



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kaufman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME GARY & Carol Byrd

APPLICANT(S) NAME same

ADDRESS 707 Collins
Rockwall, Tx 75032

ADDRESS _____

PHONE 214-850-3342

PHONE _____

E-MAIL Carolannbyrd@gmail.com

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): \$ ~ approx 7,000 demo. Newhouse ~ 450,000

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.

We have purchased the lot at 403 E. Kaufman. We are working with a builder for plans on a craftsman type house. We intend to demo the existing house + the 3 small sheds (no foundation) on the property, as well.

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 Carol a Byrd

APPLICANT'S SIGNATURE Carol a Byrd



LEGEND

- | | |
|---------------------------------|---------------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1-1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ 1" ROD FOUND | PE POOL EQUIPMENT |
| ⊕ 1" PIPE FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | —X— BARBED WIRE |
| —OHP— OVERHEAD ELECTRIC POWER | —OES— OVERHEAD ELECTRIC SERVICE |
| —OES— OVERHEAD ELECTRIC SERVICE | — — EDGE OF ASPHALT |
| ○ CHAIN LINK | — — EDGE OF GRAVEL |
| □ WOOD FENCE 0.5' WIDE TYPICAL | — — STONE |
| □ DOUBLE SIDED WOOD FENCE | — — CONCRETE |
| | — — COVERED AREA |
| | — — BRICK |

EXCEPTIONS:

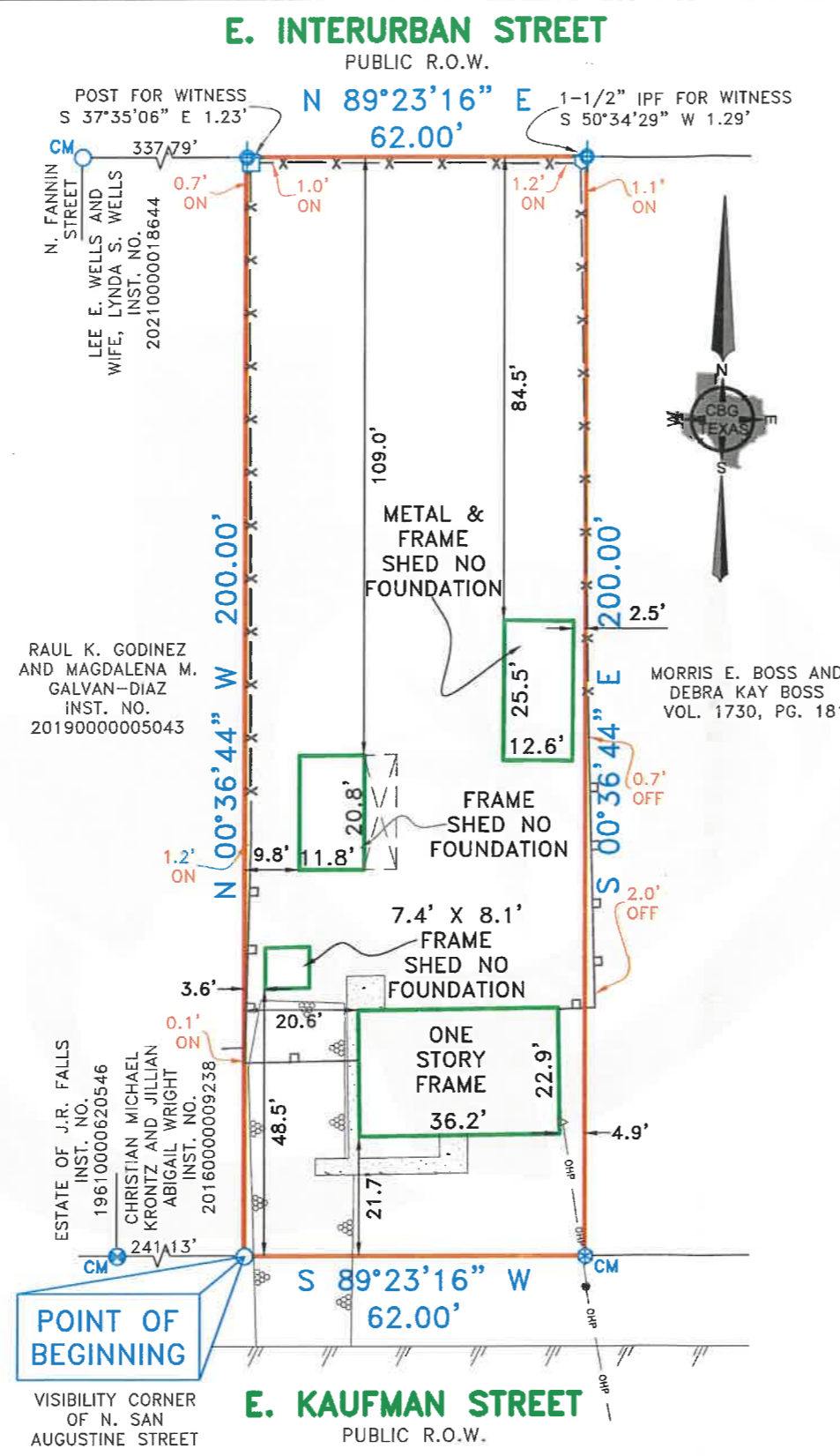
NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____
 Purchaser
 Purchaser

Drawn By: WRV
 Scale: 1" = 30'
 Date: 05/17/2024
 GF NO.: ALG-1705-3017052400350-JJ
 Job No. 2407462

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbqtxllc.com



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, same being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 20190000005043, Deed Records of Rockwall County, Texas, from which a 1 inch iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krontz and Jillian Abigail Wright, by deed recorded in Instrument No. 20160000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.

















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: June 20, 2024

APPLICANT: Gary and Carol Byrd

CASE NUMBER: H2024-011; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for the demolition of an existing single-family home and three (3) existing accessory buildings on a *Medium Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

The 792 SF single-family home -- *situated on the subject property at 403 E. Kaufman Street* -- was constructed circa 1965 utilizing the *Bungalow* architectural style within the Old Town Rockwall (OTR) Historic District. According to the *2017 Historic Resource Survey*, the home was constructed with *Minimal Traditional* style influences and is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. In this case, the exterior of the home -- *specifically the siding, roof, and windows* -- all appear to be materials that are not original to the home. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 792 SF single-family home that was constructed in 1965, one (1) detached garage, and one (1) accessory structure -- *being 300 SF and 240 SF* -- constructed in 1979. In addition, the *2017 Historic Resource Survey* indicates that there was an additional garage constructed circa 1965 on the subject property.



FIGURE 1: MAY 2024

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the demolition of the existing single-family home and three (3) existing accessory buildings situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (*i.e. 308 & 310 Williams Street*) developed with single-family

homes and zoned Single-Family 7 (SF-7) District. While 308 Williams Street is classified as a *Non-Contributing Property*, 310 Williams Street is classified as a *Low Contributing Property*. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (*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 the boundary of the Old Town Rockwall (OTR) Historic District. South of this is a 0.5740-acre parcel of land (*i.e. 406 E. Kaufman Street*) developed with a commercial business (*i.e. AT&T*) and zoned General Retail (GR) District.

East: Directly east of the subject property is one (1) vacant parcel of land (*i.e. 405 E. Kaufman Street*) and seven (7) parcels of land (*i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street*) developed with single-family homes. All of these parcels are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) parcels of land (*i.e. 305, 307, 401 E. Kaufman Street*) developed with single-family homes and zoned Downtown (DT) District. West of this is are two (2) parcels of land (*i.e. 202 & 204 N. Fannin Street*) developed with commercial businesses (*i.e. Watersedge Counseling and T&T Color Supply*) and zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



FIGURE 2: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

On May 23, 2024, the applicants -- Gary and Carol Byrd -- submitted a request for a Certificate of Appropriateness (COA) proposing to demolish the existing 792 SF single-family home along with the three (3) existing accessory structures situated on the subject property. The applicants have indicated that the purpose of this request is to allow for the future construction of a new craftsman style single-family home. The photos below have been provided by the applicants and show the current condition of all the structures situated on the subject property.



FIGURE 3: APPLICANT PHOTOS

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 *Medium Contributing Property*. In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(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) ..." Based on this, the applicant's scope of work requires a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states "(d)emolition of a structure would be allowed if: (A) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or (B) A structure does not contribute to the historical or architectural character and importance of the Historic District (e.g. a *Non-Contributing structure*), and its removal will result in a positive appropriate visual effect on the Historic District; or (C) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency ..." In this case, the structures: [1] do not appear to have any architectural or historical significance to the subject property, and [2] its removal will not result in a negative, less appropriate visual effect on the Historic District. Specifically, it appears that the majority of the historic integrity of the structures on the subject property have been lost due to renovations over the years. Based on this there does not appear to be any issues with granting the applicant's request to remove the existing home or accessory structures; however, a Certificate of Appropriateness (COA) request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Staff should note that an additional Certificate of Appropriateness (COA) and Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* will be required for the proposed new single-family home prior to the issuance of a building permit.

NOTIFICATIONS

On June 4, 2024, staff mailed 17 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

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- LOCAL LANDMARK EVALUATION & DESIGNATION
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- DOWNTOWN (DT) DISTRICT

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- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

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- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kaufman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME GARY & Carol Byrd

APPLICANT(S) NAME same

ADDRESS 707 Collins
Rockwall, Tx 75032

ADDRESS _____

PHONE 214-850-3342

PHONE _____

E-MAIL Carolannbyrd@gmail.com

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): \$ ~ approx 7,000 demo. Newhouse ~ 450,000

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OWNER'S SIGNATURE Carol a Byrd

APPLICANT'S SIGNATURE Carol a Byrd

0 12.5 25 50 75 100 Feet

H2024-011: Certificate of Appropriateness for a Medium-Contributing Property



City of Rockwall

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

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

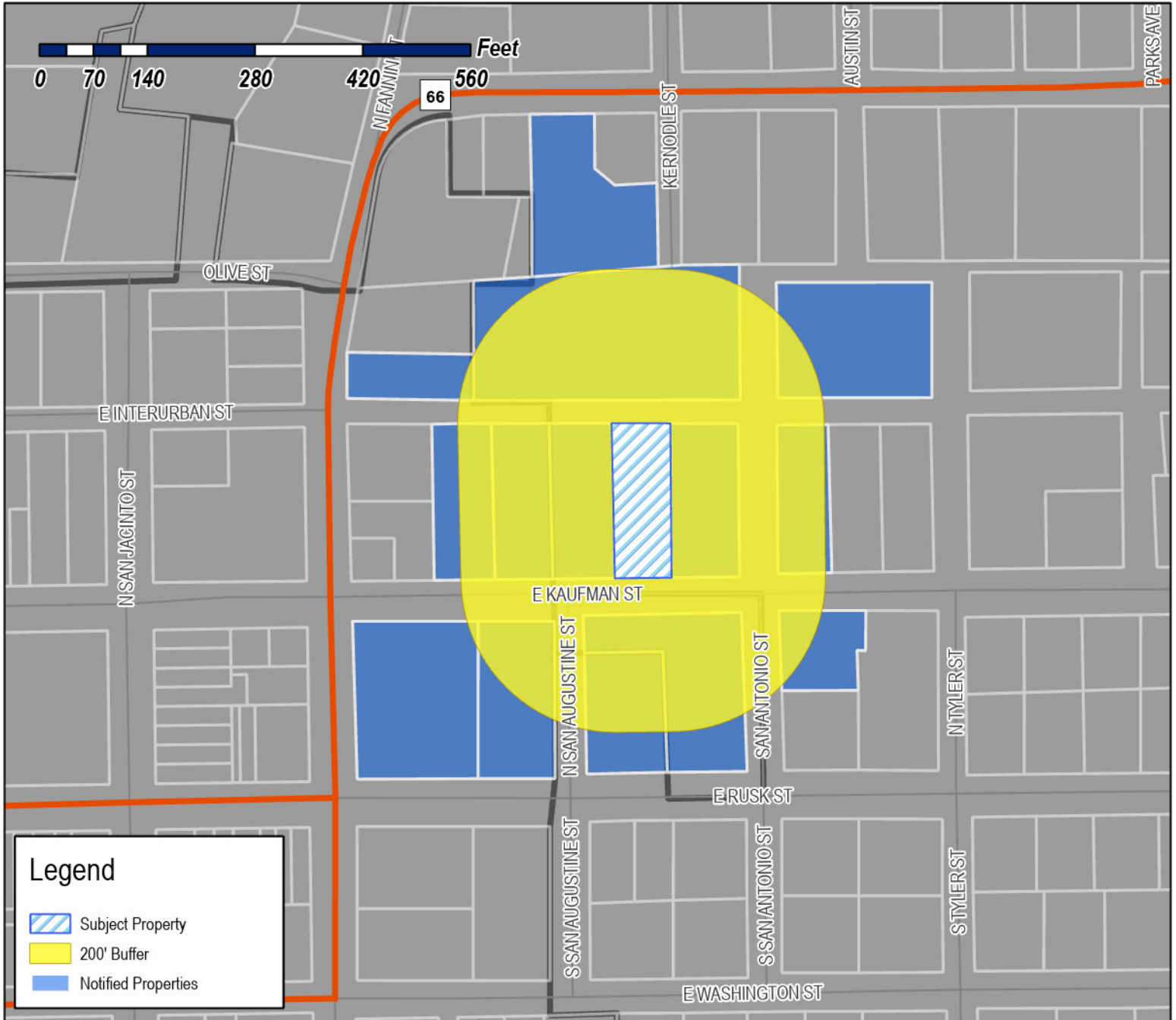






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Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2024-011
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street



Date Saved: 6/3/2024

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

RESIDENT
102 N FANNIN ST
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
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

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

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

GODINEZ RAUL K AND
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

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

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

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

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. H2024-011: Certificate of Appropriateness for 403 E. Kaufman Street

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for the demolition of an existing single-family home and three (3) existing accessory buildings on a Medium Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman 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 20, 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, June 20, 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. H2024-011: Certificate of Appropriateness for 403 E. Kaufman 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



LEGEND

- | | |
|---------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1-1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ 1" ROD FOUND | PE POOL EQUIPMENT |
| ⊕ 1" PIPE FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | —X— BARBED WIRE |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF ASPHALT |
| —OES— OVERHEAD ELECTRIC SERVICE | —▲— EDGE OF GRAVEL |
| ○ CHAIN LINK | STONE |
| WOOD FENCE 0.5' WIDE TYPICAL | CONCRETE |
| DOUBLE SIDED WOOD FENCE | COVERED AREA |
| | BRICK |

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____
Purchaser
Purchaser

Drawn By: WRV
Scale: 1" = 30'
Date: 05/17/2024

GF NO.: ALG-1705-3017052400350-JJ
Job No. 2407462

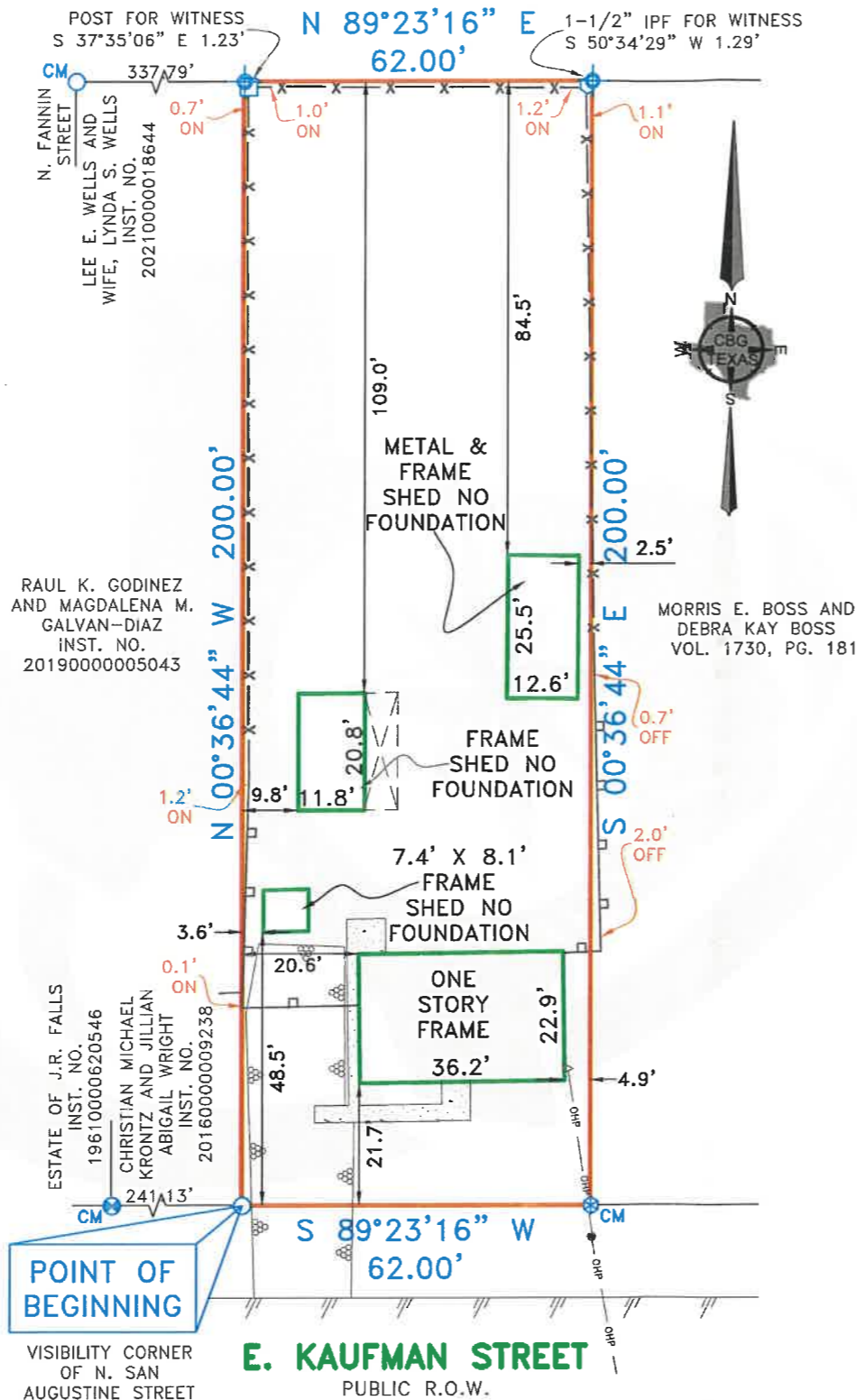


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
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Firm No. 10194280
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E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, same being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 1961000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krontz and Jillian Abigail Wright, by deed recorded in Instrument No. 201600009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 2021000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.

















403



403

JUL 10 2007



NOV 11 2004



DATE: June 27, 2024

TO: Gary and Carol Byrd
707 Cullins Road
Rockwall, Texas 75087

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2024-011; COA for 403 E. Kaufman Street

Mr. and Mrs. Byrd:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on June 20, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (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

On June 20, 2024, the Historic Preservation Advisory Board approved the Certificate of Appropriateness (COA) by a vote of 4-0, with Board Members Litton, Frasier, and Lewis absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6438.

Sincerely,

Angelica Guevara; *Planning Technician*
City of Rockwall Planning and Zoning Department