

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 21, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the January 18, 2024 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(2) **H2024-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

(3) **H2024-003 (HENRY LEE)**

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

(4) **H2024-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Chris Beardson of Wades Landing on behalf of CM Fannin I, LP for the approval of a Certificate of Appropriateness (COA) for a non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(5) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on March 15, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 18, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER

4
5 Chairman Tiffany Miller brought the meeting to order at 6:00 PM. Board members present were Haydon Frasier, Sarah Freed, Alison McNeely, Ben
6 Lewis and Brandon Litton. Board members absent were Steve Gaskin. Staff members present were Director of Planning and Zoning Ryan Miller,
7 Senior Planner Henry Lee and Planning Technician Angelica Guevara. Absent from the meeting was Planner Bethany Ross and Planning
8 Coordinator Melanie Zavala.

9
10 II. OPEN FORUM

11
12 *This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing.*
13 *Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during*
14 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
15 *the Texas Open Meetings Act.*

16
17 Chairman Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no
18 one indicating such Chairman Tiffany Miller closed the open forum.

19
20 III. CONSENT AGENDA

21
22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
23 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

24
25 1. Approval of Minutes for the December 21, 2023 Historic Preservation Advisory (HPAB) meeting.

26
27 Board Member Freed made a motion to approve Consent Agenda. Vice-Chairman Frasier seconded the motion which passed by a vote of 6-0.

28
29 IV. PUBLIC HEARING ITEMS

30
31 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
32 *submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic*
33 *Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please*
34 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

35
36 2. H2024-001 (HENRY LEE)

37 Hold a public hearing to discuss and consider a request by Chris Beardson of MSMC Group for the approval of a Certificate of Appropriateness (COA) for the
38 purpose of remodeling an existing non-residential building that is designated as a *Non-Contributing Property* being a 0.66-acre tract of land identified as Lots 1
39 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall
40 (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

41
42 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA)
43 for the purpose of remodeling an existing non-residential building that is designated as a Non-Contributing Property. Staff had noticed there was
44 paint swatches painted on the building. The property owner was notified not to do any work on the exterior building since it was located in the
45 Historic District. They were notified that they would have to come in and get a COA through the Historic Preservation Advisory Board. The
46 applicant did reach out to staff apply. During the process the door for the entry way was replaced. That being said the applicant is requesting a
47 COA to allow the exterior remodel of the building. Staff wanted to note that the brick has not been painted before therefore that would be a
48 discretionary decision for the HPAB. Staff mailed out 38 notices to property owners and occupants within 200ft. During that time staff did not
49 receive any notices in return.

50
51 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time.

52
53 Paul Nicholson
54 405 N Fannin St
55 Rockwall, TX 75087

56
57 Mr. Nicholson came forward and asked what would be happening with the white building next to the property by it.

58
59 Kathy Seregow
60 503 N Fannin St
61 Rockwall, TX 75087

62
63 Mrs. Seregow came forward and explained that the property owner notification notices were difficult to understand.

64 James Seregow
65 503 N Fannin
66 Rockwall, TX 75087

67
68 Mr. Seregow came forward and expressed his concerns in regards to the color of the building.

69
70 Chairman Miller closed the open forum and brought the item back to the board for discussion or action.

71
72 Chris Beardon
73 308 N Fannin St
74 Rockwall, TX 75087

75
76 Mr. Beardon came forward and added additional details in regards to the request.

77
78 Board member Freed made a motion to approve H2023-022. Board member Lewis seconded the motion which passed by a vote of 5-1. Chairman
79 Miller dissenting and Board Member Gaskin absent.

80
81 V. DISCUSSION ITEMS

82
83 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
84 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*
85 *these items are considered for action by the Historic Preservation Advisory Board.*

86
87 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

88
89 Director of Planning and Zoning Ryan Miller indicated that there are currently no ongoing historic projects.

90
91 VI. ADJOURNMENT

92
93 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
94 OF _____ 2023.

95
96
97 _____
98 TIFFANY MILLER, CHAIRMAN

99
100
101 _____
102 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

103



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 21, 2024

APPLICANT: Keith Green

CASE NUMBER: H2024-002; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.



SUBJECT PROPERTY: NOVEMBER 3, 2014

On October 19, 2023, the Historic Preservation Advisory Board (HPAB) granted a Certificate of Appropriateness (COA), Small Matching Grant, and Building Permit Fee Waiver [i.e. Case No. H2023-016, H2023-017, & H2023-018] for the construction of a *Guest Quarters/Secondary Living Unit*. On December 4, 2023, City Council approved Ordinance No. 23-65 [i.e. Case No. Z2023-050; S-321] to allow the construction of a *Guest Quarters/Secondary Living Unit* on the subject property; however, staff was notified by the Building Inspections Department that work had commenced prior to them issuing a Building Permit and what was built on the subject property did not match what was approved through the Specific Use Permit (SUP). Based on this, the applicant was told to stop working on the project and informed that he would be required to amend his Certificate of Appropriateness (COA) with the Historic Preservation Advisory Board (HPAB). The applicant would also be required to go through the Planning and Zoning Commission and City Council to amend the previously approved Specific Use Permit (SUP) to update the building elevations for the *Guest Quarters/Secondary Living Unit*. Staff should add that the applicant is no longer eligible to receive the Small Matching Grant and Building Permit Fee Waiver that was approved last year since work commenced on the subject property prior to the building permit being issued. Staff should also point out that the applicant has chosen to complete the *Guest Quarters/Secondary Living Unit* at his own risk, and completed the structure prior to submitting this case. .

PURPOSE

On February 23, 2024, the applicant -- *Keith Green* -- submitted an application for the approval of a Certificate of Appropriateness (COA) for a 355 SF *Guest Quarters/Secondary Living Unit* with a deck on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 Historic Resource Survey, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 Historic Resource Survey, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 Historic Resource Survey, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an accessory building that has already been constructed that matches the existing single-family home. The structure has a total of 355 SF with a deck and is clad in *Hardie Board* with a composite shingle roof. The accessory structure is situated on a pier-and-beam foundation and has a height of approximately eight (8) feet, one (1) inch at the midpoint. The applicant has indicated that the structure has a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building on the subject property. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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), "(t)he provisions of this ordinance [*Historic Overlay (HOV)*

District] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to *Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the newly constructed accessory building is 355 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the total overall height of the *Guest Quarters/Secondary Living Unit* is twelve (12) feet, eleven (11) inches or eight (8) feet, one (1) inch at the midpoint. Based on this, the site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ...” While the structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the accessory structure on the subject property.

NOTIFICATIONS

On March 5, 2024, staff mailed 31 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.

- (2) The applicant must apply for a new *Building Permit* after the approval of the amended Specific Use Permit (SUP) has been granted.
- (3) The applicant will be required to pay the non-compliant structure fee when applying for the Specific Use Permit (SUP) do to commencing work without a building permit.
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

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 _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

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

\$ _____

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.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

0 10 20 40 60 80 Feet

H2024-002: Certificate of Appropriateness for 605 E. Washington Street



SF-7

E WASHINGTON ST

Case Location Map = 



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.

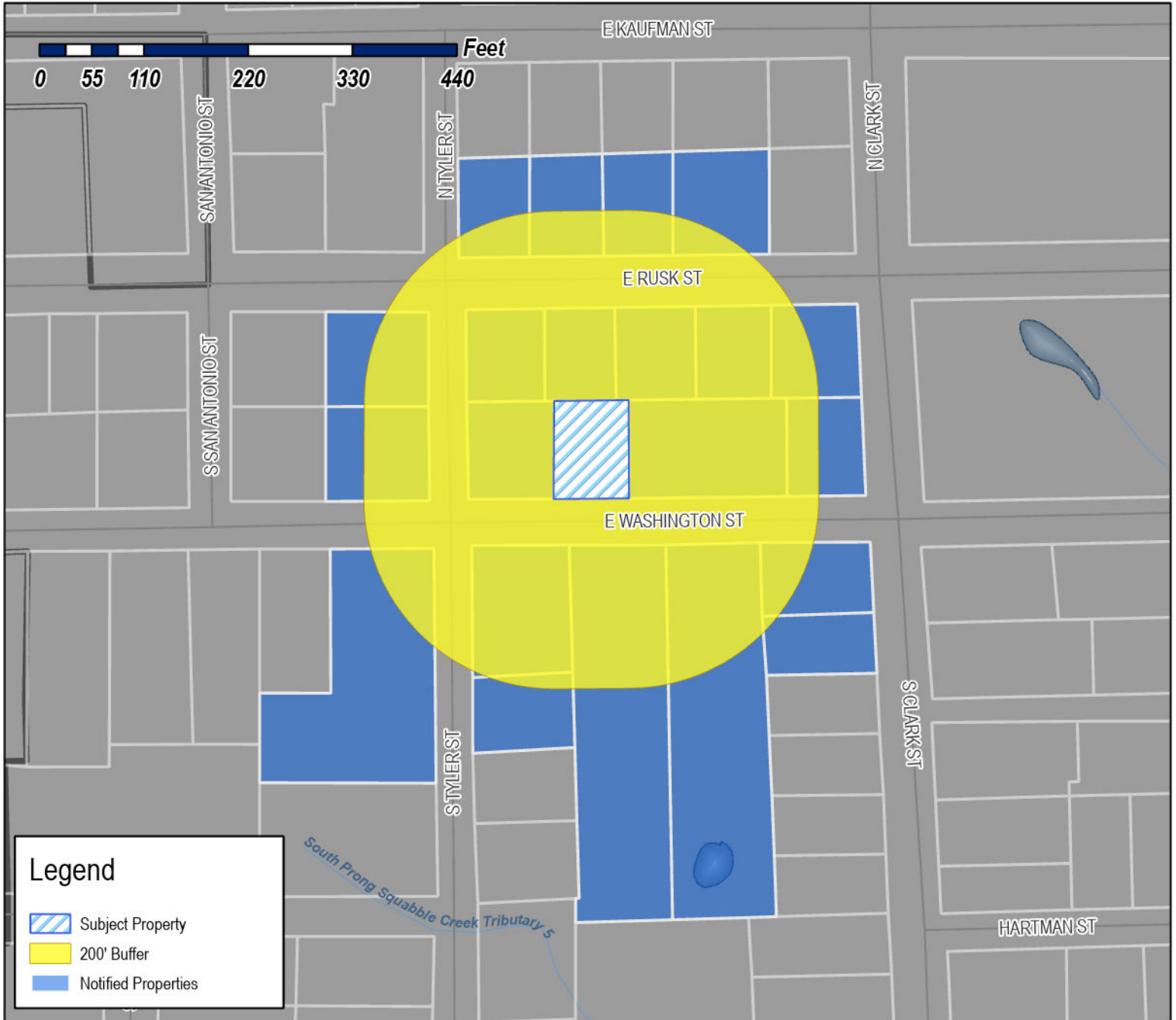




City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: H2024-002
Case Name: Certificate of Appropriateness for 605 E. Washington Street
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 2/29/2024

For Questions on this Case Call: (972) 771-7746



SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 E WASHINGTON
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

PUBLIC NOTICE



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

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

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

Case No. H2024-002: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington 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 21, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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 21, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-002: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

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

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

Four horizontal grey bars for providing reasons for support or opposition.

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](#)



605

ADT



605

OCT 18 2006



605

OCT 18 2006



NOV 11 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

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 21, 2024
APPLICANT: Annette Lall
CASE NUMBER: H2024-003; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

On September 21, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2023-011] to allow the applicant -- *Annette Lall of HIS Covenant Children, Inc.* -- to begin the exterior restoration of the *Landmark Property* in accordance with the timeline she submitted as part of the COA request; however, the HPAB approved a condition -- *as outlined below* -- to allow the applicant six (6) months to secure financing for the project and then to return to the HPAB prior to commencing the work for a reconsideration and update of the Certificate of Appropriateness (COA). Specifically, the condition of approval approved by the HPAB -- *and as written in staff's case memo* --, stated the following:

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. Should the applicant fail to meet the timelines established in this request the Historic Preservation Officer (HPO) 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) or expire the Certificate of Appropriateness (COA) if no work has commenced. A Stop Work Order may be lifted by the Historic Preservation Officer (HPO) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to. If the Historic Preservation Officer (HPO) chooses to expire the Certificate of Appropriateness (COA) due to failure to meet the timelines and commence work on the project, the applicant shall be notified via certified mail of the expiration.

In accordance with the timeline established by the HPAB, on February 26, 2024, the applicant submitted an application requesting the reconsideration and update of the Certificate of Appropriateness (COA). Specifically, the applicant was unable to secure financing, and is requesting additional time. According to the applicant's letter provided with this request "...additional revenue was required to support a loan for window repairs, steps, doors, and tower fascia ... [and] Steps were taken to advertise 2 office spaces for lease in November 2023 ..." This letter goes on to layout an inaccurate timeline for Charming Events, LLC the *Banquet Facility/Event Hall*, which was recently granted a Certificate of Appropriateness (COA) from the HPAB [Case No. H2023-022] and a Specific Use Permit (SUP) from City Council. Specifically, the applicant's timeline indicates that they did not lease the space until February 1, 2024 after the Specific Use Permit (SUP) was granted; however, as was explained to the HPAB multiple times by the applicant (*Pare Underwood*) during Case No. H2023-022, Charming Events, LLC had been in operation since March 2023 and had been paying the applicant for the use of space. Staff has also found proof of the space being used prior to this date based on images found online. In addition, staff should remind the HPAB that this case was originally referred to the Planning and Zoning Department by the Neighborhood Improvement Services (NIS) Division because the business had been cited for operating without a Certificate of Occupancy (CO) in a zoning district that required a Specific Use Permit (SUP) for a *Banquet Facility/Event Hall* (Case No. CES2023-5818) on November 15, 2023.

In addition, the applicant's letter states that "... Ryan Miller of [the] City of Rockwall Planning and Zoning visited Charming Events, LLC in November 2023 requesting a COA and SUP as a banquet hall." In reality, only representatives from the Neighborhood Improvement Services (NIS) Division (*to issue the original citation*), Building Inspection Division (*to review the health safety code*), and Fire Department (*to review for fire safety*). The Planning and Zoning Department did not visit the site during the case. Finally, with regard to the dollar amount referenced by the applicant in the applicant's letter, this very well may be the amount levied by the courts since there were nine (9) violations incurred by the applicant for violations to the property maintenance code in 2023.

Taking all of this information into consideration, the applicant is requesting an additional six (6) months to secure financing, and has provided no assurances or progress over the last request that was approved on September 21, 2023. It should also be

reiterated that the applicant has a long history of being unable to meet the approved timelines established through previous HPAB cases (*i.e.* Case No.'s H2021-005, H2022-002, & H2023-011) and this would be the fourth (4) request with a similar scope of work. Staff should point out that property maintenance issues associated with the doors and windows have existed since prior to August 13, 2003 based on *Historic District Property Archive* photos. Staff has included the packet from the previous case approved on September 21, 2023 [Case No. H2023-011] for the HPAB's review. This includes the staff report, scope of work, and timeline agreed upon by the applicant in that meeting.

Since this is an atypical request, staff should point out that the HPAB has two (2) options associated with this request: [1] grant the applicant's request for an extension for a time period specified by the board, or [2] deny the applicant's request for an extension. If the HPAB chooses to approve the request for an extension of the Certificate of Occupancy (COA), staff would propose the following conditions of approval -- *which are the same as the previous request* --:

- (1) 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. Should the applicant fail to meet the timelines established in this request the Historic Preservation Officer (HPO) 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) or expire the Certificate of Appropriateness (COA) if no work has commenced. A *Stop Work Order* may be lifted by the Historic Preservation Officer (HPO) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to. If the Historic Preservation Officer (HPO) chooses to expire the Certificate of Appropriateness (COA) due to failure to meet the timelines and commence work on the project, the applicant shall be notified via certified mail of the expiration.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Should the Historic Preservation Advisory Board (HPAB) have any questions, staff will be available at the March 21, 2024 HPAB meeting.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA) *Update of COA H 2023-011*
- 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, ROCKWALL, TEXAS 75087*

SUBDIVISION *GRIFFITH*

LOT

A+B

BLOCK

2

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME *HIS COVENANT CHILDREN*

APPLICANT(S) NAME *ANNETT G LALL*

ADDRESS *303 E RUSK*

ADDRESS *102 N FANNIN*

ROCKWALL, TX 75087

ROCKWALL, TX 75087

PHONE *214-543-2807*

PHONE *214-543-2807*

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

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

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: *EXT. WINDOWS, DOORS, STEPS, TOWER*

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

\$ _____

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

See attached - Extension of time to secure financing

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

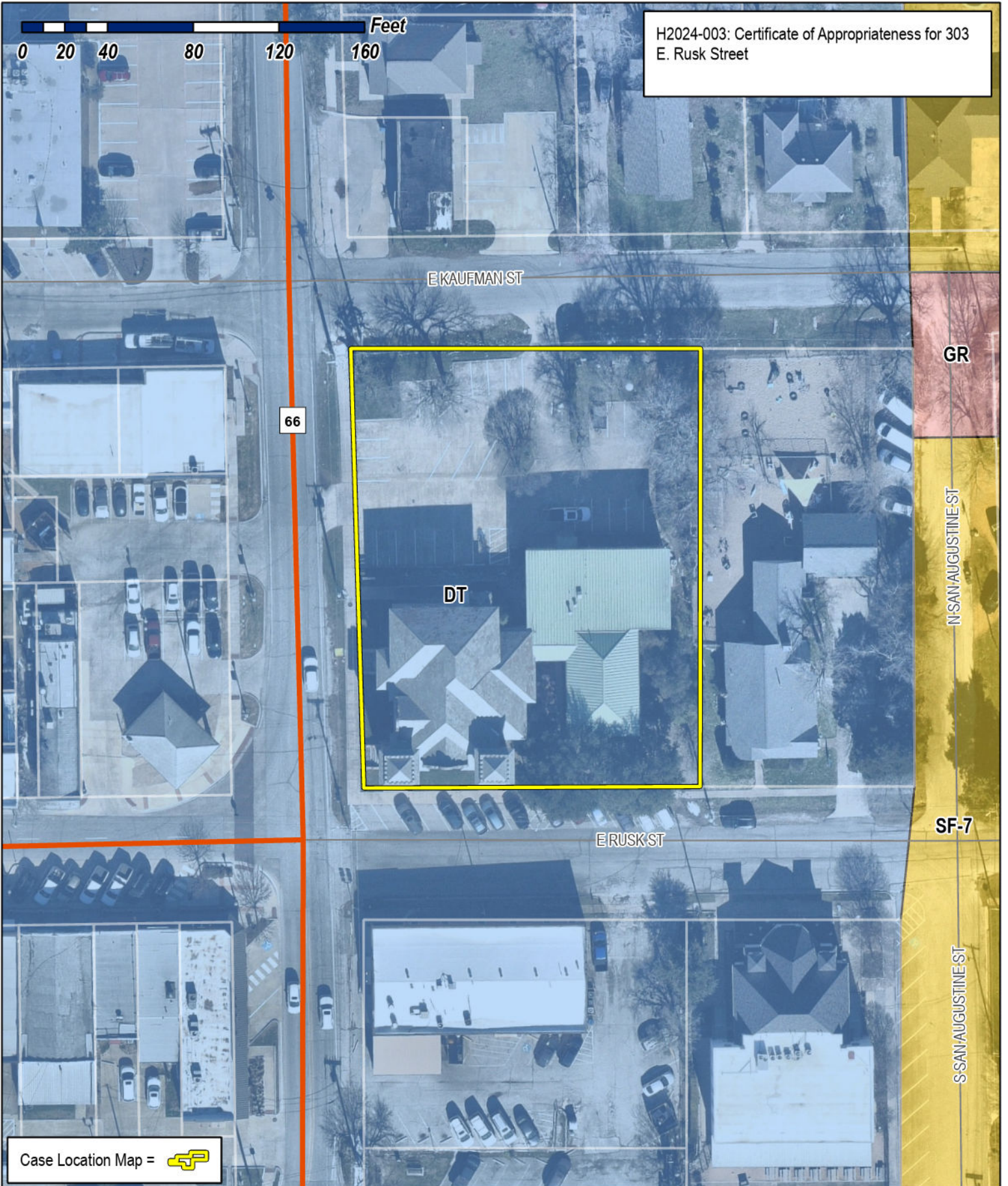
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Anneth Lall

APPLICANT'S SIGNATURE

Anneth Lall 2/23/24



H2024-003: Certificate of Appropriateness for 303 E. Rusk Street

E KAUFMAN ST

66

DT


GR

N SAN AUGUSTINE ST

SF-7

E RUSK ST

S SAN AUGUSTINE ST

Case Location Map = 



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.

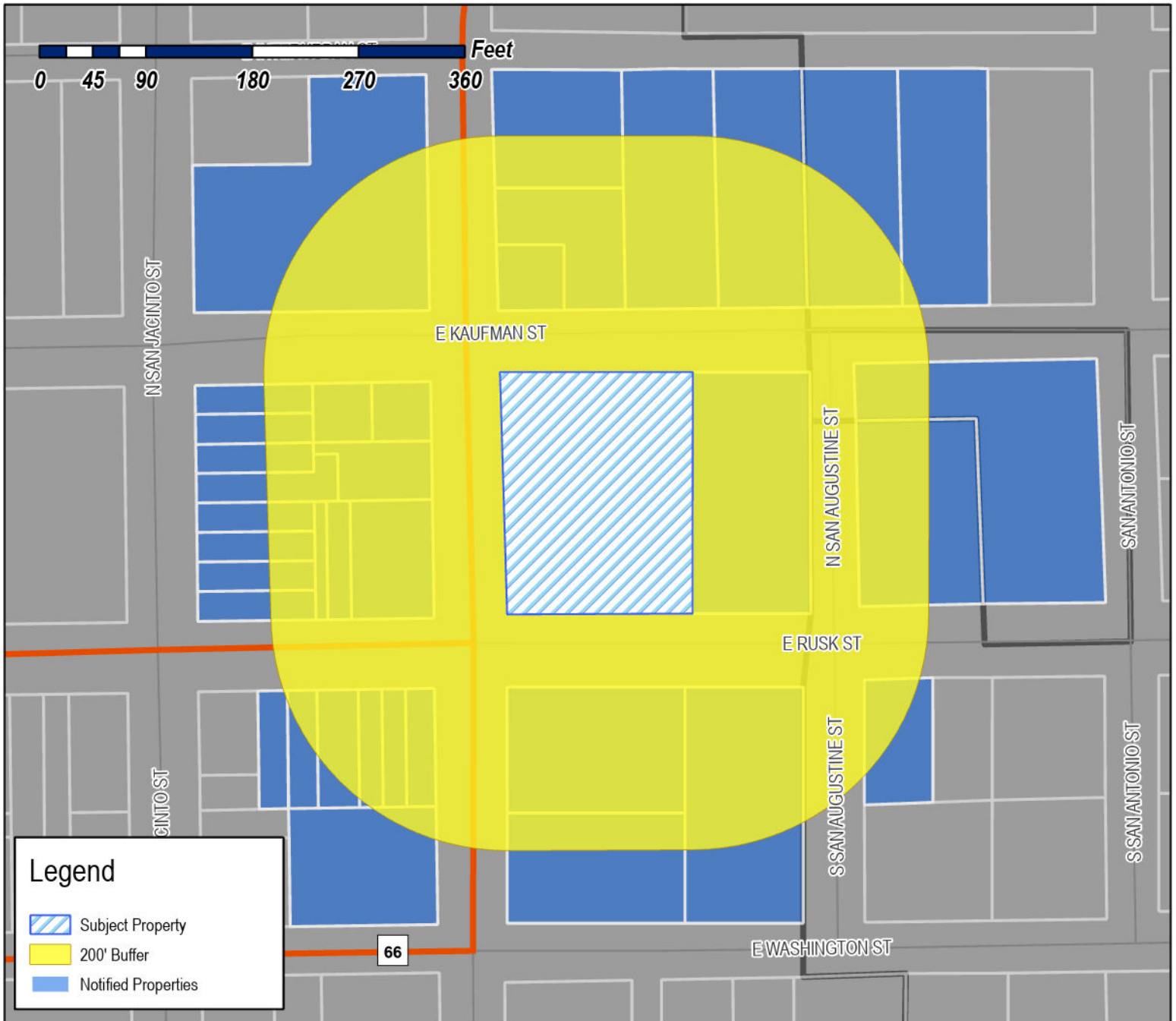






City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2024-003
Case Name: Certificate of Appropriateness for 303 E. Rusk Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street



Date Saved: 2/29/2024
 For Questions on this Case Call: (972) 771-7745

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

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

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

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

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

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

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

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

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

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

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

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

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

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

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

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

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

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

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

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

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

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

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

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

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

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

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

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

PUBLIC NOTICE



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

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

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

Case No. H2024-003: Certificate of Appropriateness for 303 E. Rusk Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, March 21, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, March 21, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2024-003: Certificate of Appropriateness for 303 E. Rusk Street

Please place a check mark on the appropriate line below:

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

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

Four horizontal grey bars for providing reasons for the response.

Name:
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

His Covenant Children, Inc.
102 N Fannin
Rockwall, Texas 75087
Email: legacyvillage-rock@att.net
Phone: 214-543-2807

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

February 23, 2024

Re: First Methodist Church, 303 E Rusk, Rockwall, Texas.
COA for extension of time to secure financing

To Rockwall Historical Advisory Board

With reference to COA H2023-011 approved by HPAB on September 21, 2023 to obtain financing, the following update is provided.

1. During the second month (November 2023) in the loan process, in order to move forward, additional revenue was required to support a loan for window repairs, steps, doors and tower fascia.
2. Steps were taken to advertise 2 office spaces for lease in November 2023, which would have satisfied this requirement. Choose to Soar, a women's ministry hosts their meetings at Charming Events LLC, 303 E. Rusk, Rockwall, Texas 75087, saw the advertisement and asked to lease the office space which was accepted.
3. Ryan Miller of City of Rockwall Planning and Zoning visited Charming Events LLC in November 2023 requesting a COA and SUP as a banquet hall. This immediately placed the leased office space to Choose to Soar on hold and in a very precarious position, due to a series of meetings for approval with the Rockwall Historic Preservation Advisory Board, City of Rockwall

Planning and Zoning on December 27, 2023, Rockwall City Council meetings on January 9, 2024.

4. On January 16, 2024, Charming Events LLC, was granted the SUP to allow an event Hall/Banquet Facility. Choose to Soar signed a lease agreement on February 1, 2024 which allowed for the additional revenue required for loan approval.
5. Please reconsider an extension of time to complete the loan process without penalties and weekly court fines caused by this delay, as was previously charged by the City of Rockwall Code Enforcement in 2023, totaling \$2273.00. Please note revenue for loan approval for the purpose of repairs to the windows, doors, steps and tower is only derived from the leasing of this property.

Your attention in this matter is greatly appreciated.

Sincerely,



Annette Lall
His Covenant Children, Inc.





APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



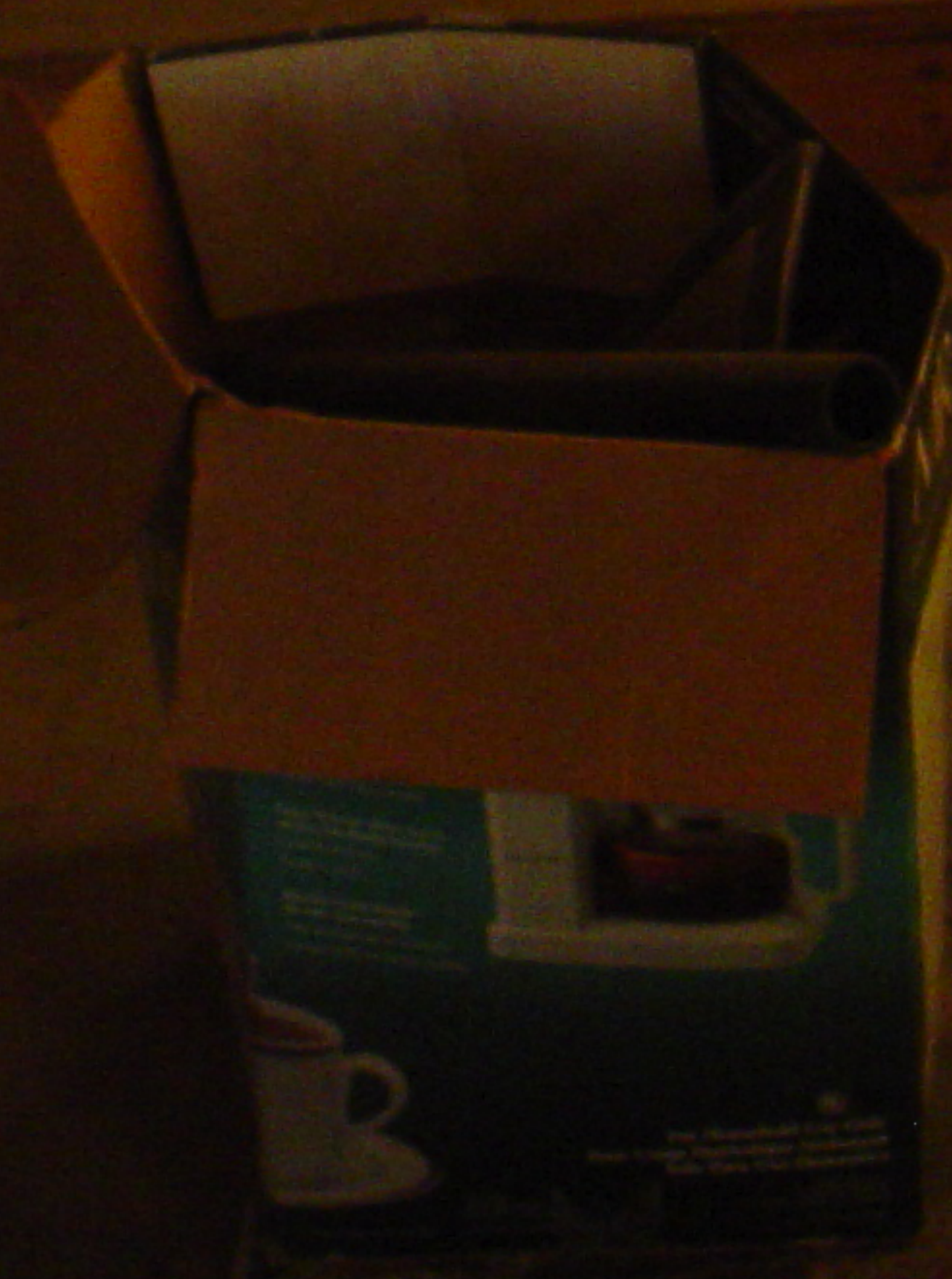
APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009



APR 28 2009





AUG 13 2003



AUG 13 2003



CHIROPRACTIC
CLINIC

DR. LEN LEE

AUG 13 2003



AUG 13 2003



AUG 13 2003



AUG 13 2003



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: September 21, 2023

APPLICANT: Annette Lall

CASE NUMBER: H2023-011; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

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

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

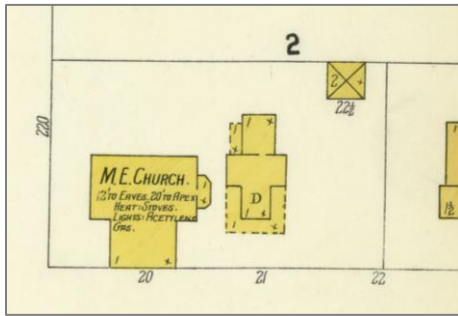


FIGURE 1: 1900 SANBORN MAPS

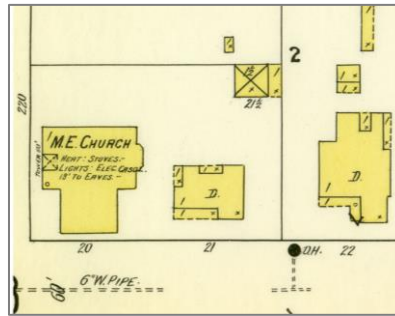


FIGURE 2: 1911 SANBORN MAPS

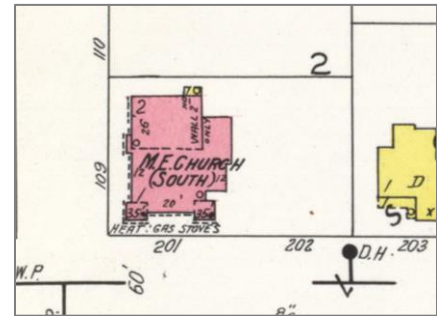


FIGURE 3: 1934 SANBORN MAPS

According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. In 2005, a representative of the applicant requested a *Certificate of Appropriateness (COA)* [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant 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



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

Historic Preservation Advisory Board (HPAB) at the December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation 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. 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 condition of approval, on April 21, 2022 [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). Following the approval on April 21, 2022, 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 the one (1) year deadline 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. Since the initial notice of violation, staff has written 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. Staff should note that no improvements have been made to the building to clear up the property maintenance violations since they were issued.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant has provided four (4) separate quotes for different scopes of work that include exterior and interior work. For the purpose of the Historic Preservation Advisory Board (HPAB) only the exterior work may be considered. In this case, the HPAB is considering the repair/replacement of the exterior rotted wood trim, caulk, and painting of the trim for 83 windows, and the installation of new single pane glass panels on the exterior of 53 existing windows. This will replace the broken plexiglass covers with glass. The bid provided by the applicant from LNJ Roofing, LLC indicates the proposed work will take one (1) to two (2) weeks to complete and will cost \$29,000.00. The second part of the applicant's request is to move forward with the Artco bid for the repair of the stain-glass windows, which was previously approved at the April 21, 2022 HPAB meeting [Case No. H2022-002]. Artco would be removing the stain-glass from the inside, to protect the work completed LNJ Roofing LLC, and repair these windows over an estimated 24-month period. The estimated cost by Artco for the repair or replication of the 64 stained-glass windows is \$253,200.00. It should be noted that Artco's bid indicates that the work shall be conducted in four (4) phases, where one (1) side of the building will be completed before the next side is started.

Included with the applicant's submittal was a new timeline that establishes the phasing of the proposed Certificate of Appropriateness (COA). Based on the provided timeline, the work will take place in the following order: [1] financing will be secured between September 1, 2023 and December 1, 2023, [2] immediately after financing has been secured the towers, doors, and steps will be repaired, along with the single-pane window installation and stain-glass window repair project, [3] all interior work will be completed, and [4] the stain-glass windows will be reinstalled upon completion (*i.e. based on the Artco bid this will take place over a 24-month period*).

Staff should note that the bids provided by the applicant indicate this project is being completed to accommodate a wedding venue. With respect to this case, the Historic Preservation Advisory Board (HPAB) is not considering this as part of this request. Per the Unified Development Code (UDC) an *Event Hall/Banquet Facility* requires a Specific Use Permit (SUP) within the Downtown (DT) District. Given this, the applicant will have to return at a later date with a separate Certificate of Appropriateness (COA) to request approval for the *Event Hall/Banquet Facility* land use. The applicant will then need to seek approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission and City Council.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 53 windows and repairing/replicating 72 stained-glass windows. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be required to provide bi-annual (*i.e. every six [6] months*) 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 Historic Preservation Officer (HPO) 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) or expire the Certificate of Appropriateness (COA) if no work has commenced. A *Stop Work Order* may be lifted by the Historic Preservation Officer (HPO) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to. If the Historic Preservation Officer (HPO)

chooses to expire the Certificate of Appropriateness (COA) due to failure to meet the timelines and commence work on the project, the applicant shall be notified via certified mail of the expiration.

- (2) A separate Certificate of Appropriateness (COA) shall be required to be submitted to the Historic Preservation Advisory Board (HPAB) for the proposed *Event Hall/Banquet Facility*, prior to submitting for a Specific Use Permit (SUP) for the proposed land use.
- (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.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA) *update COA #2022-002*
- 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, TEXAS 75087*

SUBDIVISION *GRIFFITH*

LOT *PART A* BLOCK *2*

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: *REPRESENTATIVE*

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

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

ADDRESS *102 N FANNIN STREET
ROCKWALL TX 75087*

PHONE *214-543-2807*

PHONE *214-543-2807*

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

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

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: *REMODEL*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$1,472,543.00*

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

SEE ATTACHED

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE *Annette Lall 7/27/2023*

Feet

0 50 100 200 300 400

H2023-011 COA for 303 E. Rusk Street



Case Location Map = 



City of Rockwall

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

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

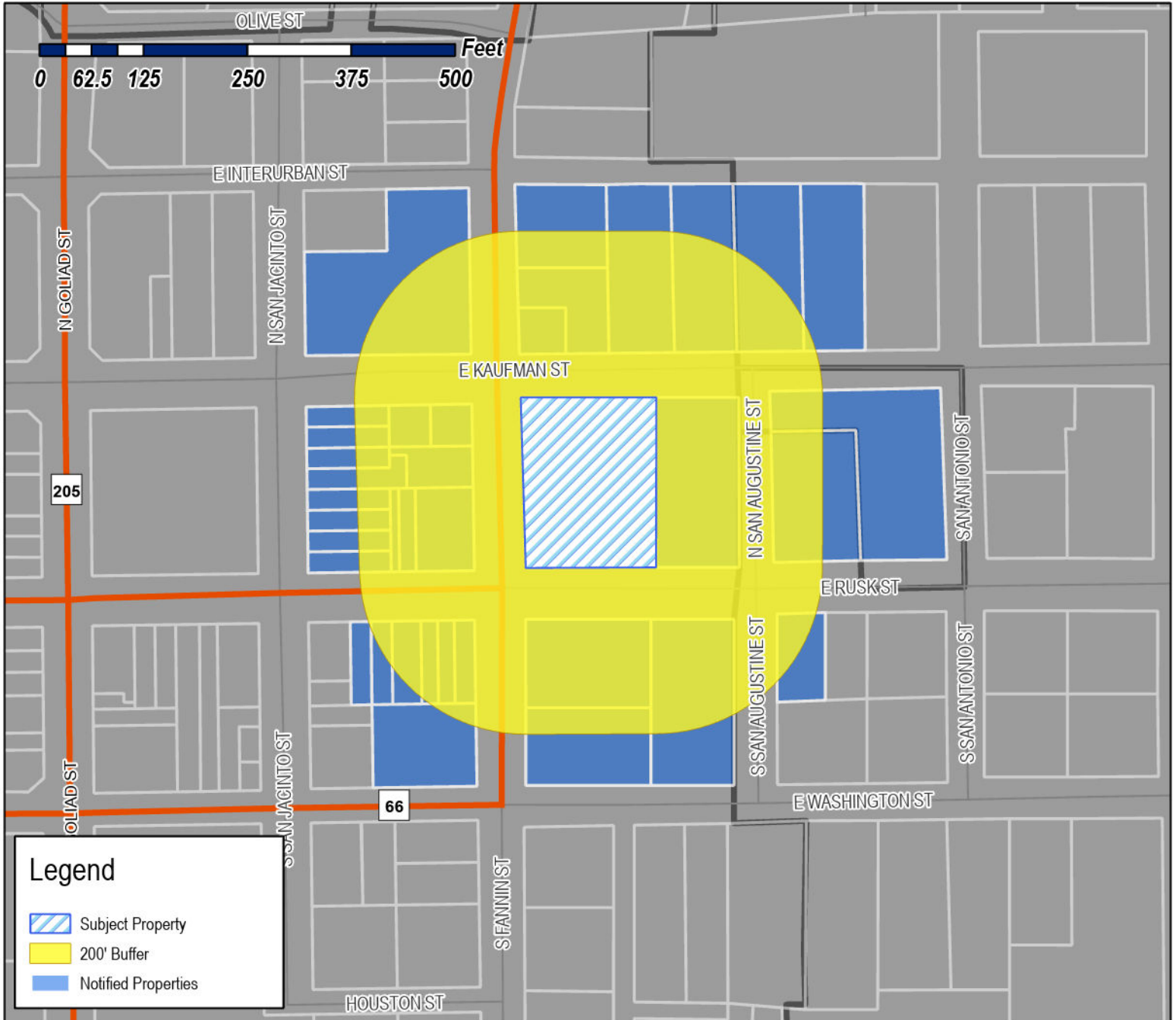




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

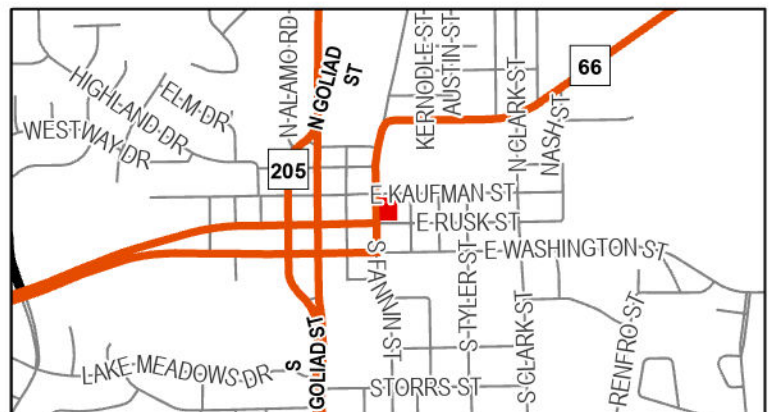
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Case Number: H2023-011
Case Name: COA for a Landmark Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 9/5/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
101N FANNIN
ROCKWALL, TX 75087

RESIDENT
101S FANNIN
ROCKWALL, TX 75087

RESIDENT
102N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102S FANNIN
ROCKWALL, TX 75087

RESIDENT
103N FANNIN
ROCKWALL, TX 75087

RESIDENT
104N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105N FANNIN
ROCKWALL, TX 75087

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

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

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
202N FANNIN
ROCKWALL, TX 75087

RESIDENT
204E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204N FANNIN
ROCKWALL, TX 75087

RESIDENT
206.5E RUSK
ROCKWALL, TX 75087

RESIDENT
206N FANNIN
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210E RUSK
ROCKWALL, TX 75087

RESIDENT
212E RUSK
ROCKWALL, TX 75087

RESIDENT
213E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

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

RESIDENT
216E RUSK
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
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. H2023-011: Certificate of Appropriateness for 303 E. Rusk Street

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for 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 (HPAB) will hold a public hearing on Thursday, September 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, September 21, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-011: Certificate of Appropriateness for 303 E. Rusk Street

Please place a check mark on the appropriate line below:

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

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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

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.

My concern is that this CAA will lead more restrictions to surrounding buildings in term of renovations.

Name: Ken Chen, King Pacific Inc.

Address:

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

Annette Lall
His Covenant Children, Inc.
102 N Fannin Street
Rockwall, Tx. 75087
214-543-2807
Email – legacyvillage-rock@att.net

Historic Preservation Advisory Board (HPAB)
City of Rockwall
385 S. Goliad
Rockwall, Tx 75087
972-772-6441

July 27, 2023

Re: Attached document (1)
Notice of Code Violation # CE 2075, dated 5/25/2023
Notice of Code Violation # CE 2226, dated 6/09/2023
Notice of Code Violation # CE 2232, dated 6/16/2023
Notice of Code Violation # CE 2234, dated 6/23/2023
Notice of Code Violation # CE 1821, dated 6/30/2023
Notice of Code Violation # CE 1835, dated 7/19/2023
Notice of Code Violation # CE 1917, dated 7/18/2023

Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
National Landmark – Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas 75087

Attached document (2) COA dated May 5, 2022

According to the above COA dated May 5, 2022 states, should the applicant fail to meet the timeliness 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) and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Document (3) Article 05).

According to Subsection 06.03(H)(3) Suspension of Work, after the work authorized by the Certificate of Appropriateness (COA) is commenced, the applicant must make continuous progress towards completion of the work and shall not suspend or abandon the work for a period of more than 180 days.

This work was not abandoned. Twenty-two days after the COA was issued, NJB Roofing was paid \$17,000.00 for the exterior window glass and begin the window repairs,

check #7143, dated 5/27/2022. (See Document #4). NJB Roofing started the work on August 30, 2022. The late start of the job was marred by weather conditions, delay in glass shipments and busy on NJB's other jobs. Mr. Bradberry of NJB Roofing sent inexperienced workers who did unacceptable window work as seen in images. (See Document # 5). They placed new material over existing rotted wood, inappropriate joins which would have allowed more damage to the existing windows and lots of wood filler. As you can see from the attached pictures and the existing window repair, this was not acceptable. Mr. Bradberry promised to do better but never followed through. He was asked to deliver the paid glass of 53 panes of which 10 were delivered on 1/10/2023, 10 on 1/20/2023 and 8 on 3/13/2023 leaving a balance of 25 panes still to be delivered.

On December 29, 2023 Chase Bowen with Bowen Homes in Rockwall repaired a window to evaluate the time taken and materials involved for repair. He did a beautiful job, (See Document #6), images of Chase Bowen removal of rotted window and rebuilt window frame. Due to emergencies and busy schedule, he was unable to bid the job.

Subsection 06.03(H)(3) Suspension of Work further states The Historic Preservation Officer and /or building official may, in writing, authorize a suspension of work for a period greater than 180 days upon written request by the applicant showing circumstances beyond his control. The City never issued a Stop Work Order which would have allowed 180 days to present the matter at hand. The delay in work was beyond our control.

The City of Rockwall Neighborhood Improvement Services Department letter dated April 24, 2023 from Marco Pulgarin was mailed and never received, therefore a response was not given in a timely manner. A copy was obtained on June 5, 2023 from Ms. Vickie Morton at the City of Rockwall Planning and Zoning. (See Document 7).¹ The only reason a letter was known of was due to the receipt of a Citation at Annette Lall's residence issued by Marco Pulgarin C# 2075, see above. I immediately wrote a letter on June 6, 2023 to Ryan Miller with an update on the building, and emailed him with attachments. (See Document #8). I did not receive a response and decided to visit the City Offices, spoke with Ryan Miller who said he was not over such matters anymore and I should address my issues to Jeffrey Widmer and Marco Pulgarin.

I sent an email on July 13, 2023 with attachments to Jeffrey Widmer, Building Official, Marco Pulgarin, Neighborhood Improvement Services Representative and Ryan Miller, Director of Planning and Zoning. (See Document #9). Since a response was not received, I sent another email with attachments to Jeffrey Widmer, Marco Pulgarin and Ryan Miller on June 15, 2023. I further took 3 copies and attachments in the email addressed to Jeffrey Widmen, Marco Pulgarin and Ryan Miller and hand delivered on June 15, 2023 to the City of Rockwall, signed for by Vickie Morton. (See Document #10). As of the date of this letter a response has not been received.

This is to further inform the Historical Advisory Board about further developments with building.

An existing tenant has paid Carroll Architects for drawings and planning in developing a scope of work for a Wedding Venue. The final estimates are as follows

Estimate from Carroll Architects, dated June 26, 2023 (See Document #11)	\$68,780.00
Estimate from Triton General Contractors, dated July 25, 2023 (See Document #12)	\$1,151,563.00
Estimate from Artco Glass, dated January 15, 2022 (See Document #13)	252,200.00
Estimated total for Wedding Venue Project	- \$1,472,543.00

An Application A dated June 23, 2023 has been submitted to the Texas Historical Commission for Certificate of Eligibility, in order to begin the Tax Credits process. (See Document # 14). Application B for Federal and State Tax credits requires a complete breakdown of costs which was only finished on July 25, 2023 by Triton General Contractors.

Please be advised of the following:

In accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC) a Stop Work Order was not received by His Covenant Children, Inc., or under Subsection 06.03(H)(3) affording His Covenant Children Inc., the courtesy to update the Historical Advisory Board of the status of the building with issues beyond our control but instead issuing directly to Annette Lall 7 citations and appearance in the City of Rockwall Municipal Court July 19, 2023 and a further appearance on August 2, 2023 with charges of \$1302.00.

As of 7/27/2023, the City of Rockwall has not responded to emails, updated status emails, hand delivered letters and documents dated June 15, 2023 signed for by Ms. Vickie Morton.


In accordance with Subsection 06.03(K), His Covenant Children, Inc. requests a copy of the Stop Work Order issued by the building inspection department.

We are also asking the Board to cancel the above 7 Citations issued directly to Annette Lall, since Subsection 06.03(K) does not warrant Citations.

Plans for the Wedding Venue are moving forward and would ask the Board to work with us over the next 4 months as we procure financing for this project.

Your attention in this matter is greatly appreciated.

Sincerely,



Annette Lall

His Covenant Children, Inc.

Attachments

1. Document (1)
 - Notice of Code Violation # CE 2075, dated 5/25/2023
 - Notice of Code Violation # CE 2226, dated 6/09/2023
 - Notice of Code Violation # CE 2232, dated 6/16/2023
 - Notice of Code Violation # CE 2234, dated 6/23/2023
 - Notice of Code Violation # CE 1821, dated 6/30/2023
 - Notice of Code Violation # CE 1835, dated 7/19/2023
2. Document (2) COA dated May 5, 2022
3. Document (3) Article 05, District Development Standards, of the Unified Development Code (UDC)
4. Document (4) Boo Nathaniel J Bradberry was paid \$17,000.00 for the exterior glass and to begin window repairs, check #7143, dated 5/27/2022
5. Document (5) photos of unacceptable window repair by NJB Roofing
6. Document (6) Chase Bowen photos of his window repair
7. The City of Rockwall Neighborhood Improvement Services Department letter dated April 24, 2023 from Marco Pulgarin
8. Document (8) letter to Ryan Miller with an update on the building June 6, 2023, emailed him with attachments
9. Document (9) copy of email on July 13, 2023 with attachments to Jeffrey Widmer, Building Official, Marco Pulgarin, Neighborhood Improvement Services Representative and Ryan Miller, Director of Planning and Zoning.
10. Document (10) copy of letter and email sent on June 15, 2023 with attachments addressed to Jeffrey Widmer, Marco Pulgarin, Ryan Miller and had delivered on June 15, 2023 to the City of Rockwall, signed for by Vickie Morton
11. Document (11) Estimate from Carroll Architects, dated June 26, 2023
12. Document (12) Estimate from Triton General Contractors, dated July 25, 2023
13. Document (13) Estimate from Artco Glass, dated January 15, 2022
14. Document (14) Application A dated June 23, 2023 submitted to the Texas Historical Commission for Certificate of Eligibility



750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

11

June 26, 2023

Mrs. Annette Lall
The Shops at Legacy Village
102 N. Fannin St.
Rockwall, TX. 75087
Legacyvillage-rock@att.net

Re: Historic Church – Venue Interior Remodel
His Covenant Children, Inc. Wedding Venue
303 E. Rusk Street
Rockwall, TX. 75087
Carroll Project # 2022112, Tasks 1 – 2

Annette,

The following is a proposal providing Professional Architectural and Engineering services to design a remodel for the interior finish-out of this existing historic facility.

Your goal, as we understand it, is to redevelop the interiors of this historic church to create an open venue area on the first level. We will coordinate with you in the design phase and verify that the new interior design layout for an open ceiling concept, venue seating area, restrooms, warming kitchen, foyers, entry lobby, demo areas to meet your needs and desires. We will also coordinate the new mechanical, electrical and plumbing systems, and services into the building. The site is fully developed yet will require new ADA access improvements. The exterior building design, entry doors, windows, signage and sitework are not included in this proposal, nor meeting with historical associations. The owner will need to provide an asbestos report for the demo process. We understand this project needs an interior finish-out permit and will need to go through the “Site Plan Approval” process for an alternative site plan.

We propose to accomplish your goals by the following primary tasks.

- Task 1 – Design Development Pkg & Muni Approval**
- Task 2 – Interior construction Documents**
- Task 3 – Construction Contract Administration**

The services required for the goals are itemized below.

Task 1 – Design Development Pkg & Muni Approval

Carroll Architects will develop a Design Development package for the new interior layout. We will prepare the required city documents, site plan and exterior lighting photometrics and submit them for site planning approval process. The DD Package will include an as-built plan, new floor plan layout with structural grid layout, and a typical wall section to show clear heights. We will coordinate with the city staff for typical ordinance requirements to finalize the site concept. We will attend (3) city meetings for site plan approval process. The approved DD package will be the base plan for coordinating with MEP consultant.

Carroll Architects will meet on site to investigate and determine the existing conditions and layout of the existing facilities. We will review the portions of the building we are to redevelop. We will review these conditions and coordinate with the engineer consultant to determine the best approach for remodeling with the new MEP items needed for the building.

Task 2 – Interior Construction Documents

Carroll Architects shall provide Interior Construction Design Drawings for a two story, interior finish-out totaling approximately 6,000 SF.

The architectural, mechanical, electrical, and plumbing (MEP) design documents shall describe the construction and detail of the building for permitting, bidding and construction. The Interior design will be based on your DD approved program. The MEP will include service distribution for water, sanitary sewer, electrical service, HVAC system and gas. The Fire Riser, Detection Alarm Service and Sprinkler Head Design are not included and shall be provided by the contractor. Structural engineering is included for structural support detailing as needed.

We shall also provide the International Energy Compliance Certificates (Comchecks) and on behalf of the owner, register the project for the Texas Department of Licensing and Regulation (TDLR) for accessibility review. We may recommend a Registered Accessibility Specialist (RAS), however, the Client shall contract directly with the RAS.

Bidding and Negotiation (BN) Phase allows consulting with General Contractors for clarifications of the project design, issuing addenda as needed and assisting the Owner in evaluating the General Contractor's bids.

This proposal excludes any platting, off-site work, design of retaining walls and screen walls, monument or pylon signs, cost estimates, traffic impact analysis and flood studies, which if required, shall be provided under separate agreement.

Task 3 – Construction Contract Administration

We will review shop drawings, make clarifications through RFI's or supplementary instructions and site visits hourly as needed by the contractor or owner. Site visits are typically to review the quality of building construction, progress relative to the schedule and review Pay Application request from Lender or Owner.

Compensation Outline

Compensation shall be based on the following breakdown:

Task 1 – Design Development Pkg & Muni Approval	\$22,530.00
Task 2 – Interior Construction Documents	\$46,250.00
Task 3 – Construction Contract Administration	<u>Hourly</u>
Total budget	\$68,780.00

A deposit of \$11,265.00 or 50% of Task 1 allows the project to start. This applies to the overall fees.

ADA Review and Inspection, budget Fees	\$1,200.00
Asbestos Report, budget Fees	\$2,000.00

Invoices shall be sent monthly based on completion percentage or hourly plus reimbursable expenses. Reimbursable expenses and additional services shall be invoiced monthly as these expenses are incurred.

Payment of invoices are due upon receipt.

Projects with unpaid balances of forty-five (45) days or more beyond the invoice date shall be charged with interest of ten percent (10%) per month until payment is made.

Carroll Architects also reserves the right to stop work or withhold issuance of documents for projects with outstanding balances more than sixty (60) days beyond invoice dates.

Reimbursable Expenses - Reimbursable expenses for us and our consultants shall be invoiced in addition to the fee at 1.10 times direct cost to us. Reimbursable expenses include, but are not limited to overnight delivery, postage, long distance telephone calls, drawing plots, reproductions and travel expenses directly related to the project.

Estimated Budget for reimbursable expenses Not including multiple sets for construction.	\$350.00
---------------------------------------------------------------------------------------------	----------

Owner-furnished items will include:

- Site and Tree Surveys/plat/deed information to stipulations/ as-built site plan survey
- Environmental Report/ Geotechnical Report/ Asbestos Report
- Fees applicable to City submissions/ TDLR registration/ ADA review
- Contract between Owner and Contractor for Pay App review

This proposal excludes the following:

- Professional models, perspective exterior or interior renderings
- Specialty consultants, Civil, Landscape, Kitchen consultant, Site Electrical, asbestos report or abatement, demo plans, security. and LAN design.
- Revisions to documents based on specified tenant comments that were not a part of the approved Design Development packages.

Additional services, should they be required, shall be invoiced according to the hourly rates shown below. Approval of additional services shall be requested from the Client/Owner in advance and will be verified by an Instruction Verification Form as provided by the Architect or e-mail verification by the Owner.

Hourly Rates:

President/CEO	\$250/Hour
Project Manager	\$175/Hour
Senior Project Architect/Senior Designer/ Senior Construction Administrator	\$150/Hour
Project Architect/Construction Administrator	\$125/Hour
Job Captain/Designer	\$100/Hour

NOTE: Hourly rates are subject to annual review and may be revised in January of each year.

If this proposal is acceptable to you, please indicate your concurrence below and return one signed copy with the retainer to Carroll Architects.

Annette, I thank you for the opportunity to serve you. Please call me if you have any questions. We will begin work immediately upon your authorization to proceed.

ARCHITECT:
CARROLL ARCHITECTS, INC.



JEFFREY D. CARROLL
President/CEO

CLIENT:
HIS COVENANT CHILDREN, INC. WEDDING
VENUE

MRS. ANNETTE LALL
Date: _____



609 S. Goliad St 11011 Rockwall, TX 75087
PHONE : 214 738 8752
FAX : 469 931 2109

Project: **Wedding Venue BUDGET**
Location: 301 E. Rusk Street Rockwall, TX
Owner:
Architect: Carroll Architects

Estimate No.: E23-18 rev2
Date: 25-Jul-23
Estimator: R. Baez
GSF: 5,379

System	Cost/GSF	Total
Soft Cost and Demolition	\$ 19.05	\$102,481
Foundations	\$ 11.66	\$62,715
Substructure	\$ -	\$0
Superstructure	\$ 23.79	\$127,960
Exterior Closure	\$ 20.36	\$109,495
Roofing	\$ 8.05	\$43,293
Interior Construction	\$ 25.25	\$135,824
Finish Out Section	\$ -	\$0
Mechanical	\$ 28.17	\$151,540
Electrical	\$ 16.00	\$86,064
Subcontractor Bonds - Excluded	\$ -	\$ -
Building Permits - Excluded	\$ -	\$ -
General Conditions	\$ 22.85	\$ 122,906
Subtotal	\$ 175.18	\$ 942,278
Insurance	1.27%	\$ 11,967
Contractor Fee	5.00%	\$ 47,114
Total	\$ 186.16	\$ 1,001,359
Contingency	15.00%	\$ 27.92
Total	\$ 214.08	\$ 1,151,563

Owner Costs (Excluded from Estimate)

- Performance & Payment Bond
 - Building Permit & Plan Check fees
 - System Development & LID costs
 - Utility connection fees
 - Power company charges
 - Testing & inspection costs
 - Builders Risk Insurance & Deductibles
 - Soils Report
 - Environmental Assessment Survey
 - Hazardous & toxic waste removal
 - Removal of soil contaminated by hazardous or toxic wastes
 - Remodel and all taxes
- Add if needed \$ 82,612.10



609 S. Gollad St 11011 Rockwall, TX 75087
 PHONE : 214 738 8752
 FAX : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: Wedding Venue BUDGET
Location: 301 E. Rusk Street Rockwall, TX
Owner: 0
Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
Soft Costs				
Printing	1 lsum	\$600.00	\$600	
Port-A-Pot	4 mnt	\$750.00	\$3,000	
Trash Removal	7 ea	\$650.00	\$4,550	
Final Clean	5,379 sqft	\$0.65	\$3,496	
Subtotal			\$11,646	
STEWORK/DEMOLITION				
Demolition	1 lsum	\$25,000.00	\$25,000	Floor demo, restroom and Misc wood areas
*Refinish Concrete Steps	1 lsum	\$17,850.00	\$17,850	
Concrete Handicap Ramp	1 lsum	\$27,985.00	\$27,985	Allowance for landscape
Landscape	1 lsum	\$15,000.00	\$15,000	Allowance for irrigation
Irrigation	1 lsum	\$5,000.00	\$5,000	
Subtotal			\$102,481	
FOUNDATIONS				
Foundation Repair	4,181 sqft	\$0.00	\$0	Foundation has been repaired per owner.
Floor Joist and decking	4,181 sqft	\$15.00	\$62,715	
Subtotal			\$62,715	
SUBSTRUCTURE				
Not Applicable			\$0	
Subtotal			\$0	
SUPERSTRUCTURE				
Structural Steel	Nothing Budgeted			
Wood Framing	5,379 sqft	\$10.00	\$53,790	bathrooms upstairs and office areas
Lumber - Material	5,379 sqft	\$2.50	\$13,448	
Trusses	5,379 sqft	\$8.50	\$45,722	
Labor - Wood Framing	2 lsum	\$7,500.00	\$15,000	This includes lifts for the wood framing and trusses that need to be adjusted
Equipment Rental			\$127,960	
Subtotal			\$127,960	
EXTERIOR CLOSURE				
Div. 3 - Concrete & Precast				
Div. 4 - Masonry, Stone and Stucco	1 lsum	\$0.00	\$0	Already been completed per owner.
Brick Tuckpointing				
Div. 5 - Structural Steel				
Div. 6 - Rough Carpentry and Finish Carpentry				
Div. 7 - Thermal Protection				
Floor Insulation	4,181 sqft	\$2.17	\$9,073	



609 S. Goliad St 11011 Rockwall, TX 75087
 PHONE : 214 738 8752
 FAX : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: Wedding Venue BUDGET

Location: 301 E. Rusk Street Rockwall, TX

Owner: 0

Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
Wall Insulation	1,478 sqft	\$1.47	\$2,173	
Attic Insulation	4,808 sqft	\$2.25	\$10,818	
Joint Sealants	1 lsum	\$7,500.00	\$7,500	
Seal Exterior Brick	11,065 sqft	\$2.17	\$24,011	Going to exterior brick
Weather-stripping	3 each	\$500.00	\$1,500	
Div. 8 - Doors, Frames, Hardware, Glazing	52 ea	\$821.54	\$42,720	
Exterior Window Reworking	Nothing Budgeted			
Storefront Doors	6 ea	\$1,950.00	\$11,700	
Entry Doors				
Div. 9 - Drywall, Paint & Flooring				
Subtotal			\$109,495	
ROOFING				
Slate Tile Roof	13 squares	\$1,247.00	\$16,211	Per owner only at towers & middle section of roof.
Gutters and Downspouts	1 lsum	\$9,500.00	\$9,500	
Rework Decking	1 lsum	\$17,582.00	\$17,582	
Gable Vents	1 lsum	\$0.00	\$0	
Dormers	1 lsum	\$0.00	\$0	
Misc. Sheet Metal	1 lsum	\$0.00	\$0	
Cupulas	1 lsum	\$0.00	\$0	
Subtotal			\$43,293	
INTERIOR CONSTRUCTION				
Div. 4 - Masonry, Stone and Stucco				
Div. 6 - Rough Carpentry & Millwork				
Finish Trim Materials	1 lsum	\$15,000.00	\$15,000	
Finish Trim Labor	1 lsum	\$15,000.00	\$15,000	Will be done later date
Millwork - Uppers and Lower	0 hft	\$375.00	\$0	Will be done later date
Stone Countertops	0 sqft	\$75.00	\$0	
Div. 8 - Doors, Frames, Hardware, Glazing				
Wood Doors and Hollow Metal Frames	11 ea	\$850.00	\$9,350	
Mirrors	4 ea	\$250.00	\$1,000	
Interior Windows	9 ea	\$350.00	\$3,150	
Hardware	11 ea	\$125.00	\$1,375	
Hardware Labor	11 ea	\$150.00	\$1,650	
Div. 9 - Drywall, Paint & Flooring				
Sheetrock	3,385 sf	\$2.75	\$9,309	
GYP Ceilings	366 sf	\$5.50	\$2,013	
Flooring				
Floor Tile	366 sf	\$15.00	\$5,490	
Wall Tile	240 sf	\$15.00	\$3,600	



609 S. Goliad St 11011 Rockwall, TX 75087
 P H O N E : 214 738 8752
 F A X : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: Wedding Venue **BUDGET**
Location: 301 E. Rusk Street Rockwall, TX
Owner: 0
Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
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Backsplash	0	sqft	\$20.00	\$0	Will be done later date
Wood Flooring	5,379	sqft	\$8.00	\$43,032	New wood flooring
Tape, Bed, Texture & Paint	14,816	sf	\$1.47	\$21,780	seal wood trusses as well
Div. 10 - Specialties				\$1,750	
Toilet Accessories	5	each	\$350.00	\$1,750	
Toilet Partitions	3	each	\$650.00	\$1,950	
FECs	3	each	\$125.00	\$375	
Subtotal				\$135,824	

CONVEYING SYSTEMS

Not Applicable
Subtotal \$0

MECHANICAL

Plumbing	11	each	\$1,250.00	\$13,750	
Plumbing Fixtures	5,379	sqft	\$10.00	\$53,790	
Grease Trap			\$0	\$0	
Septic System			\$0	\$0	
Sawcut and remove slab with pour back			\$0	\$0	
Fire Sprinkler			\$0	\$0	
Wet Fire Sprinkler System			\$0	\$0	
Dry Fire System			\$0	\$0	
Underground Fire Line			\$0	\$0	
HVAC					
Comp. Cages	20	tons	\$4,200.00	\$84,000	
Subtotal				\$151,540	

ELECTRICAL

Electrical Service, System, Distribution/LV	5,379	sf	\$12.00	\$64,548	
Electrical Service				\$0	
Floor Plugs				\$0	
Electrical Fixtures	5,379	sf	\$4.00	\$21,516	
Fire Alarm					
Security System					
Sound System					
Video System					
Network Cabling					
Phone System					
Entry System					
Subtotal				\$86,064	

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13

Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(972) 475-2333

www.artcoledglass.net

PROPOSAL

January 15, 2022

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

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

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

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

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

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

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

Respectfully submitted by/Date

Greg Thrash

Laura Thrash

January 17, 2022

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

Accepted by/Date

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

TEXAS HISTORICAL COMMISSION

14

Texas Historic Preservation Tax Credit Application
Part A: Evaluation of Significance

Read instructions carefully before completing application. No certification will be made unless a completed, signed application form has been received. Type or print clearly in black ink. If additional space is needed, attach blank sheets. Please submit only one copy of this application and supporting materials. Please do not use spiral binding, binders or folders to submit your application. You may submit your application in person, via courier service or U.S. Mail. E-mailed or faxed applications will not be accepted. Note: If you wish to participate in the Federal program, you must submit the appropriate Federal application(s) to the THC. Visit www.nps.gov/tps to download applications.

Please Check One: State and Federal Application State Only Application

Property Name: FIRST METHODIST CHURCH OF ROCKWALL
Property Address: 303 E RUSK ST. ROCKWALL ROCKWALL 75087
Street City County Zip Code

Historic Designation (select all that apply)	
<input checked="" type="checkbox"/> Individually listed on the National Register of Historic Places	<input checked="" type="checkbox"/> Contributing resource in existing National Register District
<input checked="" type="checkbox"/> Individually listed as a Recorded Texas Historic Landmark	<input checked="" type="checkbox"/> Contributing resource in certified Local Historic District
<input type="checkbox"/> Individually listed as a State Antiquities Landmark	Name of district: <u>ROCKWALL</u>
<input type="checkbox"/> This is a preliminary request for individual determination of eligibility for the National Register of Historic Places	<input type="checkbox"/> This is a preliminary request for a property outside the Area or Period of Significance of an existing district

Applicant			Project Contact		
Name <u>HIS COVENANT CHILDREN INC</u>			Name <u>ANNETTE LALL</u>		
Organization			Organization		
Address <u>102 N FANNIN ST</u>			Address <u>102 N FANNIN ST.</u>		
City <u>ROCKWALL</u>	State <u>TEXAS</u>	Zip <u>75087</u>	City <u>ROCKWALL</u>	State <u>TEXAS</u>	Zip <u>75087</u>
Telephone	Email		Telephone <u>214-543-2807</u>	Email <u>legacyvillage-rock@att.net</u>	
Property Owner 1			Property Owner 2		
Name <u>HIS COVENANT CHILDREN INC</u>			Name		
Organization			Organization		
Address <u>102 N FANNIN ST</u>			Address		
City <u>ROCKWALL</u>	State <u>TX</u>	Zip <u>75087</u>	City	State	Zip
Telephone <u>214-543-2807</u>	Email <u>legacyvillage-rock@att.net</u>		Telephone	Email	

THC Official Use Only THPTC - - - - -

- The Texas Historical Commission has reviewed Part A for the above-named property and has determined that the property:
- is currently listed individually on the National Register, or as a State Antiquities Landmark or Recorded Texas Historic Landmark. Date of listing _____ Name as listed _____
 - contributes to the significance of a district or functionally-related complex listed in the National Register. Date of listing _____ Name as listed _____
 - does not contribute to the significance of the above-named district or property.
- Preliminary determinations of eligibility:
- appears to meet the National Register Criteria for Evaluation or criteria for approval as a SAL or RTHL, and will likely be listed as such if nominated according to official procedures.
 - does not appear to meet the criteria for individual listing in the National Register or as a SAL or RTHL.
 - appears to contribute to the significance of a potential historic district, which will likely be listed if duly nominated.
 - appears to contribute to the significance of a registered historic district if the period or area of significance as currently documented in NPS/THC records is expanded.
 - does not appear to qualify as a certified historic structure.
 - cannot be evaluated because insufficient information has been provided.

Property Name FIRST METHODIST
CHURCH OF ROCKWALL

Description of Physical Appearance (add continuation sheets if necessary)

See Section 7, pages 5+6

Construction date(s) 1913 Date(s) of alterations 1950 Source(s) of date(s) NATIONAL REGISTER

No. buildings on site 2 No. buildings contributing _____ Has building been moved? YES NO Date _____

Statement of Significance (add continuation sheets if necessary)

Note: this section is not required if the property is a Registered Texas Historic Landmark or State Antiquities Landmark and has no additional outbuildings or secondary resources.

Photographs and Maps

Please submit photos (exterior and interior) and a map with your application. See instructions for details. SEE ATTACHED

PHOTO SECTION

Applicant Agreement

I hereby swear or affirm, under penalty of perjury, that the information which has been provided in this application is, to the best of my knowledge, true, correct, and complete. I further swear or affirm that I am the owner or have the authority to act on behalf of the owner(s) of the above-described property (within the meaning of *owner* set forth in Title 13, section 13.1 of the Texas Administrative Code). If I am not the owner of this property, the owner(s) is/are aware of the action I am taking relative to this application, has no objection, and has signed below to affirm the same.

Annette Lall Applicant Signature ANNETTE LALL Applicant Name 6/23/23 Date

Owner Signature _____
Owner Name _____
Date

Continuation sheets attached



NJB Roofing LLC

DONE RIGHT THE FIRST TIME!



- ONCE ORDERED windows
Should arrive in 3-4 weeks
- on Tue Tuesday 5/31

Date: 3/15/2022

BID ESTIMATE UPDATED

CUSTOMER INFORMATION:

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

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Hector	1913 National Landmark Church / 53 Total Windows	Commercial
	<ul style="list-style-type: none"> Repair / Replace EXT wood trim around all windows. Install new single pane glass panels on each window on EXT, trim out with appropriate 1x2, 2x2, 1/4 round pine trim, caulked, scraped, primed & painted. See Next page attached for breakdown. Includes all labor & needed materials. If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. Not responsible for any damages to stain glass windows, we will be as careful as possible. The install of the windows should take approximately 1-2 weeks barring any unforeseen issues are weather related delays. To order the 53 glass panels in each specific size, \$19,000.00 ^{17,000} down for materials will be required upon agreement. <u>Once glass materials are paid for, it will take about 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates. As we progress, funds toward final may be requested. Remaining balance due upon completion.</u> 	
	TOTAL BID ESTIMATE:	\$ 29,000.00

PAID V7143 17,000 5/27/22
Balance upon completion 12,000

[Signature]



Best,

Boo Nathaniel J Bradberry

Managing Partner
Cell: 469.422.9097
Boo@njbroof.com

BREAKDOWN

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

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

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

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

Other Needed Materials to complete scope:

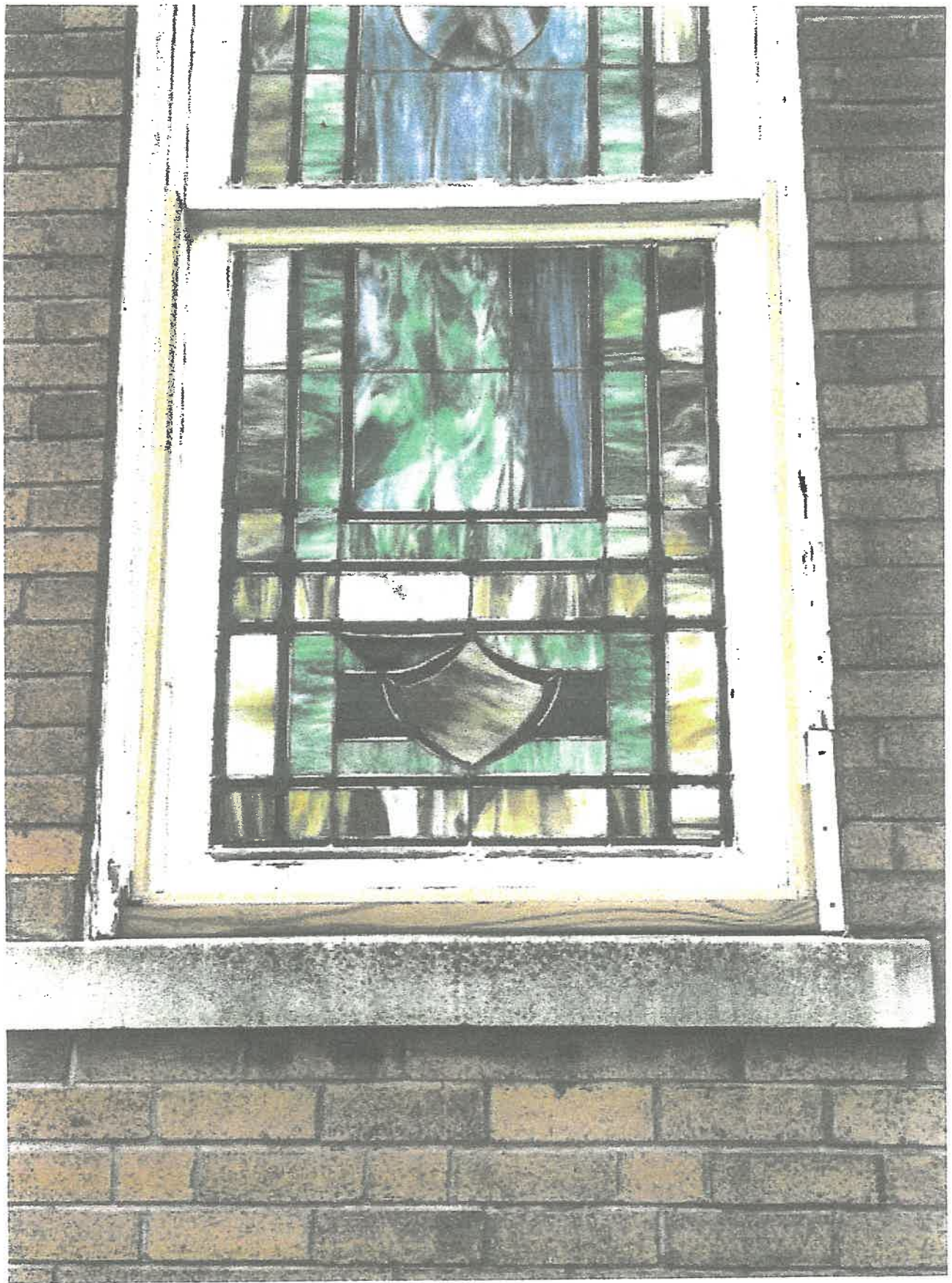
- 3-4 cases of white exterior caulk.
- 380 LF pine 1X2 to lay the new glass onto / added to all 53 windows w/ new glass.
- 2x6s for rotten windowsill / 2x4s for framing right and left sides as needed.
- 690 LF quarter round.
- Finish Nails / Framing Nails / Wood Glue.
- Demo/ Haul off debris.
- 15-20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

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

5

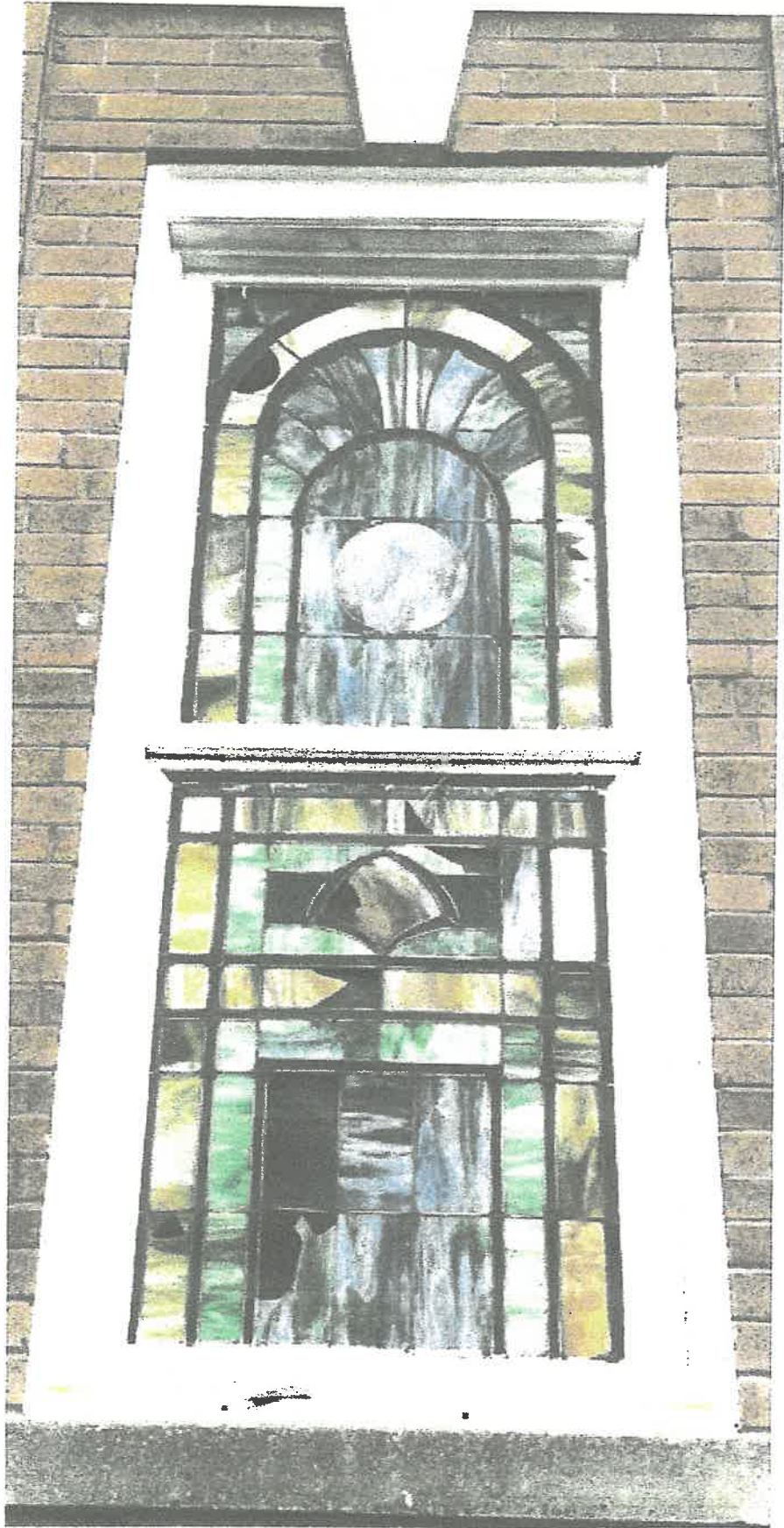


Bradberry
NJB Window repair



NJB Window renewal

6



Chase Bowen rebuilt



Chase Bowen removal of rotted window



Chase Bowen Rotted Window
removed



Chase Bowen removed Rotted Window

Annette Lall
102 N Fannin Street
Rockwall, Texas 75087
214-543-2807
Email – legacyvillage-rock@att.net

Historic Preservation Advisory Board (HPAB)
City of Rockwall
385 S. Goliad
Rockwall, Tx. 75087
972-771-7700

August 8, 2023

Re: First Methodist Church National Historic Landmark
303 E Rusk Street, Rockwall, Tx. 75087
Wedding Venue

The following is the Certificate of Appropriateness timeline for the proposed Wedding Venue exterior repairs:

Upon approval of financing, the following exterior work would be addressed first as follows:

- a) Repairs to towers.
- b) Rebuilding all windows with an insertion space on the inside, and remaking of the stain glass frames. Due to extensive damage to the existing windows and stain glass frames, plain glass will be installed as the stain glass windows are rebuilt or repaired and installed concurrently.
- c) New doors will be installed.
- d) Steps will be finished

Financing approval – 90 days from September 1, 2023 – December 1, 2023.

The above work will be started prior to the Architect's Drawings for the interior work.

General Contractor – Triton would take roughly 6 months after permit and drawings are completed to finish the project. See attached.

Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Annette Lall". The signature is written in a cursive, flowing style.

Annette Lall
His Covenant Children, Inc.

CITATION NUMBER CE2075 - 01

CAUSE NUMBER 2300002192

VIOLATION PROPERTY MAINTENANCE VIOLATION - ACCESSORY STRUCTURES D.O.B.: 08/0/

11

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 25th day of May, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE FAILED TO MAINTAIN A CARPORT, AWNING, PATIO COVER, GARAGE, SHED, STORAGE BUILDING OR OTHER ACCESSORY STRUCTURE TO BE STRUCTURALLY SOUND AND FREE OF DETERIOATION BY FAILING TO PROTECT THE STRUCTURE FROM THE ELEMENTS BY PERIODIC PAINTING, STAINING OR OTHER WEATHERPROOFING OR SURFACE PROTECTION.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Imorales

Affiant

Sworn and subscribed to before me, the undersigned, on this the 30th day of May, 2023

V. Kumbale

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE 2075

DOCKET NUMBER 23-296

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 5/25/23		TIME OF OFFENSE 10:13 <u>A.M.</u> P.M.	
LAST NAME Call		FIRST NAME Annette	MIDDLE NAME Chan
ADDRESS 1307 Ridge Rd Apt 4133			
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807
DL/ID# 04854486		STATE TX	
LOCATION OF OFFENSE: 303 E Rusk St. Rockwall, TX. 75087 (Church)			

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____
 Make _____ License Plate # _____
 Model _____ Pictures attached: YES or NO

OTHER: Sec 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Mans Ferguson #121
CODE OFFICER'S SIGNATURE

X - Simmons
DEFENDANT'S SIGNATURE

PHONE 972-772-6478

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 9th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit

303 EAST RUSK STREET

Did than and there intentionally or knowingly failed to maintain the foundation, exterior wall, floor, roof, or any exterior surface of a structure in a state of repair sufficient to exclude rats, rodents, birds, vermin, and other animals; or failed to repair, replace, repaint or restore peeling paint, cracked or loose plaster, broken glass, decayed wood or other defective surface in violation of Rockwall City Ordinance No. 04-05, §1 as codified in section 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 15th day of June, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 2226

DOCKET NUMBER 23-2B0

DATE OF OFFENSE 6/9/23		TIME OF OFFENSE 4:04		A.M. <input checked="" type="radio"/> P.M. <input type="radio"/>	
LAST NAME Lall		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04B54486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX 75087 (Church)					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Maria Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 16th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten Signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 21st day of June, 2023

[Handwritten Signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 2232

DOCKET NUMBER *33278*

DATE OF OFFENSE <i>6/16/23</i>		TIME OF OFFENSE <i>11:20</i>		<input checked="" type="radio"/> A.M. <input type="radio"/> P.M.	
LAST NAME <i>Lall</i>		FIRST NAME <i>Annette</i>		MIDDLE NAME <i>Chan</i>	
ADDRESS <i>1307 Ridge Rd. Apt 4133</i>					
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75087</i>	PHONE NUMBER <i>214-543-2807</i>	RACE	SEX <i>F</i>
DL/ID# <i>04854486</i>		STATE <i>TX</i>			
LOCATION OF OFFENSE: <i>303 E Rusk St. Rockwall, TX 75087 (Church)</i>					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: *Sec 10-492 Exterior of Structure*

Maria Ruby #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 23rd day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit

303 EAST RUSK STREET

Did than and there intentionally or knowingly failed to maintain the foundation, exterior wall, floor, roof, or any exterior surface of a structure in a state of repair sufficient to exclude rats, rodents, birds, vermin, and other animals; or failed to repair, replace, repaint or restore peeling paint, cracked or loose plaster, broken glass, decayed wood or other defective surface in violation of Rockwall City Ordinance No. 04-05, §1 as codified in section 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]

Affiant

Sworn and subscribed to before me, the undersigned, on this the 27th day of June, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE 2234

DOCKET NUMBER 29-201

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 6/23/23		TIME OF OFFENSE 10 ⁰⁷ (A.M.) P.M.	
LAST NAME Lall		FIRST NAME Annette	MIDDLE NAME Chan
ADDRESS 1307 Ridge Rd. Apt. 4133			
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807
DL/ID# 04854486		RACE	
STATE TX		SEX F	DATE OF BIRTH 8-2-1952
LOCATION OF OFFENSE: 303 E Rusk St Rockwall, TX 75087			

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or **NO**

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Marco Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

CITATION NUMBER CE1821 - 01

CAUSE NUMBER 2300002696

VIOLATION PROP. MAINT. VIOLATION -EXT. STRUCTURE/RETAINING WALL D.O.B.: 08/0/

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 30th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Laura Balderas

Affiant

Sworn and subscribed to before me, the undersigned, on this the 6th day of July, 2023

J Morales

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 1821

DOCKET NUMBER 2091v

DATE OF OFFENSE 6/30/23		TIME OF OFFENSE 8:57		A.M. P.M.	
LAST NAME Lall		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd. Apt. 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04854486		STATE TX			
LOCATION OF OFFENSE: 303 E Rusk St. Rockwall, TX 75087 (Church)					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Nav Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Simmons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

CITATION NUMBER CE1835 - 01 CAUSE NUMBER 2300002809
VIOLATION PROPERTY MAINTENANCE VIOLATION - ACCESSORY STRUCTURES D.O.B.: 08/0/

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 10th day of July, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE FAILED TO MAINTAIN A CARPORT, AWNING, PATIO COVER, GARAGE, SHED, STORAGE BUILDING OR OTHER ACCESSORY STRUCTURE TO BE STRUCTURALLY SOUND AND FREE OF DETERIOATION BY FAILING TO PROTECT THE STRUCTURE FROM THE ELEMENTS BY PERIODIC PAINTING, STAINING OR OTHER WEATHERPROOFING OR SURFACE PROTECTION.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Laura Balderas

Affiant

Sworn and subscribed to before me, the undersigned,
on this the 11th day of July, 2023

Jimorales

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE1835

DOCKET NUMBER 2809

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 7/10/23		TIME OF OFFENSE 9:56		<input checked="" type="radio"/> A.M. <input type="radio"/> P.M.	
LAST NAME Call		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt. 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04854486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX. 75087					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

[Signature]
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - *Summers*
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 18th day of July, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 18th day of July, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 1917

DOCKET NUMBER 23-297

DATE OF OFFENSE 7/18/23		TIME OF OFFENSE 9:44		<input checked="" type="radio"/> A.M. <input type="radio"/> P.M.	
LAST NAME Call		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt. 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04854486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX 75087					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

Maria Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

X - *Summons* -
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

**CITY OF ROCKWALL MUNICIPAL COURT
NOTICE OF HEARING**

CITATION # CE1917 VIOLATION #01
DOCKET # 2300002973
CHARGE: PROP. MAINT. VIOLATION -EXT. STRUCTURE/RETAINING WALL
DATE OF OFFENSE: JULY 18, 2023
BALANCE DUE: 186.00

**ANNETTE CHAN LALL
1307 RIDGE ROAD #4133
ROCKWALL, TX 75087**

**STATE OF TEXAS
Vs.
LALL, ANNETTE CHAN**

NOTICE IS HEREBY GIVEN THAT A PRE-TRIAL HEARING ON THE ABOVE STYLED AND NUMBERED CASE WILL BE HELD ON **THE 2ND DAY OF AUGUST, 2023 at 3:00 PM** IN THE ROCKWALL MUNICIPAL COURT LOCATED AT 2860 STATE HIGHWAY 66, ROCKWALL, TEXAS, 75087, 972-771-7788. FAILURE TO APPEAR WILL RESULT IN A WARRANT FOR YOUR ARREST.

THIS IS A PRE-TRIAL HEARING SO THAT YOU MAY DISCUSS YOUR CASE WITH THE CITY PROSECUTOR. IF A TRIAL IS REQUESTED, YOU WILL BE GIVEN A TRIAL SETTING AFTER YOUR APPEARANCE ON THE ABOVE DATE.

I, ANNETTE CHAN LALL, PROMISE TO APPEAR AT THE DATE AND TIME STATED ABOVE. I FURTHER UNDERSTAND THAT IF I FAIL TO APPEAR AS PROMISED, ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

IF YOU ARE UNABLE TO PAY THE FINE AND COSTS, THERE ARE ALTERNATIVES TO FULL PAYMENT OF ANY FINE OR COSTS OWED AND WE WILL DISCUSS THIS WITH YOU AT OUR COURT. YOU WILL NOT BE ARRESTED IF YOU VOLUNTARILY APPEAR AT OUR COURT TO ENTER A PLEA, PAY A FINE, OR REQUEST A COURT DATE.

RESETS MUST BE MADE IN A WRITTEN MOTION AT LEAST 72 HOURS BEFORE THIS COURT DATE. THE MOTION FOR CONTINUANCE FORM IS AVAILABLE ONLINE AT <http://www.rockwall.com/MunicipalCourt/index.asp>

PURSUANT TO THE AUTHORITY GRANTED TO MUNICIPAL COURTS PURSUANT TO ARTICLES 45.019 AND 45.021 OF THE TEXAS CODE OF CRIMINAL PROCEDURE, ALL OBJECTIONS AS TO A DEFECT, ERROR OR IRREGULARITY IN A CHARGING INSTRUMENT IN A CASE SHALL BE MADE IN WRITING AND FILED WITH THE MUNICIPAL COURT CLERK NOT LATER THAN THE TENTH DAY BEFORE THE PRE-TRIAL DOCKET ON WHICH SUCH CASE APPEARS. A HEARING ON SUCH OBJECTION SHALL BE HELD DURING SUCH PRE-TRIAL DOCKET. THE COURT WILL NOT CONSIDER ANY DEFECT, ERROR OR IRREGULARITY IN A CHARGING INSTRUMENT UNLESS SUCH WRITTEN OBJECTION IS FILED IN ACCORDANCE WITH THIS ORDER.

**PLEASE KEEP
FOR YOUR RECORDS**

Signature: X _____

Date: JULY 18, 2023

ROCKWALL MUNICIPAL COURT STANDING ORDERS

STANDING ORDER NO. 1—COURTROOM DECORUM

The following shall apply to all persons entering the courtroom of the Rockwall Municipal Court:

All persons shall be dressed in a dignified and respectful manner. The following are expressly prohibited unless authorized by the Court for legitimate reasons:

- No baseball hats or caps or other non-religious headwear;
- No shorts;
- No tank tops or halter tops;
- No exposed underwear or bras;
- No sagging or drooping pants;
- No short skirts or dresses;
- No bare feet;
- No offensive, violent, obscene, or suggestive slogans or pictures on clothing;
- No drug related images, symbols, or affiliations on clothing or depicted on jewelry;
- No gang related images, symbols, or affiliations on clothing or depicted on jewelry;
- No sunglasses unless required by prescription.

All electronic devices, including cell/mobile phones, pagers, iPods, iPads, PDAs, cameras, handheld games, laptop computers, etc., must be placed on silent (this includes no vibration or other audible notification). Making audio or video recordings in the courtroom is expressly prohibited without the express prior permission of the presiding judge.

No weapons of any kind are allowed in the courtroom. This includes, but is not limited to, guns, knives, pepper spray, mace, razorblades, scissors, etc. The only exception to this rule is for licensed on-duty police officers on official business. Off-duty police officers, federal agents, or other law enforcement officials who are armed must inform the bailiff on duty, who will then inform the presiding judge.

All persons shall act in a dignified and respectful manner at all times. Conduct that disrupts court proceedings, offends the dignity of the Court, childish or offensive behaviors that tend to bring the Court into disrepute, all may constitute direct contempt of Court.

The following acts are prohibited unless authorized by the Court in advance for legitimate reasons:

- No disruptive conversation/talking while the Court is in session;
- No food may be brought into the courtroom;
- No offensive, vulgar, racist, sexist, or obscene language, except as evidence of conduct or testimony of facts;
- No horseplay or other behavior that could disrupt the Court or the proceedings.

All persons should stand when the presiding judge enters or leaves the bench. All persons addressing the Court should stand unless the Court has given them permission to sit.

During jury trials, all persons, including attorneys, witnesses, and spectators, should rise when the jury enters or leaves the courtroom.

During jury trials, attorneys and pro se Defendants should ask permission to approach the witness, and once permission is granted, it continues while the attorney or pro se Defendant examines the witness.

Attorneys may confer quietly with their clients and pass notes at counsel table.

Only water may be consumed at counsel tables.

Anyone violating this Order may be asked to leave the courtroom, may be found in contempt of Court, and/or may be subject to a fine, jail, or both, pursuant to section 21.002(c) of the Texas Government Code.

8

Annette Lall
His Covenant Children, Inc.
102 N Fannin Street
Rockwall, Tx. 75087
214-543-2807
Email – legacyvillage-rock@att.net

City of Rockwall
Ryan Miller – Director of Planning and Zoning
385 S. Goliad
Rockwall, Tx 75087
972-772-6441

June 6, 2023

Re: Notice of Code Violation
Case Number: CE2023-1810
Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
National Landmark – Old Methodist Church

Attn: Ryan Miller

Dear Mr. Miller,

The following information on the above property will be broken down into 4 sections namely:

1. Response to letter dated 4/24/2023 from Marco Pulgarin.
2. Response to Citation # CE2075.
3. Status of work on windows per Certificate of Appropriateness dated May 5, 2022.
4. Further development of the building and use.

1. RESPONSE TO LETTER DATED 4/24/2023 FROM MARCO PULGARIN

This letter was not received, therefore a response not given in a timely manner. A copy was obtained on June 5, 2023 from Ms. Vickie at the City of Rockwall Planning and Zoning. (See attached 1- City of Rockwall letter dated 4/24/2023 Notice of Code Violation from Marco Pulgarin). The mailing address is 102 N Fannin Street, Rockwall, Texas 75087 due to problems receiving mail at 303 E. Rusk, Rockwall, Tx. 75087.

2. RESPONSE TO CITATION #CE2075

This citation was sent to my home address, the only reason this matter came to my attention. (See attached 2- City of Rockwall Code Enforcement Citation CE2075). The Certificate of Appropriateness dated May 5, 2022 stated annual updates, (See attached 3). Your citation is dated May 25, 2023 less than a month overdue.

3. STATUS OF WORK ON WINDOWS PER CERTIFICATE OF APPROPRIATENESS DATED MAY 5, 2022

NJB Roofing, specifically Boo Nathaniel J Bradberry was paid \$17,000.00 to order the exterior glass and begin the window repairs, (see attached 4, check #7143, dated 5/27/2022 to NJB Roofing LLC), started the work on August 30, 2022. The late start of the job was marred by weather conditions, delay in glass shipments and busy on NJB's other jobs. Mr. Bradberry sent inexperienced workers who did a make shift job as seen in images (See attached 5 and 6, NJB window repair). They placed new material over existing rotted wood, inappropriate joins which would have allowed more damage to the existing windows and lots of wood hardener. As you can see from the attached pictures and the existing window repair, this was not acceptable. Mr. Bradberry promised to do better but never followed through. He was asked to deliver the paid glass of which 22 panes are undelivered.

On December 29, 2023 Chase Bowen with Bowen Homes in Rockwall repaired a window to evaluate the time taken and materials involved for repair. He did a beautiful job, (see attached 7, images of Chase Bowen removal of rotted window and rebuilt window frame). Due to emergencies he was unable to bid the job.

4. FURTHER DEVELOPMENT OF BUILDING AND USE

An existing tenant has paid Carroll Architects for drawings and planning in developing a scope of work to be done for a Wedding Venue. (See attached 8 – Carroll Architects Venue Interior Remodel). Jeff Carroll contacted Reese Baez at Triton who saw the property and presented a bid for complete restoration, (see attached 9 – Triton Wedding Venue Budget). There are some missing costs for the Rehabilitation of which we will be discussing at our meeting on June 13, 2023. Jeff Carroll and Reese Baez will be working directly with your department.

A copy of Artco Leaded Glass Proposal (see attached 10).

I am in the process of submitting Applications A and B to the Texas Historical Commission for Certificate of Eligibility, Federal and State Tax credits, therefore further costs for the continuation of the work will be on hold until approved by the Historical Commission. Application A should be approved in 30 days because the property is a designated Landmark.

I would appreciate your assistance with removing the above citation and look forward to providing quarterly updates in this Rehabilitation process.

Attachments

1. City of Rockwall letter dated 4/24/2023 Notice of Code Violation from Marco Pulgarin
2. City of Rockwall Code Enforcement Citation CE 2075
3. Certificate of Appropriateness dated May 5, 2022
4. Check #7143, dated 5/27/2022 for \$17000.00 to NJB Roofing LLC
- 5&6. NJB window repair pics
7. Images of Chase Bowen removal of rotted window and rebuilt window frame.
8. Carroll Architects Venue Interior Remodel.
9. Triton Wedding Venue Budget
10. Artco Leaded Glass Proposal

Sincerely,

A handwritten signature in cursive script that reads "Annette Lall".

Annette Lall

9

Fw: Response to Citation and Building update

From: Annette Lall (legacyvillage-rock@att.net)
To: rmiller@rockwall.com; jwidmer@rockwall.com; legacyvillage-rock@att.net
Date: Tuesday, June 13, 2023 at 05:36 PM CDT

Resending this email, please let me know you have received it.
Thanks,
Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>
To: jwidmer@rockwall.com <jwidmer@rockwall.com>; miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>
Sent: Tuesday, June 13, 2023 at 05:31:29 PM CDT
Subject: Fw: Response to Citation and Building update

Mr. Jeffrey Widmer,

I was at the City of Rockwall today and spoke to Ryan Miller regarding a second Citation for the same problem on the Old Methodist Church Building, 303 E. Rusk, Rockwall, Texas. 75087. I sent this email to Mr. Miller on June 6, 2023 and was told today he never received it. I am letting you know I am in conversation with Triton and Jeff Carroll Architects regarding the building. I am asking you all work with me on this and cancel Citations CE2075 and CE2220. This is not a small project, there are 83 windows involved.

Please confirm this email was received.

Thanks,

Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>
To: miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>
Sent: Tuesday, June 6, 2023 at 11:51:52 PM CDT
Subject: Response to Citation and Building update

Mr. Miller,

Please find the attached documents regarding status on the Old Methodist Church Building.

Sincerely,

Annette Lall



Response to City of Rockwall Citation -Building Update.pdf
45.7kB



City of Rockwall letter 4-24-23 Notice of Code Violation-Marco Pulgariin.pdf
27.9kB



Citation CE2075 to Ridge Road Address.pdf
132.1kB



Certificate of Appropriateness May 5-2022.pdf
35.3kB



Check#7143-5-27-2022 for \$17000 to NJB Roofing.pdf
148.1kB



NJB Window repair .pdf
377.7kB



Chase Bowen removal of rotted window-Rebuilt window frame.pdf
474.2kB



Carroll Architects Venue Interior Remodel.pdf
266.8kB



Triton Wedding Venue Budget.pdf
110.6kB



Artco Leaded Glass Proposal.pdf
45.8kB

10

Fw: Response to Citation and Building update

From: Annette Lall (legacyvillage-rock@att.net)

To: rmiller@rockwall.com; legacyvillage-rock@att.net; jwidmer@rockwall.com; mpulgarin@rockwall.com

Date: Thursday, June 15, 2023 at 08:30 AM CDT

TO: Jeffrey Widmer, Marco Pulgarin, Ryan Miller

I have been sending emails to Jeffrey Windmer and Ryan Miller on June 6 and June 13, 2023 without a response. The only response received are 3 citations from Marco Pulgarin, # CE2075 dated 5/15/23, CE2220 dated 6/2/23 and CE2226 dated 6/9/23.

Today resending emails to Jeffrey Widmer, Marco Pulgarin and Ryan Miller explaining and updating status on the building at the Old Methodist Church Building 303 E. Rusk, Rockwall, Texas 75087.

On June 13, 2023 met with Jeff Carroll Architect to go over plans and to also get a price for exterior windows and steps.

I would appreciate a response from any of the above named persons referenced above instead of citations.

Thanks,
Annette Lall

----- Forwarded Message -----

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

To: rmiller@rockwall.com <rmiller@rockwall.com>; jwidmer@rockwall.com <jwidmer@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

Sent: Tuesday, June 13, 2023 at 05:36:53 PM CDT

Subject: Fw: Response to Citation and Building update

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To: jwidmer@rockwall.com <jwidmer@rockwall.com>; miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

Sent: Tuesday, June 13, 2023 at 05:31:29 PM CDT

Subject: Fw: Response to Citation and Building update

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Thanks,

Annette Lall

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To: miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

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Subject: Response to Citation and Building update

Mr. Miller,

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Sincerely,

Annette Lall



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Annette Lall
 His Covenant Children, Inc.
 102 N Fannin Street
 Rockwall, Tx. 75087
 214-543-2807
 Email – legacyvillage-rock@att.net

City of Rockwall
 Jeffrey Widmer – Building Official
 Marco Pulgarin – Neighborhood Improvement Services Representative
 Ryan Miller – Director of Planning and Zoning
 385 S. Goliad
 Rockwall, Tx 75087
 972-772-6441

June 15, 2023

Re: Notice of Code Violation
 Case Number: CE2023-1810
 Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
 National Landmark – Old Methodist Church, 303 E. Rusk, Rockwall, Texas 75087

Dear Mr. Miller, Mr. Widmer and Mr. Pulgarin

The attached documents including Citations # CE2220, dated 6/2/2023 and CE2226, dated 6/9/2023 were emailed to each one mentioned above on July 15, 2023. Also attached are copies of emails previously sent on July 6, 2023, July 13, 2023 and July 15, 2023 without a response, therefore a hard copy is provided and delivered to the above address by Annette Lall.

Please be advised, I am awaiting a bid from Triton for fixing the soffit on tower facing Rusk and Fannin, steps and windows, since NJB Roofing is no longer on the job due to inability to finish according to Historic standards.

Your attention in this matter is greatly appreciated.

Sincerely,

Annette Lall

*Rec'd from Annette Lall
 6-15-2023*

*V.M.
 Nicholas Morton - Director of Rockwall*







RENTAL
25022

25022

RENTAL
25022

25022



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 21, 2024
APPLICANT: Chris Beardon; *MSMC Group*
CASE NUMBER: H2024-004; *Certificate of Appropriateness (COA) for 308 N. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Beardon of Wades Landing on behalf of CM Fannin I, LP for the approval of a Certificate of Appropriateness (COA) for a non-residential building that is designated as a *Non-Contributing Property* being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed at some point between July 1905 and April 1911, based on the April 1911 Sanborn Maps. According to the 2017 Historic Property Survey the 920 SF storage building (*per the Rockwall Central Appraisal District*) was constructed in 1925, and was originally utilized as a gas station. The subject property was originally platted in 1959 as Lots 32A, 32B, and part of Lots 32C & 32D, Block 32, B. F. Boydston Addition. On January 3, 2006, the City Council approved a replat [Case No. P2005-046] that establish the subject property as Lots 1 & 2, Block A, Thomas & Smith Addition. In addition, on January 3, 2006, the City Council approved a site plan [Case No. SP2005-031] to allow the construction of a 3,690 SF *Restaurant Building*, which was constructed on the subject property later that year. On January 18, 2024, the Historic Preservation Advisory Board approved a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-001*] to allow a remodel of the exterior of an existing non-residential building on the subject property.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a non-residential building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 308 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 32C & 32D, Block 32, B. F. Boydston Addition*) developed with single-family homes that are designated as *Medium-Contributing*. Beyond this is Williams Street [SH-66], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) parcels of land (*i.e. southwest corner of Lot 4C & northwest corner of Lot 4A, Block 2, F&M Addition*) developed with single-family homes that are designated as *Medium-Contributing*. North of this is Margaret 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. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is a 0.32-acre parcel of land (*i.e. Lot 2, Block 4, Griffith Addition*) developed with a commercial parking lot utilized by the restaurant on the subject property. Following this is a 0.1950-acre parcel of land (*i.e. all of Lot 6 & part of Lot*

3, Block 4, Griffith Addition) developed with a duplex. South of this is a public trail that provides access to Lofland Park. Beyond this are three (3) parcels of land (i.e. Lots A, part of B, & part of E, Block 3, Griffith Addition) developed with commercial buildings (i.e. Wells Cattle Co., Certa Pro, T&T Color Supply). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is 308 Williams Street [SH-66], which is a 0.61-acre parcel of land developed with a single-family home that is designated as *Non-Contributing*. Beyond this is 310 Williams Street [SH-66], which is a 0.16-acre parcel of land developed with a single-family home that is designated as *Medium Contributing*. Beyond this is Kernodle 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. Following this are two (2) parcels of land (i.e. Lots A & B, Block 5, F&M Addition) developed with single-family homes that are designated as *Medium-Contributing*. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic 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 is 401 N. Fannin Street, which is a 0.55-acre parcel of land developed with a single-family home that is designated as *High-Contributing*. Following this is a vacant 1.65-acre parcel of land (i.e. Lot 1, Block A, Olive-Fannin Addition). West of this is 105 Olive Street, which is a 0.7191-acre parcel of land developed with a commercial building (i.e. Bin 303) that is designated as *High-Contributing*. All of these properties are zoned Downtown (DT) District and are within the Old Town Rockwall (OTR) Historic District.

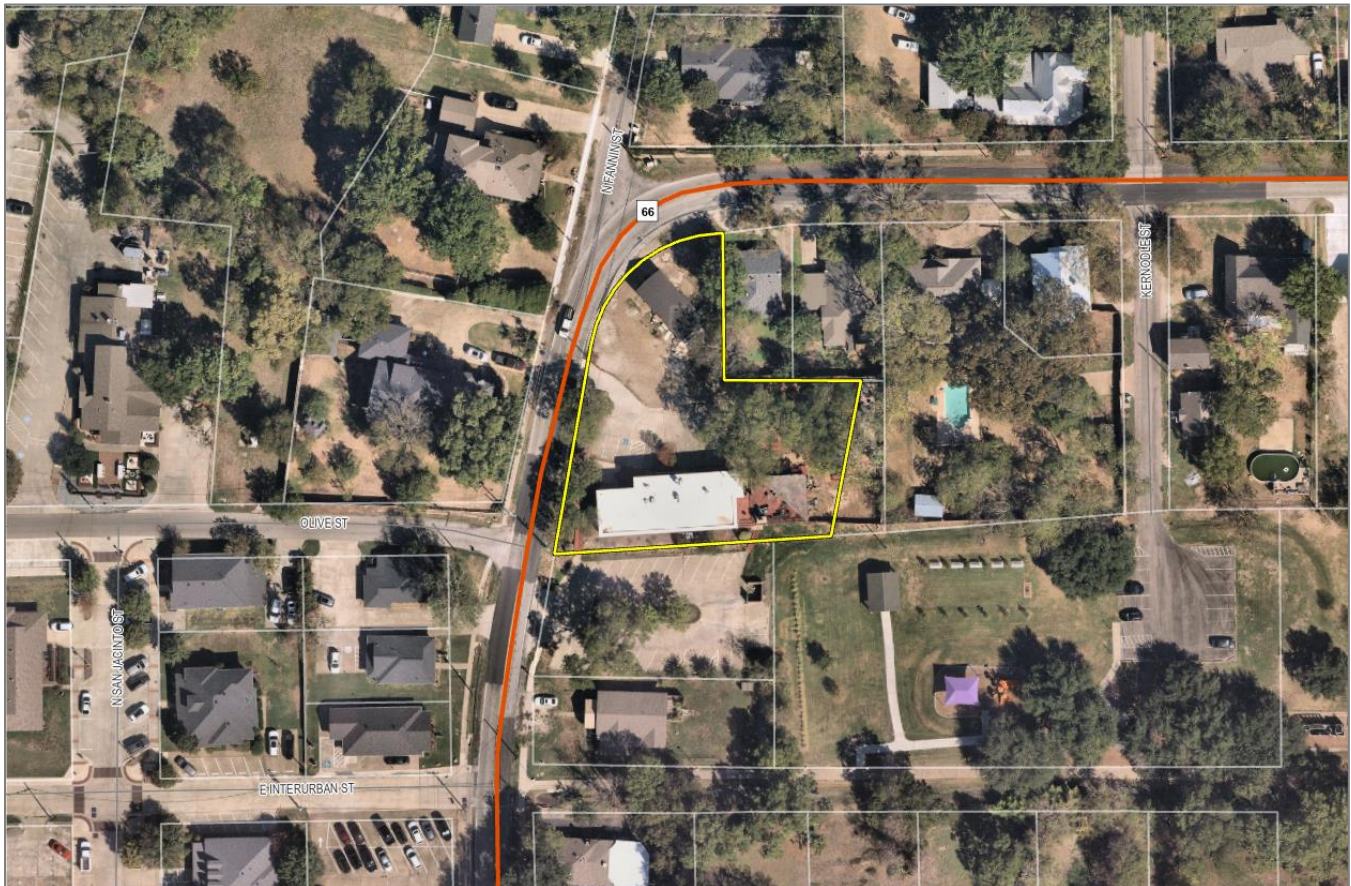


FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

On February 23, 2024, the applicant submitted an application requesting approval of a Certificate of Appropriateness (COA) for a non-residential building on the subject property. Based on the building elevations and landscape plan, the applicant is proposing to [1] construct a new pergola, [2] cover the rear patio, and [3] replace the front yard landscaping. The proposed

pergola and rear patio cover will be constructed out of cedar wood, and the rear patio cover will have a standing seam metal roof with panels that extend downward to aid in weather protection. The proposed landscaping appears to utilize smartscape design elements, such as drought tolerant plantings. It should be noted that the canopy trees in the front yard will not be removed.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by Subsection B or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is within 200-feet of a contributing property.

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

(1) *Building Standards*.

- (a) *Building Facades and Materials*. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the existing building is considered *Non-Contributing* within the Old Town Rockwall (OTR) Historic District and was constructed in 2006. In addition, the proposed arbor and patio cover are made of wood, which would be more in line with a residential building material that would be used on a neighboring historic building or structure. The HPAB should consider whether wood arbor and patio cover will have a negative impact on any of the adjacent properties.
- (b) *Roofs*. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District." This section continues by stating "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed." As previously mentioned, the subject property is considered *Non-Contributing* within the Old Town Rockwall (OTR) Historic District and is a non-residential building." In this case, the subject property is non-residential and is adjacent to residential buildings. Given this, the applicant is blending the styles. In lieu of doing a flat roof to match the existing building, the applicant is doing a pitched roof clad with standing seam metal to blend with the adjacent residential properties. The HPAB should consider whether pitched roof clad with standing seam metal will have a negative impact on any of the adjacent properties
- (c) *Landscaping*. The *Historic Preservation Guidelines* contained within the Unified Development Code (UDC) does not grant the Historic Preservation Advisory Board (HPAB) authority over landscape materials or design. Given this, the HPAB does not have discretion over this aspect of the applicant's request. That being said, the applicant is proposing to update the landscaping within the front yard of the subject property. The applicant appears to be proposing a design that utilizes smartscaping elements such as drought tolerant plantings.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's scope of work (*i.e. construction of a pergola, construction of a patio cover, and new landscaping*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on

any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On March 6, 2024, staff notified 38 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- 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 **308 N FANNIN STREET ROCKWALL, TEXAS 75087**

SUBDIVISION **Thomas & Smith Addition**

LOT

1 & 2

BLOCK

A

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 **CM FANNIN I, LP**

APPLICANT(S) NAME **WADES LANDING - CHRIS BEARDON**

ADDRESS **4514 TRAVIS STREET SUITE 326**

ADDRESS **308 N FANNIN STREET**

DALLAS, TEXAS 75205

ROCKWALL, TEXAS 75087

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.COM**

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

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

\$ 35,000

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.

BUILD NEW, FRONT AND REAR PERGOLAS, ADD NEW LIGHT SCONCES ON SIDE OF BUILDING, AND CLEAN UP LANDSCAPING.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

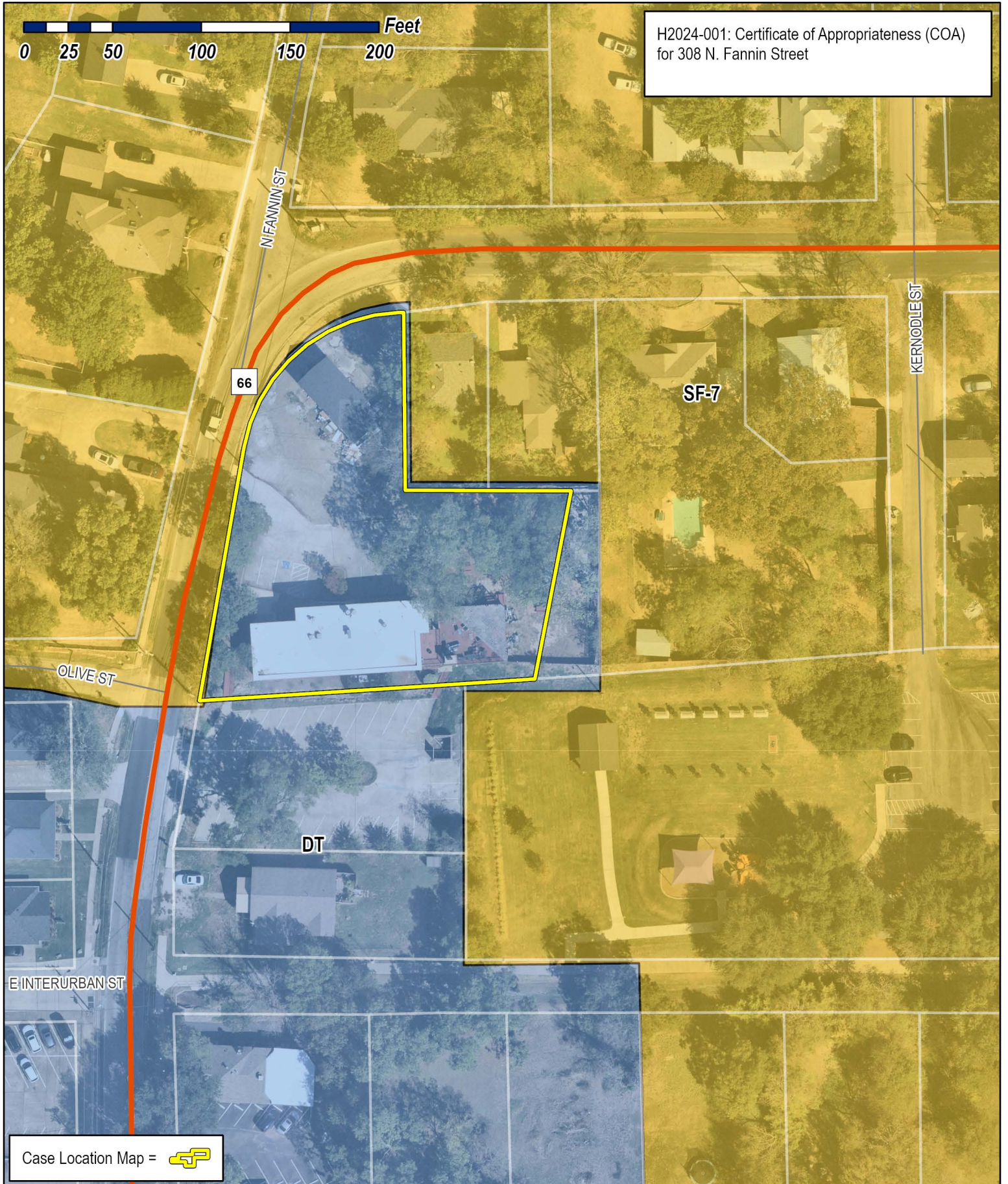
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.


OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2024-001: Certificate of Appropriateness (COA) for 308 N. Fannin Street



Case Location Map = 



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.

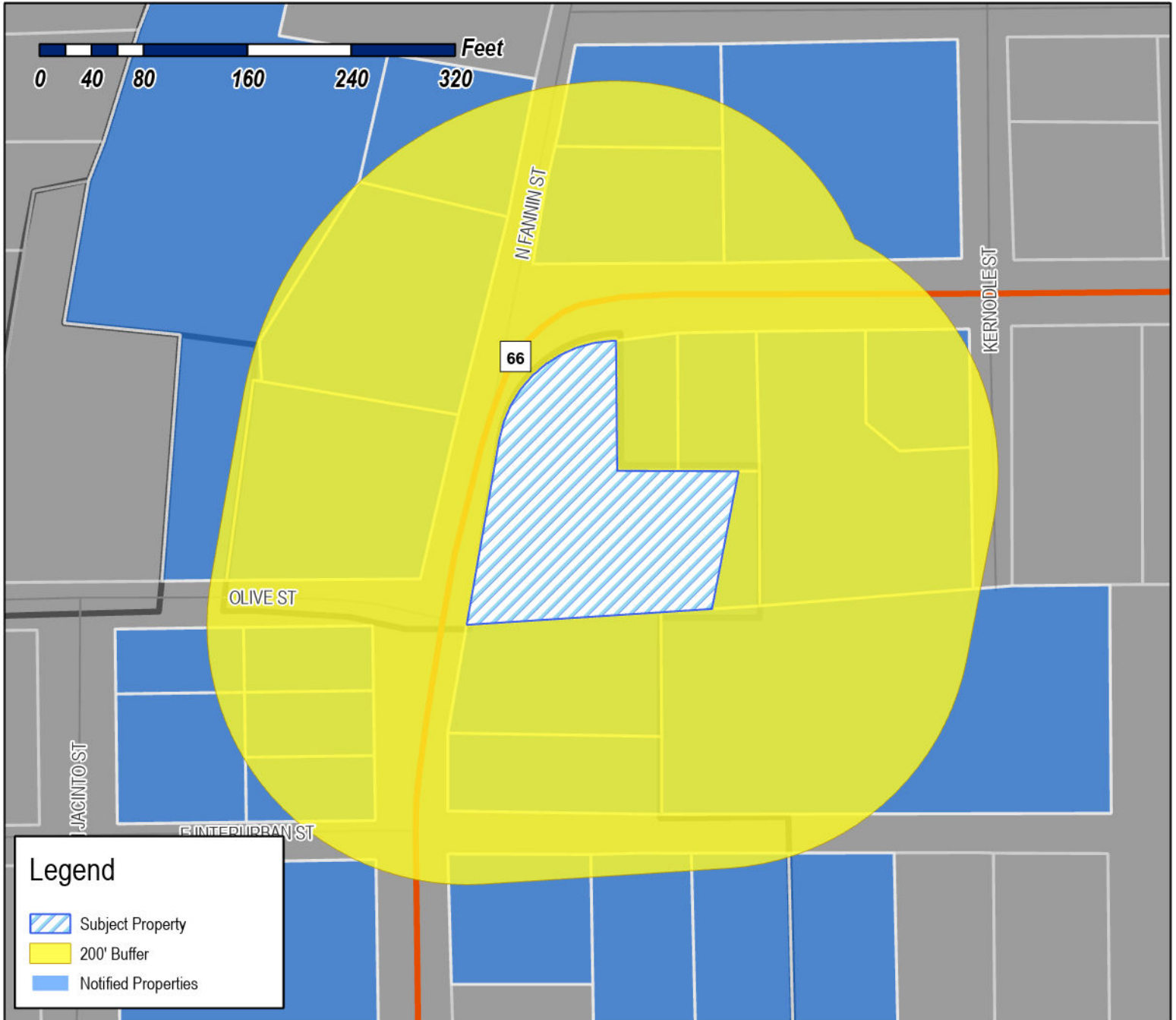




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: H2024-004
Case Name: Certificate of Appropriateness for 308 N. Fannin Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 308 N. Fannin Street

Date Saved: 2/29/2024

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



RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

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

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

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

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

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

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE



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

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

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

Case No. H2024-004: Certificate of Appropriateness for 308 N. Fannin Street

Hold a public hearing to discuss and consider a request by Chris Beardson of Wades Landing on behalf of CM Fannin I, LP for the approval of a Certificate of Appropriateness (COA) for a non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin 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 21, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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 21, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-004: Certificate of Appropriateness for 308 N. Fannin Street

Please place a check mark on the appropriate line below:

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

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

Four horizontal grey bars for providing reasons for support or opposition.

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

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
 NO PART OF THESE
 DRAWINGS OR
 SPECIFICATIONS MAYBE
 COPIED, REPRODUCED
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 FOR WHICH THEY HAVE
 BEEN PREPARED.
 WITHOUT PRIOR
 WRITTEN
 AUTHORIZATION FROM
 DUNCAN DESIGN
 GROUP.

DUNCAN DESIGN GROUP, LLC
 1088 TEXAN TRAIL
 GRAPEVINE, TX 76051
 DUNCANDESIGNGROUP.COM

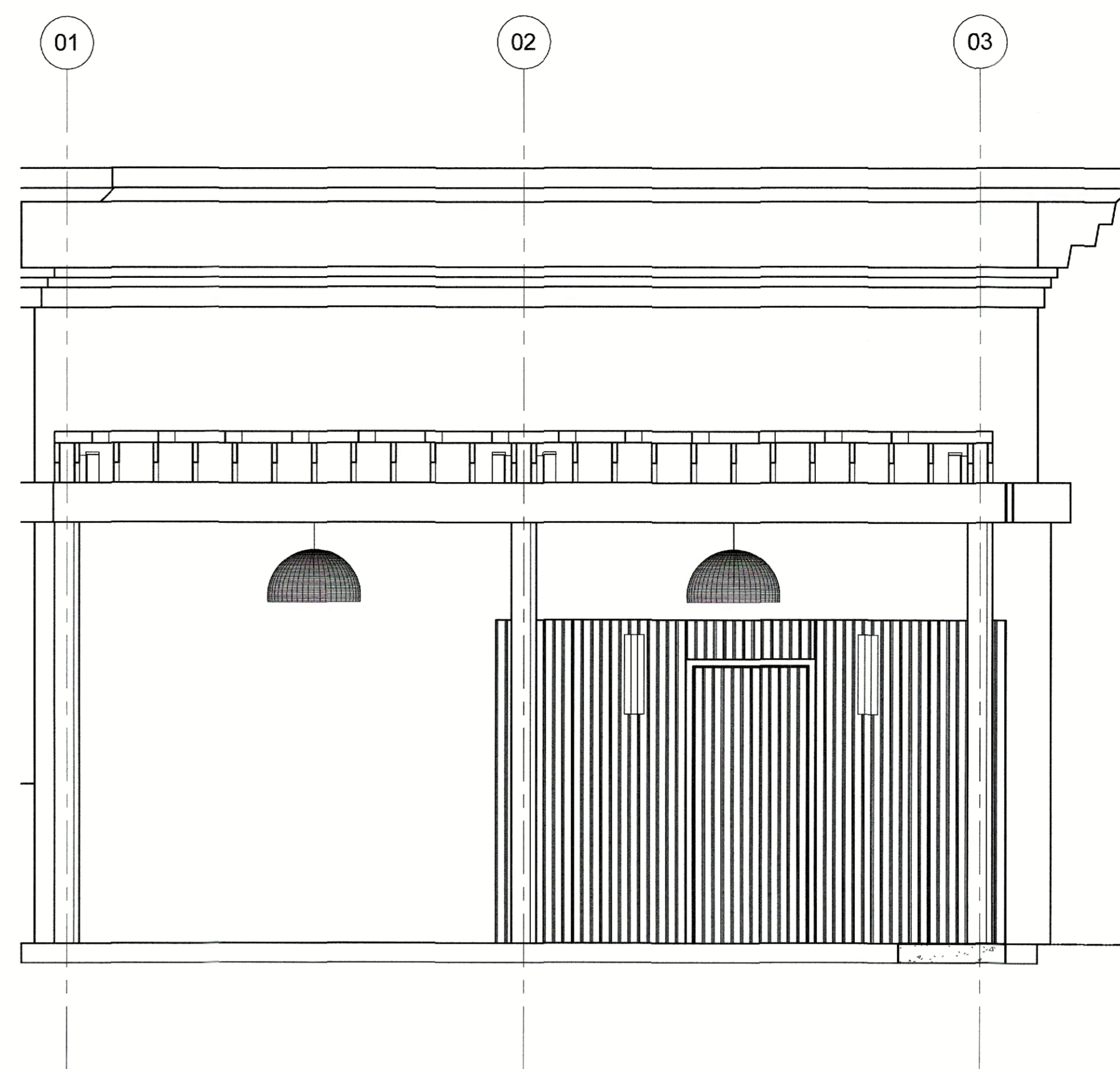


SHEET NAME
**FRONT
 DOOR
 PERGOLA**

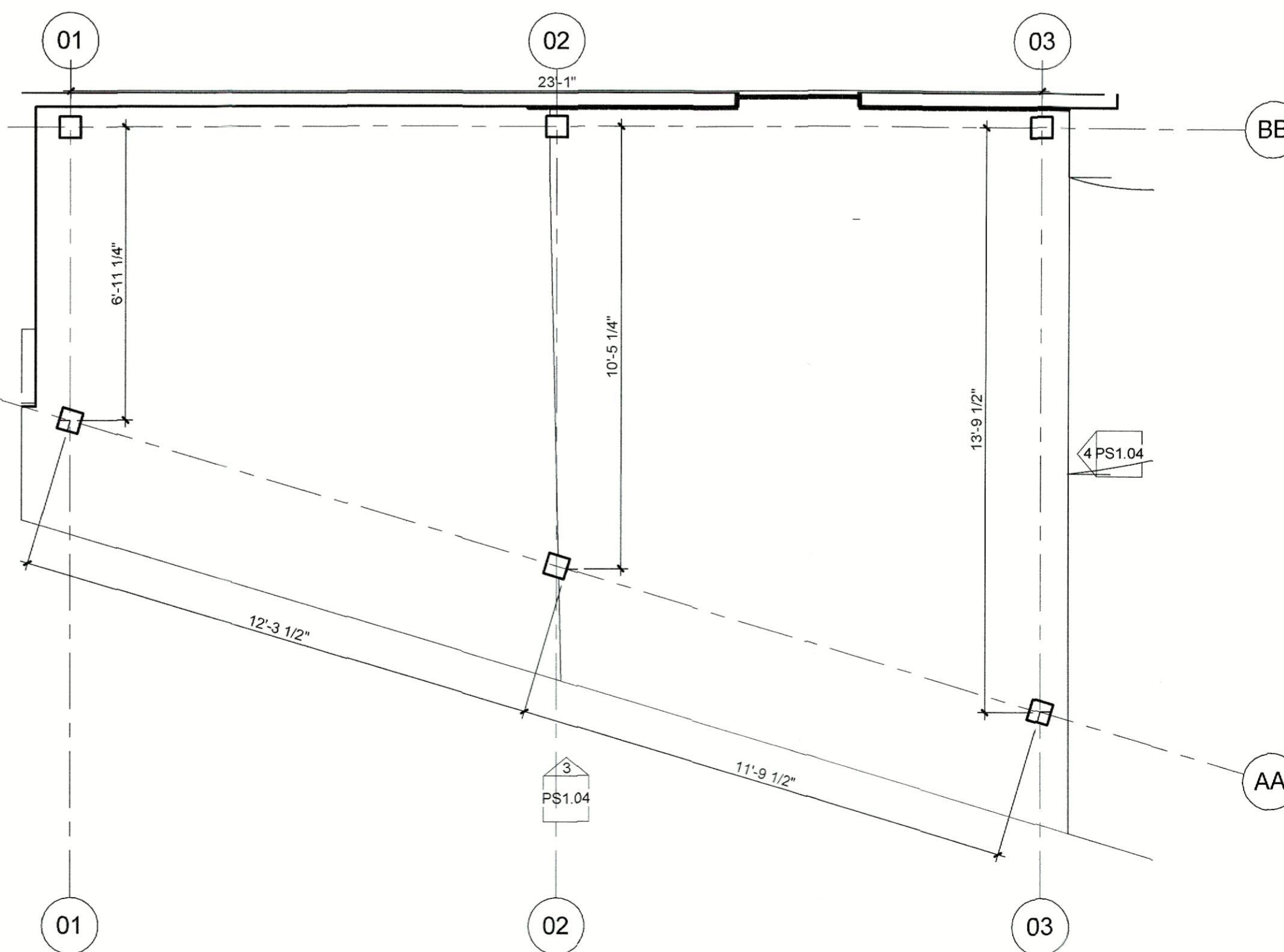
SHEET NO.
PS1.04

SHEET OF

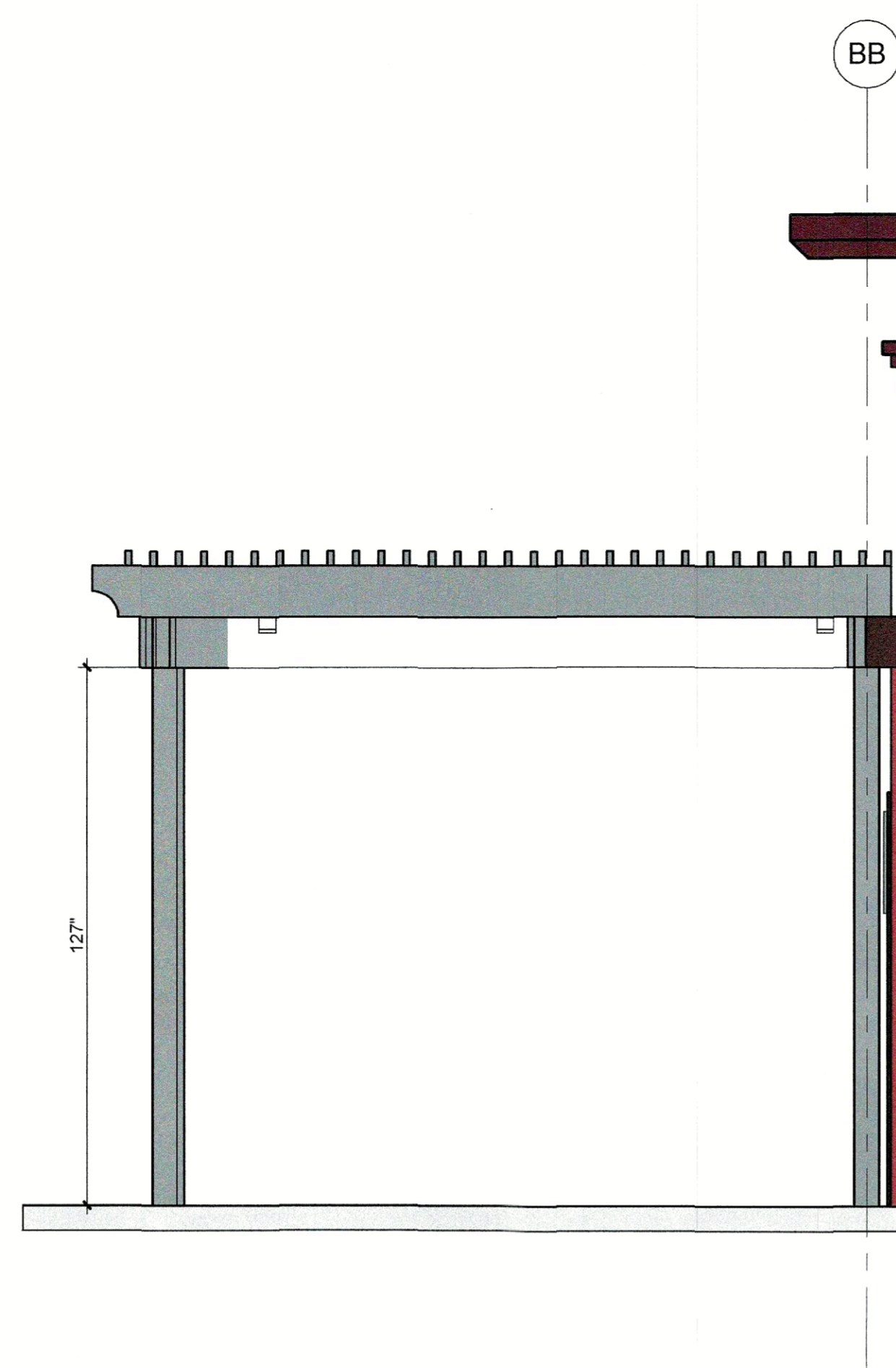
PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



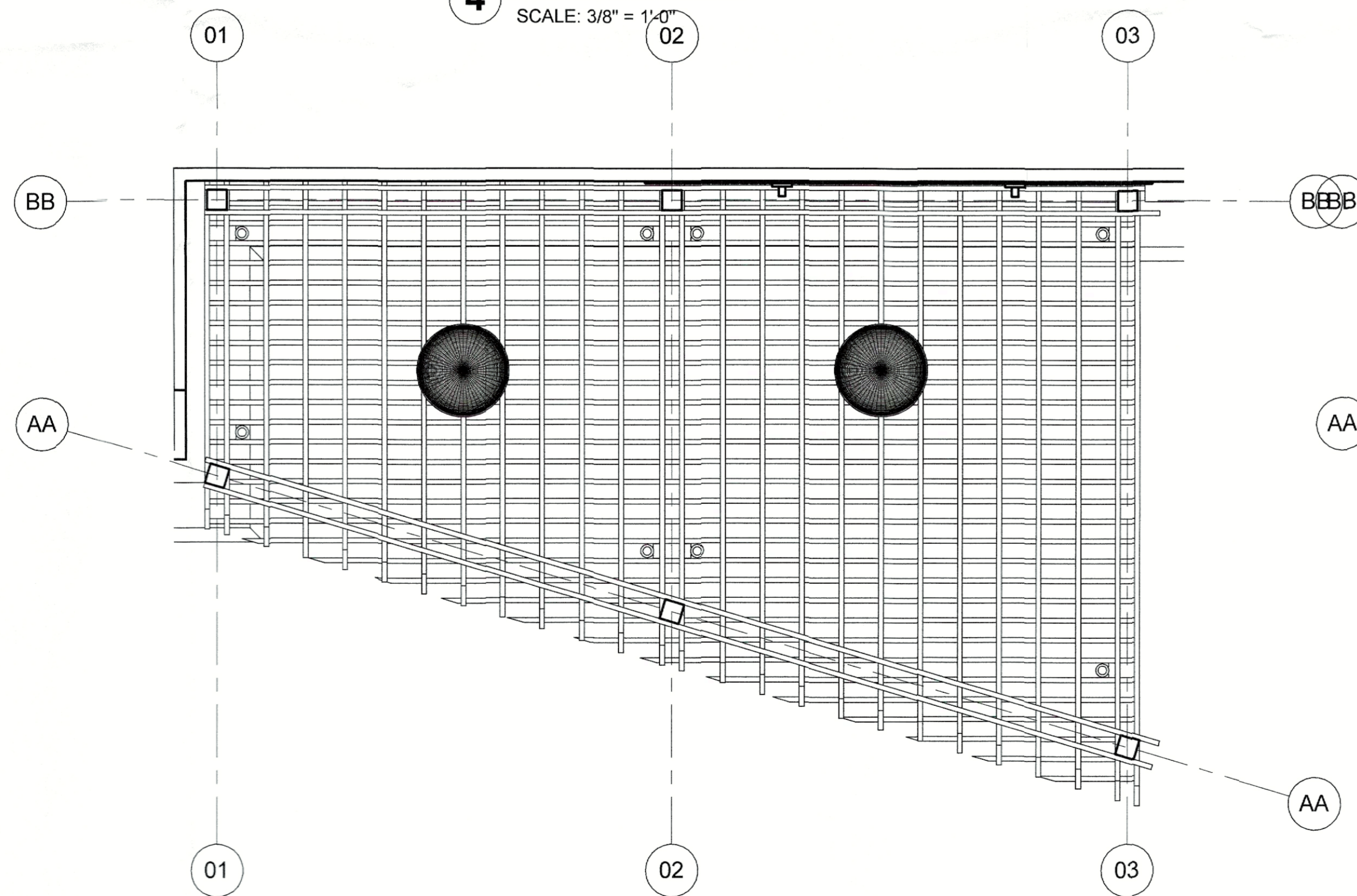
3 FRONT PERGOLA ELEVATION SOUTH
 SCALE: 3/8" = 1'-0"



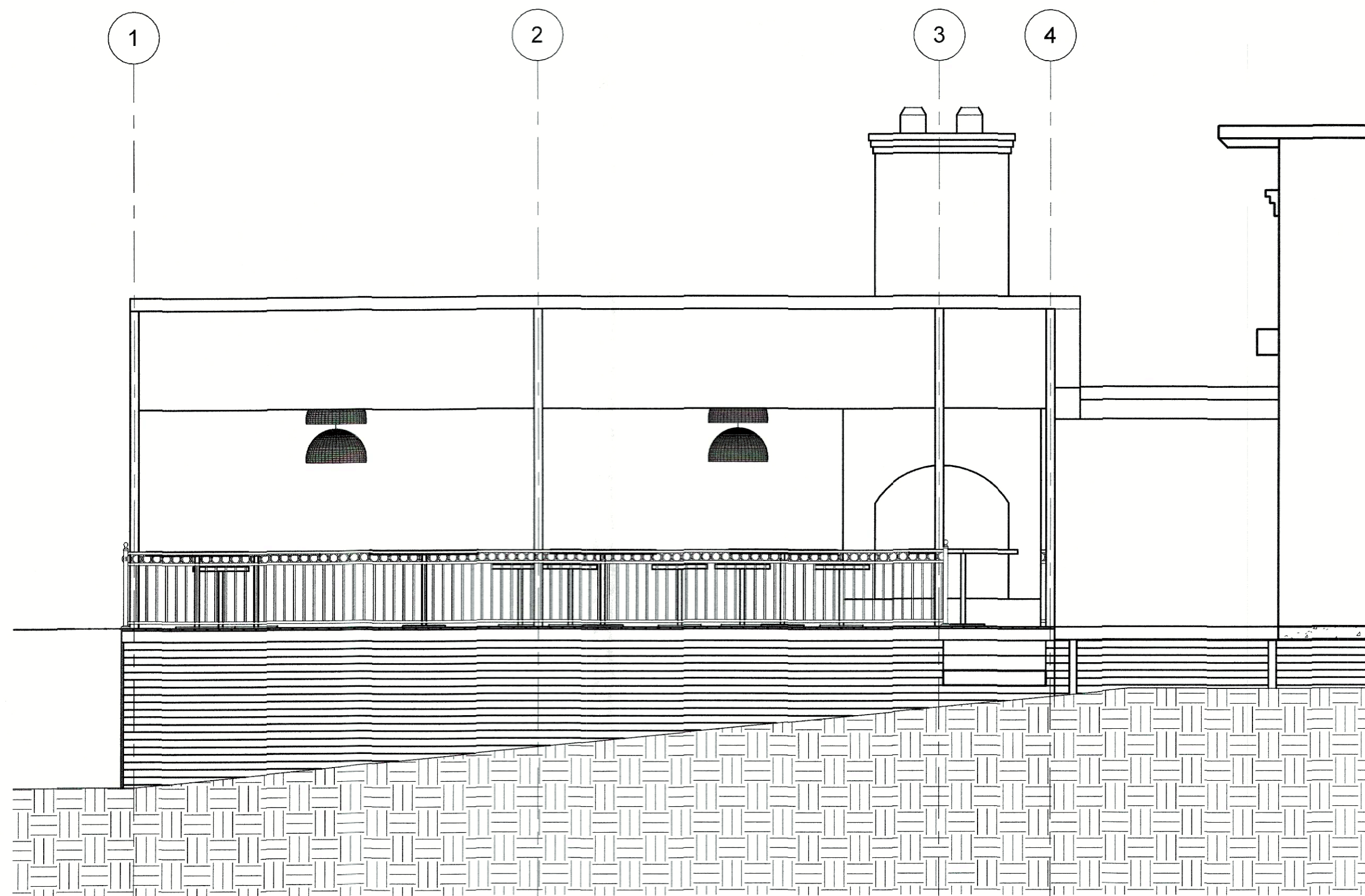
1 FRONT ENTRY PERGOLA PLAN
 SCALE: 3/8" = 1'-0"



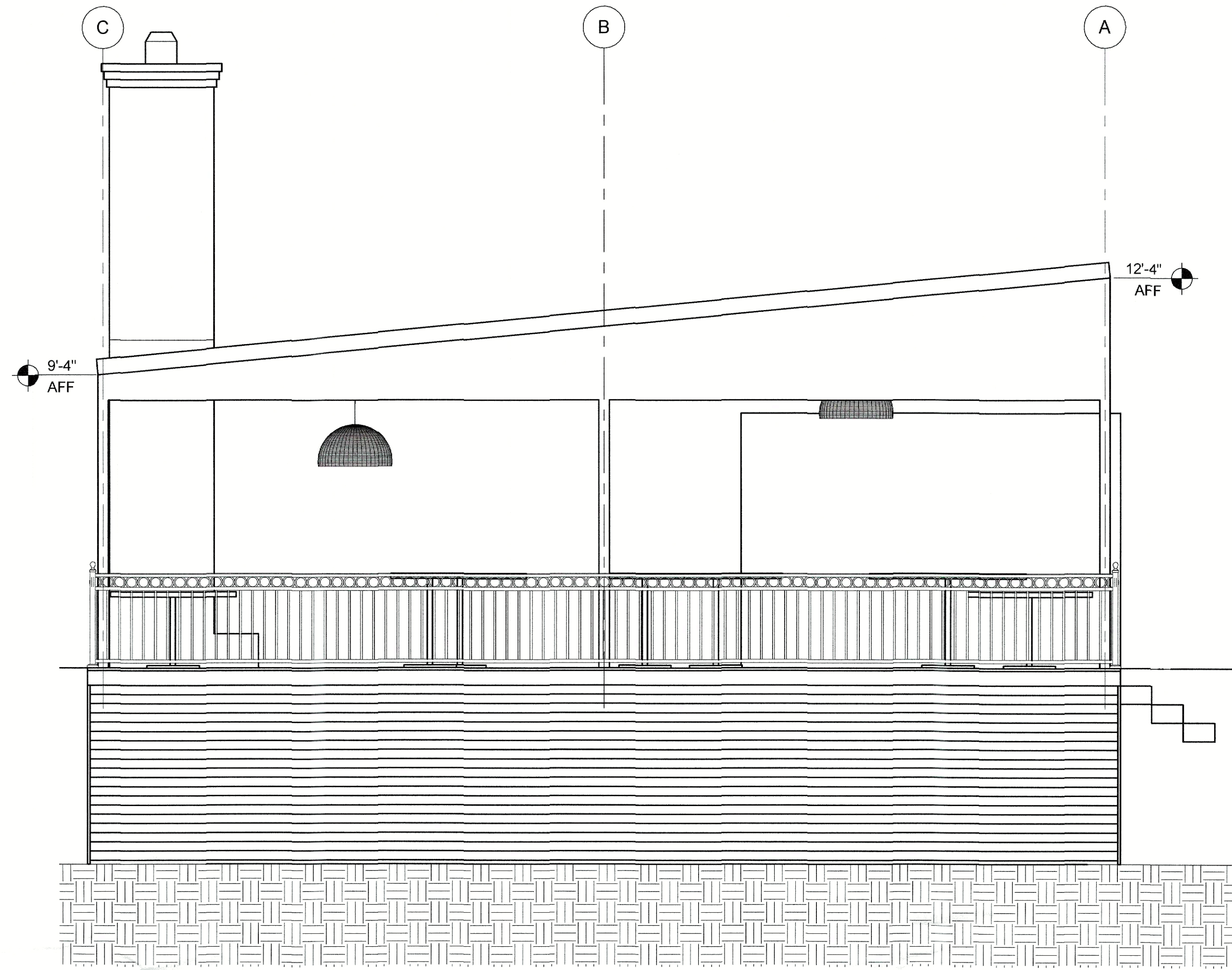
4 FRONT PERGOLA ELEVATION WEST
 SCALE: 3/8" = 1'-0"



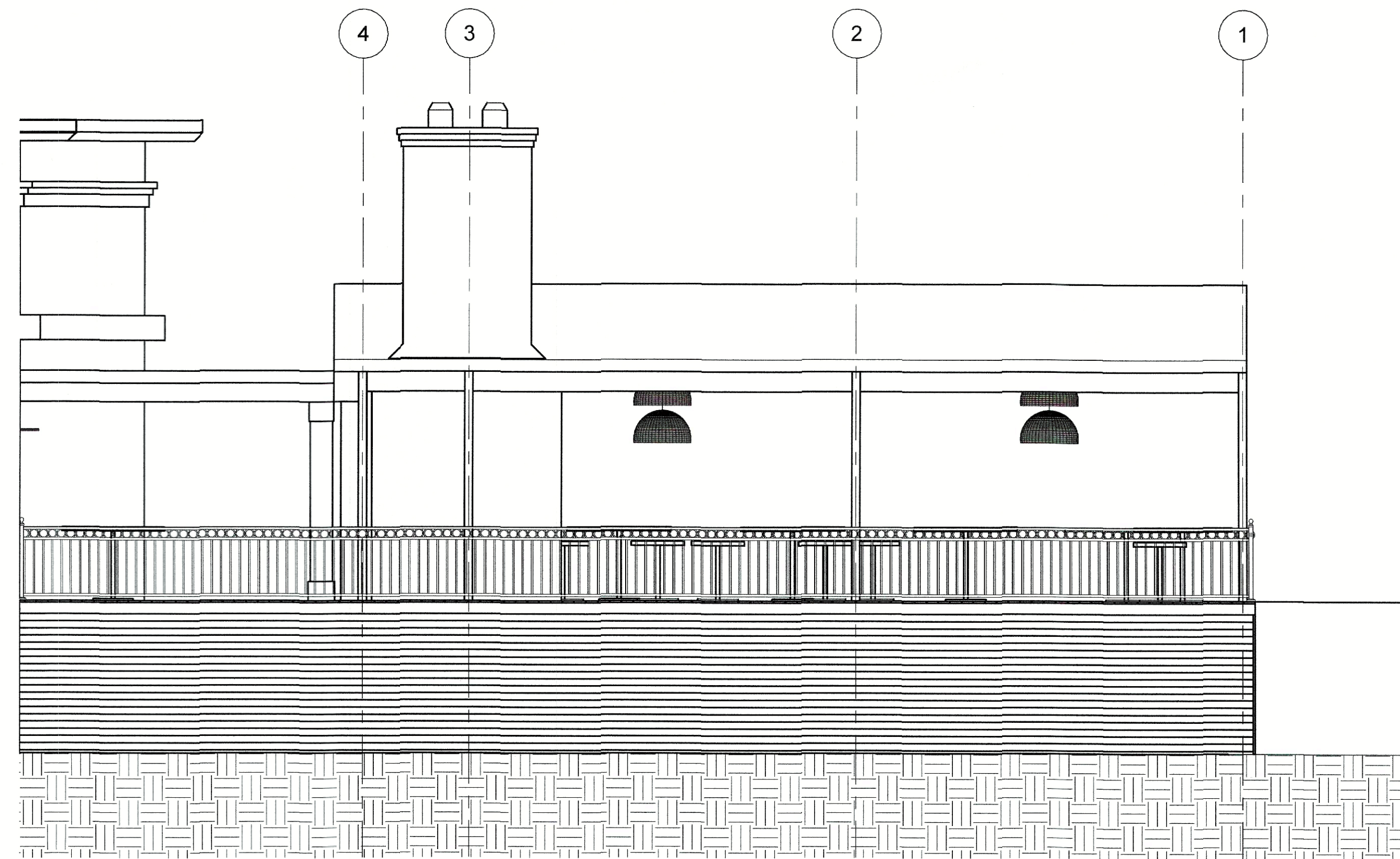
2 FRONT ENTRY PERGOLA RCP
 SCALE: 3/8" = 1'-0"



1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



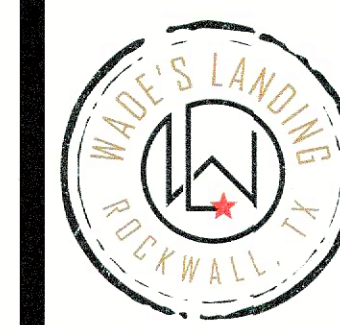
3 EAST PATIO ELEVATION
SCALE: 3/8" = 1'-0"



2 PATIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

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DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



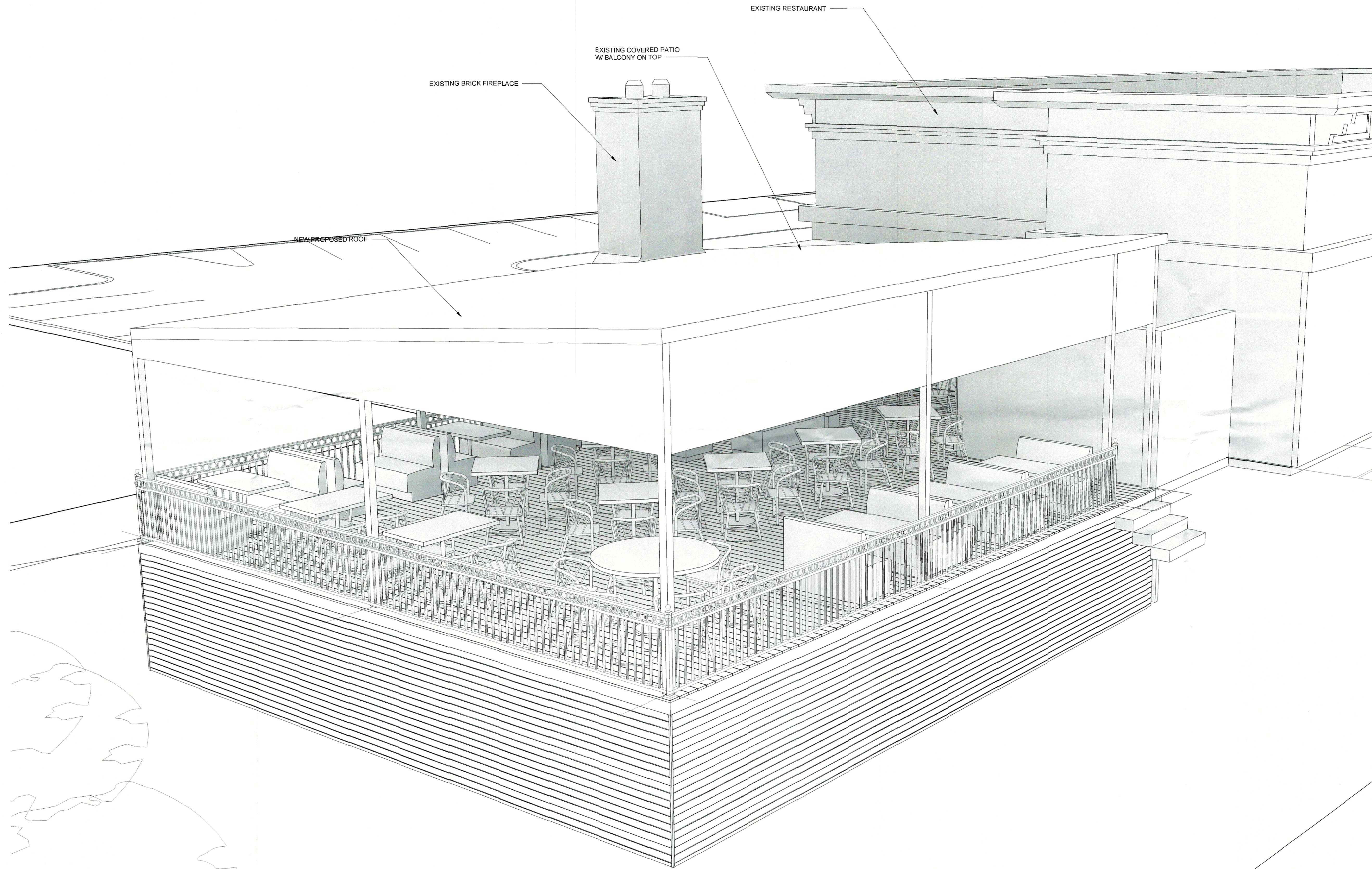
SHEET NAME

PATIO ELEVATIONS

SHEET NO.

PS1.02

SHEET OF



1 PATIO 3D VIEW
NOT TO SCALE

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

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GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

3D
MODEL
VIEW







SHEET NO.

PS1.03

SHEET OF



RESTAURANT

	RED YUCCA
	MEXICAN FEATHER GRASS
	BOULDERS
	TEXAS GRAVEL
	RIVER ROCK
	DECOMPOSED GRANITE

SCALE: 1/4" = 1'-0"



800 Fulgham Rd. Suite 5
 Plano, Texas 75093
 972-503-5296

Landscape Estimate

Wade's Landing

ITEM

SIZE

QTY

NOTES

Red Yucca	5g	12	
Mexican Feathergrass	1g	41	
Moss Boulder	ton	3	
Decomposed Granite	ton	7.5	
Arizona River Rock - 2"-4"	ton	5.25	
Texas Black - 5/8"	ton	6.75	
Hardwood Mulch	Bag	40	