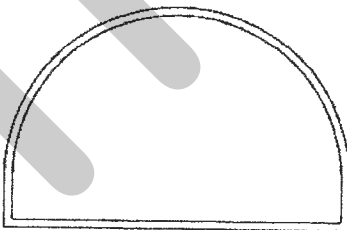
Von Duprin99- Exit Device (1 per active panel), Rhodes Lever with Escutcheon & Lock Cylinder, Surface Vertical Rod – 9927 (1 per active panel)

Satin, Included Hardware, w/closer(s), Powder Coat Aluminum, w/ Donjo Interior/Exterior Kickplate, Stainless Stl, Brsh Chrm BB Hinge, Handicap Sill, 11" Bottom Craftsman Panel Option 1 Horizontal Lock Rails, 38 5/8 Top Lock Rail
 Glass in top section only, Raised Panel(s) (PNL), w/Sweep & Kerf 6 5/8" Stile, 4 5/8" lock Rail, Ins Wet Int Glazed Clear Tempered Neat Black Spacer, Argon filled, Traditional Glazing Bead, No Grids,
 Doors with handicap sill not rated for Water Infiltration (1/8" / 1/8")
 U factor 0.40



Half Circle Units:

Frame Size: $73 \frac{3}{4} \times 47 \frac{1}{2}$, Leg- High= $10 \frac{3}{4}$, Rad= $36 \frac{3}{4}$
 Outside Casing Size $77 \times 49 \frac{15}{16}$, Wood Geometric, Pine, Direct Set
 Extended Leg Half Round, Primed Exterior, Natural Pine Interior,
 Brickmould, Standard Sill Nosing, $5 \frac{1}{4}$ Jamb, 4/4 Tick, Us National-
 WDMA/ASTM, PG 35, Insulated Clear annealed Glass, Protective Film,
 Silver Spacer, IG Thickness .756 (1/8 / 1/8), U Factor .46 SHGC .68
 VLT: .71 Energy Rating 22.



Acceptance of Contract

 Buyer
 Date
 Page | 2

 Date

 Co-Buyer

Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(214) 533-2426

www.artcoleadglass.net

PROPOSAL

January 9, 2025

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

We hereby guarantee to provide all the labor and materials needed to rebuild, and/or replicate, four (4) damaged and/or missing stained glass transom windows for His Covenant Children. This includes all fabrication and installation required for each of the four stained glass transoms.

*Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

**4) Transom Windows, approximately 33"x 87"-
\$18,000.00**

Terms and Conditions- One half down, with the balance due upon the date completed installation.

Estimated Start and Completion- The project would begin July 2025 with an estimated total completion of 12-16 weeks from the date of first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date:
by/Date

Accepted

Greg and Laura Thrash, Owners

Lall

Artco Leaded Glass

Children

3517 Key West Drive

Rowlett, TX 75088

75087

(214) 533-2426

January 9, 2025

Annette

His Covenant

303 E. Rusk St.

Rockwall, TX

(214) 543-2807



AUG 13 2003