

# AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 18, 2026 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 April 16, 2026 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) **H2026-003 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Richard and Sarah Allegretto for the approval of a Small Matching Grant for the purpose of repairing a window on a High Contributing Property being a 0.3210-acre tract of land identified as Lots 7 & 8, Block A, Eppstein 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 402 Munson 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.*

(3) 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 June 12, 2026 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  
APRIL 16, 2026 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 6:00PM. Board members present were Vice-Chairman Haydon Frasier, Board Member Allison  
6 McNeely, Fran Webb and Ben Lewis. Board members absent were board member Sarah Freed and Steve Gaskin. Staff members present were Director  
7 of Planning and Zoning Ryan Miller, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff members absent from  
8 the meeting were Senior Planner Bethany Ross and Senior Planner Henry Lee.

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*  
13 *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*  
14 *citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to*  
15 *respond to your comments during the meeting per the Texas Open Meetings Act.*

16  
17 Chairman Tiffany Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there  
18 being no 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*  
23 *Development Code (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 March 19, 2026 Historic Preservation Advisory (HPAB) meeting.

26  
27 Board Member Webb made a motion to approve the Consent Agenda. Board Member Freed seconded the motion which passed by a vote of 5-0.

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*  
32 *section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or*  
33 *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*  
34 *audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

35  
36 Board Member Webb stated that she would recuse herself from consideration of this agenda item

37  
38 2. H2026-002 (ANGELICA GUEVARA)

39 Hold a public hearing to discuss and consider a request by Fran and Rodney Webb for the approval of a Small Marching Grant for a Front Yard  
40 Fence replacement on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot 11, Block C, Griffith Addition, City of  
41 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District,  
42 addressed as 507 E. Rusk Street, and take any action necessary.

43  
44 Planning Technician Angelica Guevara explained that the subject property, addressed as 507 East Rusk Street, is designated as a medium-  
45 contributing property within the Old Town Rockwall Historic District. According to the City's historic property survey, the residence was constructed  
46 circa 1890 and exhibits full Victorian architectural influences. Mrs. Guevara stated that the applicant is requesting a Small Matching Grant to replace  
47 an existing wrought iron fence with a three-foot antique iron fence. She explained that, pursuant to the Unified Development Code, contributing  
48 residential properties within the Old Town Rockwall Historic District are eligible for matching grant funds of up to \$1,000. The subject property  
49 qualifies for consideration as it is located within the district and classified as a medium-contributing property. Mrs. Guevara noted that the purpose  
50 of the Small Matching Grant Program is to encourage beautification and minor improvement projects. The proposed fence replacement would be  
51 visible from the public street and appears to meet the intent of the program based on the applicant's scope of work. She reported that the applicant  
52 provided a total project valuation of \$2,545, making the project eligible for a matching grant of up to \$1,000. Approval of the request, however,  
53 remains at the discretion of the Historic Preservation Advisory Board. Mrs. Guevara further stated that, as of October 1, 2025, the Historic  
54 Preservation Advisory Board had approved one other Small Matching Grant for Fiscal Year 2026. If approved, the remaining grant balance would be  
55 reduced to \$3,500. Finally, Mrs. Guevara reported that staff mailed 38 public notifications on April 6 to property owners and occupants within 200  
56 feet of the subject property. As of the meeting date, no responses had been received regarding the applicant's request.

57  
58 Rodney Webb  
59 507 E. Rusk Street  
60 Rockwall, TX 75087

61  
62 Mr. Webb came forward and provided details in regards to his request.

63 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating  
64 such, Chairman Miller closed the Public hearing and brought the item back for discussion or action.  
65

66 Board Member Lewis made a motion to approve H2026-002. Board Member McNeely seconded the motion which passed by a vote of 3-1 with  
67 Chairman Miller dissenting  
68

69 V.DISCUSSION ITEMS  
70

71 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*  
72 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*  
73 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*  
74

75 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
76

77 VI.ADJOURNMENT  
78

79 Chairman Tiffany Miller adjourned the meeting at 6:19PM  
80

81 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS  
82 THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.  
83

84  
85 \_\_\_\_\_  
86 TIFFANY MILLER, CHAIRMAN  
87

88  
89 \_\_\_\_\_  
90 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
91  
92  
93



# 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

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**TO:** Historic Preservation Advisory Board  
**DATE:** June 18, 2026  
**APPLICANT:** Richard and Sarah Allegretto  
**CASE NUMBER:** H2026-003; *Small Matching Grant for 402 Munson Street*

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On March 18, 2026, staff received an application for a *Small Matching Grant* from the property owners -- *Richard and Sarah Allegretto* -- for the purpose of obtaining a *Small Matching Grant* to allow the restoration and repair of an original, historic wood framed, stained-glass window. The subject property is located at 402 Munson Street and is designated as a *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District, that are *Contributing* (i.e. *High, Medium, or Low Contributing*) or *Landmarked Properties*, are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed project includes improvements that will be visible from the street (i.e. *original window in the front façade of home*) and -- *based on the applicant's scope of work* --, the restoration of the stained-glass window does appear to meet the intent of the program. The total valuation of the project provided by the applicant is \$1,710.00, and would be qualified for a *Small Matching Grant* of up to \$855.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2025, the Historic Preservation Advisory Board (HPAB) has approved two (2) *Small Matching Grants* for FY2026. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,645.00.



# 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

402 Munson St., Rockwall, TX 75087

SUBDIVISION

Eppstein

LOT

7&8

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

Richard & Sarah Allegretto

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):

\$ 1,700

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 Sheet of Paper. -

## 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

Richard Allegretto, J

APPLICANT'S SIGNATURE

Richard Allegretto, J



H2026-003: Small Matching Grant for 402 Munson Street

0 15 30 60 90 120 Feet

MUNSON ST

STAR ST

SF-7

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.

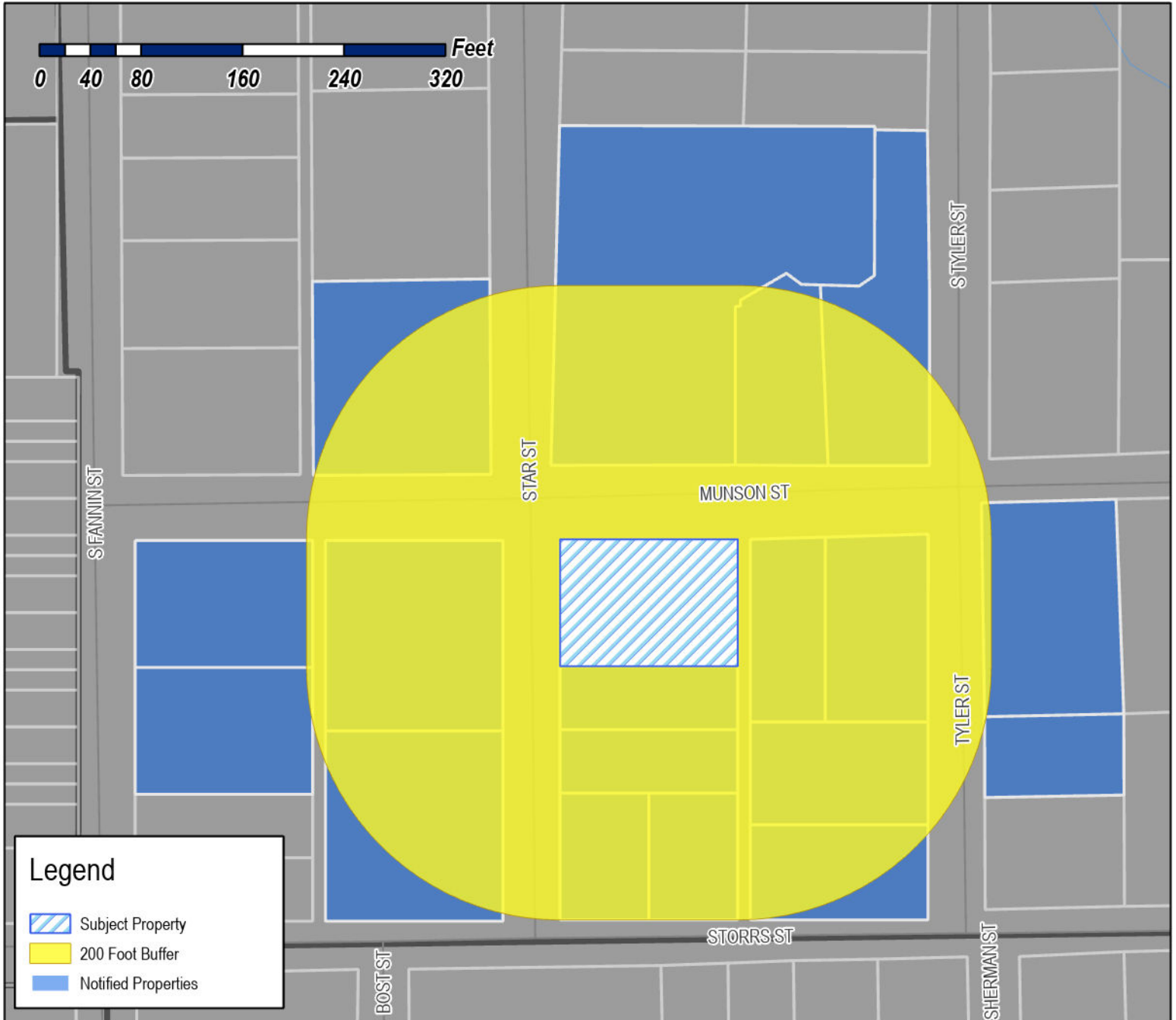




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**Case Number:** H2026-003  
**Case Name:** Small Matching Grant  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 402 Munson Street



**Date Saved:** 6/2/2026

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

HALL BLAKELEY AND CATHERINE  
1006 TIMBERLINE DRIVE  
ROCKWALL, TX 75032

HALL BLAKELEY AND CATHERINE  
207 EAST RUSK STREET  
ROCKWALL, TX 75087

SPAMPINATO MICHELE AND KACI D  
300 MUNSON ST  
ROCKWALL, TX 75087

MILLER RICHARD & SHELLAYNE  
301 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A  
308 MUNSON ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR & SARAH ANN  
402 MUNSON ST  
ROCKWALL, TX 75087

COOK RENE COMPTON  
403 STAR ST  
ROCKWALL, TX 75087

COOK KASHONDRA RENE  
405 Star St  
Rockwall, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE  
406 MUNSON ST  
ROCKWALL, TX 75087

BKN REALTY LLC  
406 STAR ST  
ROCKWALL, TX 75087

LECOUR CARY &  
406 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
407 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
407 S FANNIN ST  
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA  
408 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
409 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
501 STORRS ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
502 MUNSON STREET  
ROCKWALL, TX 75087

MECA PHILIPPE  
505 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
509 STORRS ST  
ROCKWALL, TX 75087

POPE JOSHUA  
P.O. BOX 2107  
FORNEY, TX 75126

# 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. H2026-003: Small Matching Grant for 402 Munson Street**

Hold a public hearing to discuss and consider a request by Richard and Sarah Allegretto for the approval of a *Small Matching Grant* for the purpose of repairing a window on a *High Contributing Property* being a 0.3210-acre tract of land identified as Lots 7 & 8, Block A, Eppstein 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 402 Munson 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, June 18, 2026 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](mailto: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, June 18, 2026 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. H2026-003: Small Matching Grant for 402 Munson 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:

Grey bar for Name

Address:

Grey bar for Address

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

**Historic Preservation Advisory Board**

City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

Dear Members of the Historic Preservation Advisory Board,

We are requesting consideration for a Small Matching Grant for the restoration and repair of an original historic wood-framed colored glass window located on the front façade of our home in the Old Town Rockwall Historic District.

The window is an original architectural feature of the home and is highly visible from the street. Over time, the wood muntins and sash surrounding the glass deteriorated significantly due to age and weather exposure. In April 2026, we discovered that the lower primary clear glass pane had partially detached and was hanging precariously from the frame, creating a serious safety concern. The opening was temporarily stabilized and later secured with plywood to prevent injury and additional damage until a proper restoration could be completed.

We obtained multiple professional evaluations and proposals for the repair. After careful consideration, we selected Historic Window Solutions because their proposal focuses on preservation and restoration of the original historic wood sash and muntin system while salvaging and reusing the existing historic colored glass wherever possible. Their proposed approach maintains the historic construction and appearance of the window rather than replacing it with a substantially altered system.

The proposed project includes:

- restoration and reconstruction of deteriorated wood sash and muntins,
- salvaging and reinstalling the original colored glass,
- reinstallation of the restored window assembly,
- and preservation of the original appearance and character of the front façade.

Attached photographs show the historic window prior to failure, the deteriorated condition of the wood muntins and sash, the detached lower glass pane, and the temporary plywood stabilization installed to protect occupants and preserve the remaining historic materials until proper restoration can occur.

We believe this project aligns closely with the goals of the Historic Preservation Advisory Board by preserving an original visible historic architectural feature and maintaining the historic integrity of the neighborhood.

Thank you for your consideration and for supporting preservation efforts within Old Town Rockwall.

Sincerely,

Ricky & Sarah Allegretto

# **Scope of Work / Reason for Evaluation**

## **PROJECT DESCRIPTION**

Restoration and repair of an original historic wood-framed colored glass window on the front façade of the residence.

The existing historic window experienced severe deterioration of the wood muntins and sash due to age and moisture exposure. In April 2026, the lower primary clear glass pane partially detached and became a safety hazard. The pane was temporarily stabilized and later removed, and the opening was temporarily secured with plywood to prevent injury and further damage.

The proposed work will restore and preserve the original historic character of the window by salvaging and reusing the existing colored and clear glass where possible, repairing and reconstructing the original wood sash and muntin system to match the historic appearance, reinstalling the restored window assembly, and removing the temporary plywood covering.

The project is intended to preserve the historic architectural integrity and appearance of the home while addressing safety and deterioration concerns.







# Proposal

Proposal #: 4732  
Date: April 22, 2026



## Historic Window Solutions

2650 Brads Way  
Midlothian, TX 76065  
469-337-1745

<b>For:</b>  Sarah Allegretto	<b>Jobsite Location:</b>  Rockwall, TX
-------------------------------------	--

DESCRIPTION OF WORK	AMOUNT
- Onsite visit to remove existing sashes and install plywood into opening, Measure opening for new sashes. Check jamb for counterbalance pullies and weights.	\$ 750.00
- Fabricate double hung divided lite wooden sashes with a 2 over 2 configuration (vertical muntin) to match other existing windows. Install new parting stop and inside stop trim.	\$ 1,075.00
<ul style="list-style-type: none"> <li>o 1 3/8" sash thickness</li> <li>o 1/8" clear tempered glass</li> <li>o Upper sash/lower sash</li> </ul>	\$ 750.00
- Onsite visit for sash installation.	
- <i>Alternate 1</i> <ul style="list-style-type: none"> <li>o <i>Salvage stained glass and fabricate sashes to match existing stained glass layout. Fabricate sashes as a double hung set and not stacked on each other as currently found. (additional charge added to 2 over 2 fabrication price; site visit charges remain)</i></li> </ul>	(\$ 1,710.00)
*Proposal does not include for repair to unforeseen rot/damage covered by existing trims and sashes. Proposal does not include for new/replacement stained glass.	
<b>TOTAL</b>	



402





DJ2-W220



RAM 1500  
TKV-682

Garage door

Black metal archway

White picket fence



232  
458  
1237

NOV 12 2004



JUN 28 2004



JUN 28 2004