



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 STREET

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: GENERAL CONTRACTOR

OWNER(S) NAME _____

APPLICANT(S) NAME VAHID SADR

ADDRESS _____

ADDRESS 619 HOOD DR.

PHONE _____

PHONE 214-673-4533

E-MAIL _____

E-MAIL Vahids52@yahoo.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):

\$ 420,000.⁰⁰

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.

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENT.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

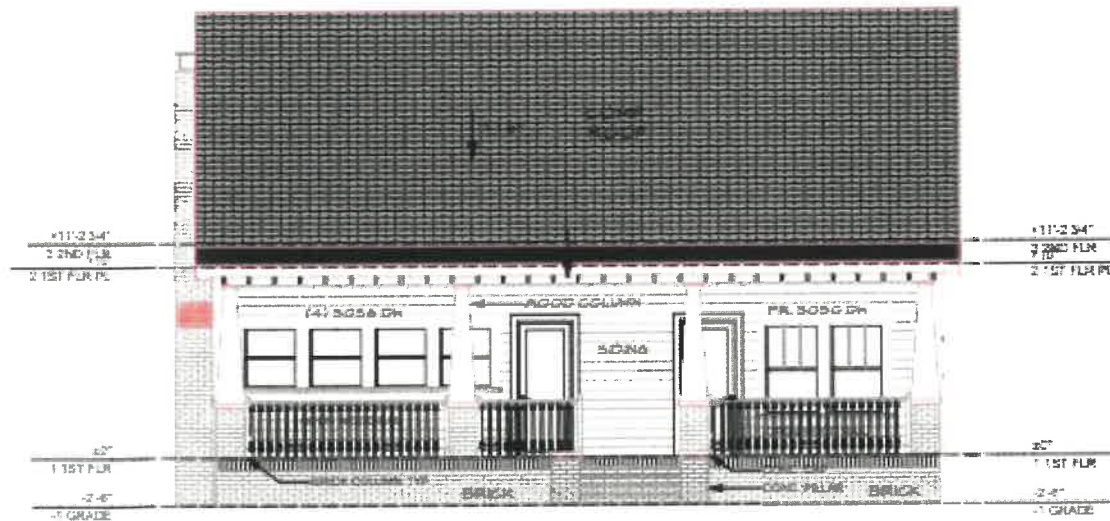
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OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE Vahid Sadr



03 SECTION C
SCALE: 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Revised

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

REGISTERED ARCHITECT
 R. E. KINDRED
 ARCHITECTS
 1001 E. UNIVERSITY BLVD. SUITE 1000
 ROCKWALL, TEXAS 75087
 PHONE: 972.988.1800

REGISTERED ARCHITECT
 R. E. KINDRED
 ARCHITECTS
 1001 E. UNIVERSITY BLVD. SUITE 1000
 ROCKWALL, TEXAS 75087
 PHONE: 972.988.1800

Date: 07.24.21
 Checked By: R.E.K.
 Created By: R.E.K.

Sheet Number:
A 1.03



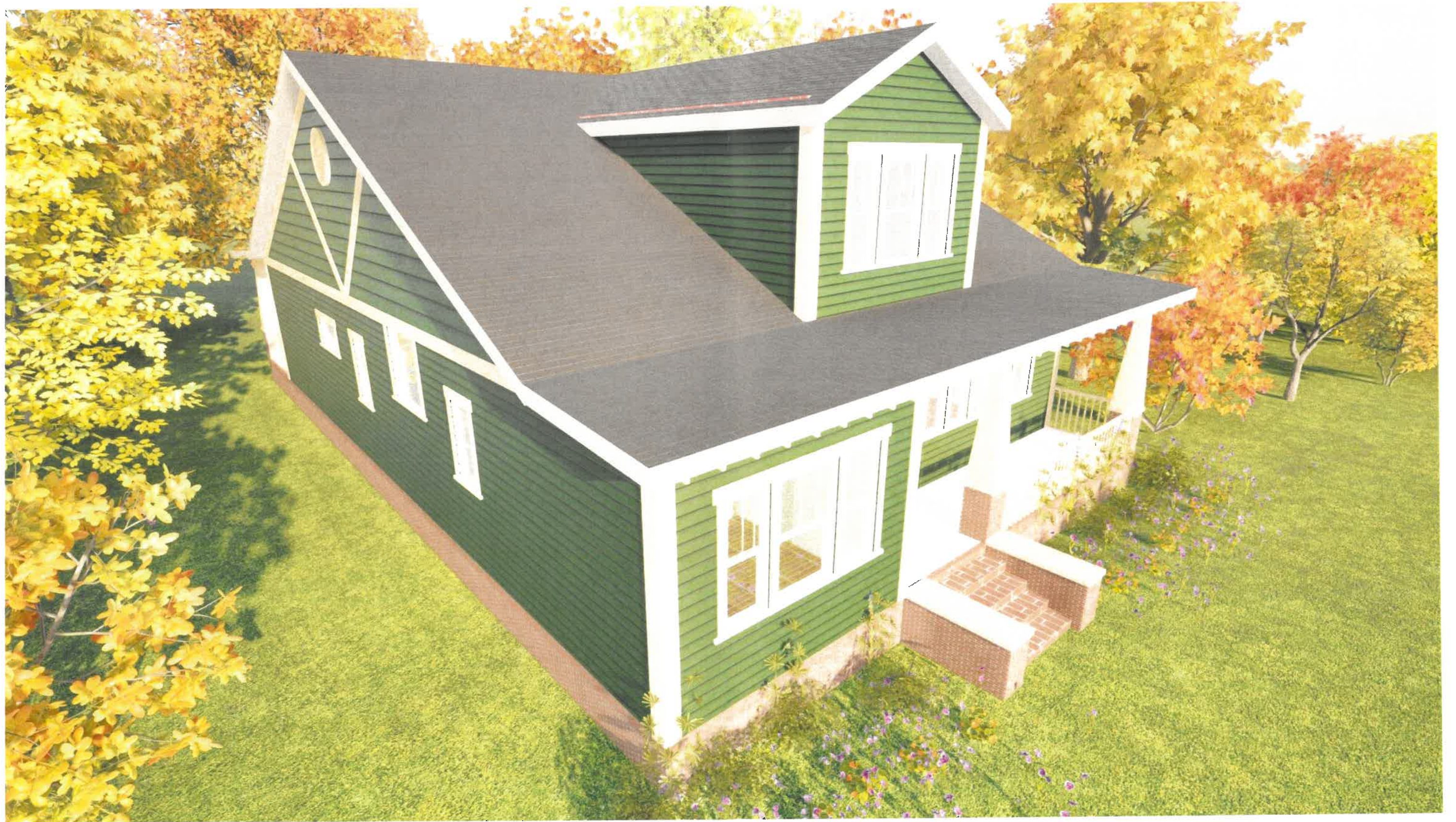
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

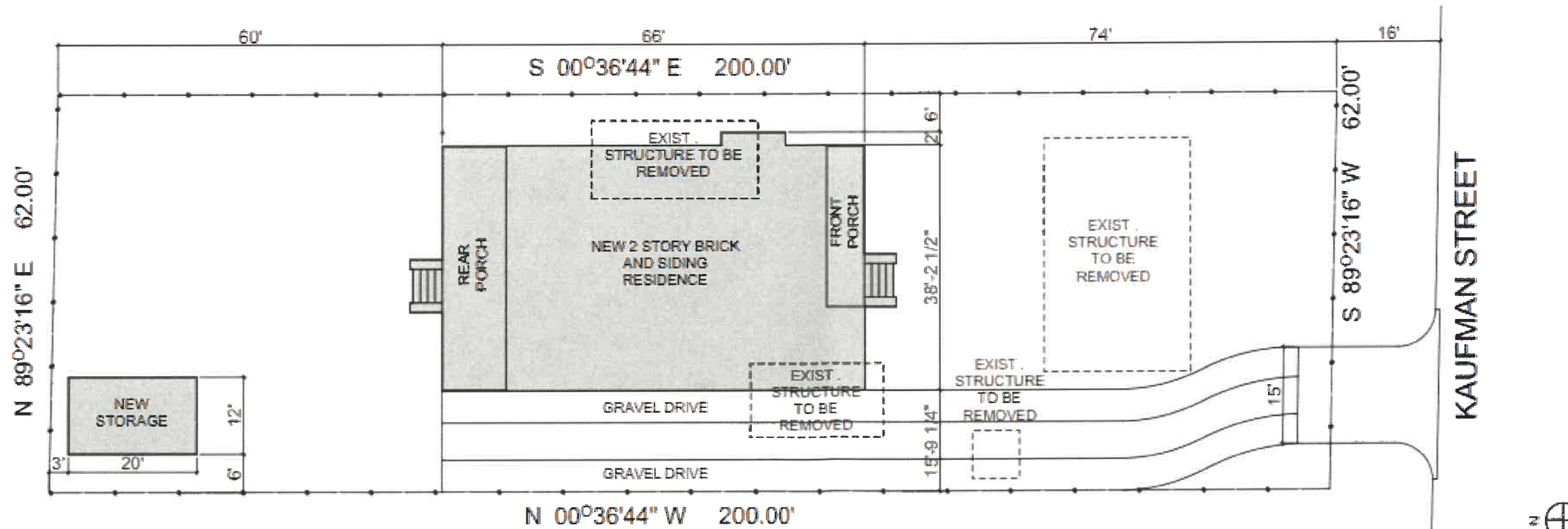
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.	TOTAL NON A/C	528 s.f.



01 SITE PLAN
SCALE: 1/8" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

REGISTERED PROFESSIONAL ARCHITECT
R. E. KINDRED
ARCHITECT
1011 KENNEDY BLVD. SUITE 1000
ROCKWALL, TEXAS 75087
PHONE: 972.988.1234
FAX: 972.988.1235
WWW.REKINDRED.COM

THIS DOCUMENT IS NOT FOR CONSTRUCTION OR REGULATORY PURPOSES.

DATE: 07/20/24
JOB ADDRESS: 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082
DRAWN BY: R.E.K.
CHECKED BY: R.E.K.
SCALE: AS SHOWN

A 1.00

Project No. 232824



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 | — RJ — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | — X — BARBED WIRE |
| — ONP — OVERHEAD ELECTRIC POWER | — OES — OVERHEAD ELECTRIC SERVICE |
| — CHAIN LINK | — WOOD FENCE 0.5' WIDE TYPICAL |
| — DOUBLE SIDED WOOD FENCE | |
| | □ EDGE OF ASPHALT |
| | □ EDGE OF GRAVEL |
| | □ STONE |
| | □ 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 are 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.

Date: _____ Accepted by: _____
 Purchaser Purchaser

403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some 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:

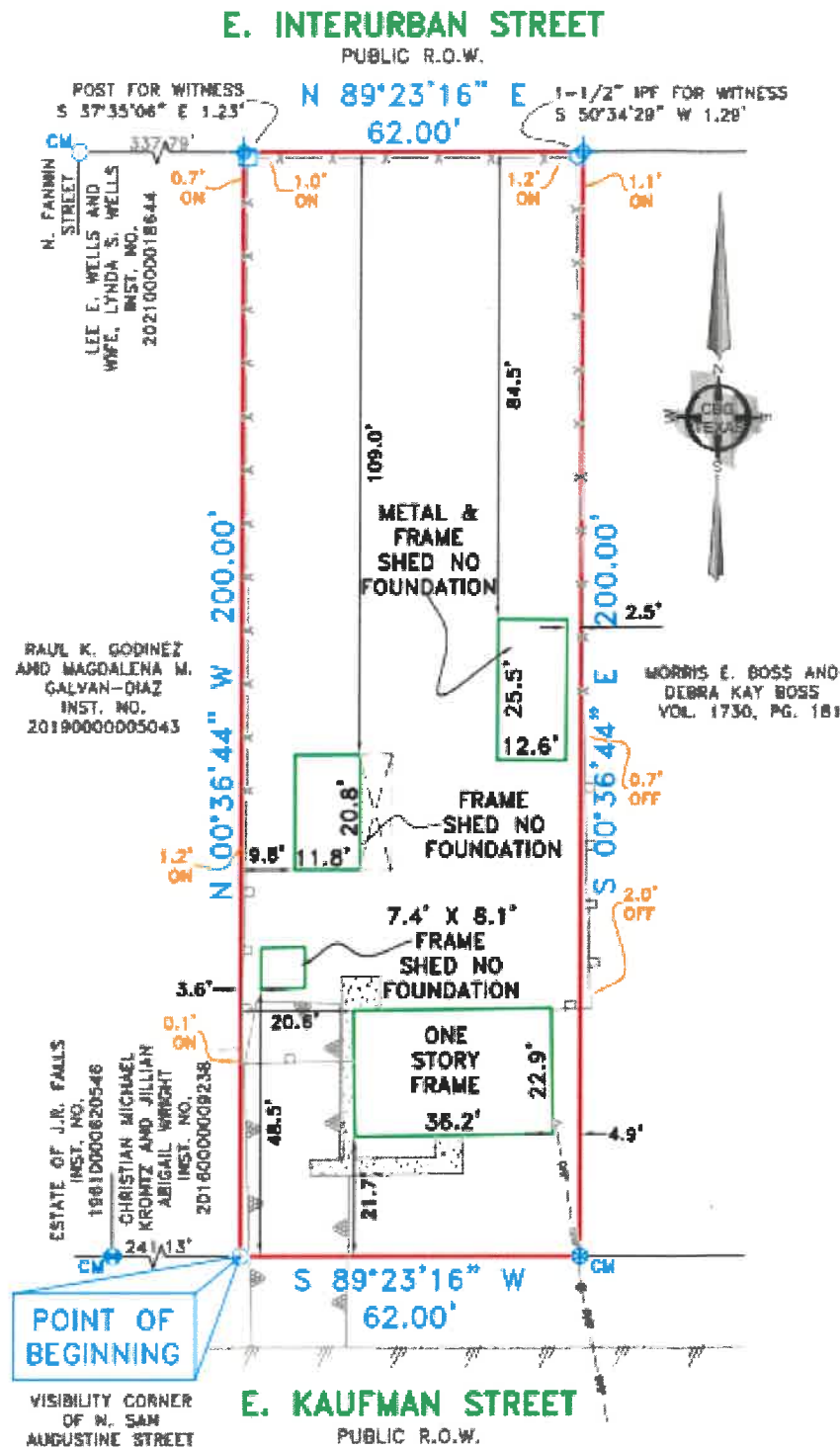
BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records 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. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Kromtz 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 degree 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 82.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



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 214.348.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbgtific.com





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: August 15, 2024
APPLICANT: Gary and Carol Byrd
CASE NUMBER: H2024-015; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Vahid Sadr on behalf of Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a new single-family home 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

At the last Historic Preservation Advisory Board (HPAB) meeting on July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No H2024-011*] to allow the demolition of all structures (*i.e. the existing single-family home and three [3] accessory buildings*) on the subject property. Based on this action, the applicant has applied for and received a residential building permit [*i.e. Case No. RES2024-3767*] allowing the demolition of the existing single-family home and the standalone, accessory structures. Currently, the applicant is awaiting the final inspection of the demolition, and the property is vacant. Taking into account the board's action at the last meeting and the demolition work that has been completed, the *Medium Contributing* designation is no longer an appropriate designation for the subject property, and it is now more characteristic of a *Non-Contributing* property. To account for this moving forward, staff has included a condition of approval for this case, that would make the necessary adjustments to the property's designation.

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the construction of a new single-family home 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.

CHARACTERISTICS OF THE PROJECT

On July 23, 2024, the applicants -- Gary and Carol Byrd -- submitted a request for a Certificate of Appropriateness (COA) proposing to construct a new single-family home on the subject property. The applicants have indicated that the proposed home will be approximately 2,273 SF and will be constructed utilizing craftsman style influences. The building elevations of the proposed home have been provided by the applicants and are shown to the right [see *Figure 1*]. Along with the building elevations, the applicant has also submitted a new development application, a survey and a site plan.



FIGURE 1: BUILDING ELEVATIONS PROVIDED BY THE APPLICANT

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*. A contributing property is defined as "a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance." As was stated earlier, the assigned *Medium Contributing* status of the subject property is no longer be appropriate due to the demolition of the physical structures on the subject property. With this being said, even if the property was re-designated as a *Non-Contributing* property, the fact that it is wholly situated within the Old Town Rockwall (OTR) Historic District would still require the Certificate of Appropriateness (COA). 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) ..."

When looking at the request, the applicant's proposed single-family home will be a two (2) story, 2,273 SF residence that will be clad in siding and brick. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "... new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District." The applicant has indicated that the intent of the project is to match the architecture and aesthetics of the adjacent historic properties. According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "all exterior

wood and masonry materials and their use should be compatible to the style and period of the building and structure.” Additionally, “exterior building columns should be of a style and materials typical of the period and style of the building.” As was previously mentioned, the proposed home will be constructed utilizing Craftsman style influences. A *Craftsman* is defined in Figure 16: Craftsman, of Article 05, *District Development Standards*, of the UDC, as “an extension of an early bungalow” whose designs include “a low-pitched gable roof, with a wide unenclosed eave overhang...roof rafters are usually exposed and ...porches are either full or partial width, with a roof often supported by tapered square columns.” Based on the proposed building elevations, the home incorporates siding and trim, brick masonry, and various wood columns and railings along the front and rear porch, and a masonry chimney. Given this, the proposed home appears to meet the UDC description for a Craftsman style home. When reviewing the adjacent properties, staff should note that the surrounding properties have been constructed with minimal traditional style influences or no influence at all. With this being said, the proposed home appears to conform to most of the requirements for a home within the Old Town Rockwall (OTR) Historic District. In addition, the applicant’s request does not appear to have a negative impact on the adjacent properties or the Historic District as a whole.

Additionally, Section 07(B), *Building Setback and Orientation*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that “...new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.” The applicant’s submitted site plan indicates that the proposed home will sit approximately 74-feet from the front building setback line, which is further behind where the placement of the original house was. The applicant has indicated that this preference is to avoid removing trees from the property. Staff should point out that the neighboring properties seem to follow the required 20-foot front setback; however, it does not appear to negatively impair the essential character of the neighborhood. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Staff should note that a 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 August 1, 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will be required to submit a request for a Specific Use Permit (SUP) for Residential Infill to the Planning and Zoning Department prior to the construction of the home;
- (2) The applicant must apply for a Building Permit after the approval of the Specific Use Permit (SUP) has been granted; and,
- (3) The subject property shall be re-designated from a *Medium Contributing Property* to a *Non-Contributing Property* based on the demolition of the historic single-family home;
- (4) All accessory structures exceeding the maximum permissible size of 144 SF shall be required to apply for a new Certificate of Appropriateness (COA) and a Specific Use Permit (SUP); and,
- (5) 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: _____

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DATE RECEIVED: _____

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- DOWNTOWN (DT) DISTRICT

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- 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 STREET

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: GENERAL CONTRACTOR

OWNER(S) NAME _____

APPLICANT(S) NAME VAHID SADR

ADDRESS _____

ADDRESS 619 HOOD DR.

PHONE _____

PHONE 214-673-4533

E-MAIL _____

E-MAIL Vahids52@yahoo.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):

\$ 420,000.⁰⁰

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.

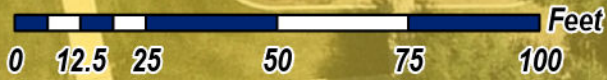
NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENT.

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 Vahid Sadr



H2024-015: Certificate of Appropriateness for a Medium Contributing Property 403 E. Kaufman 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.

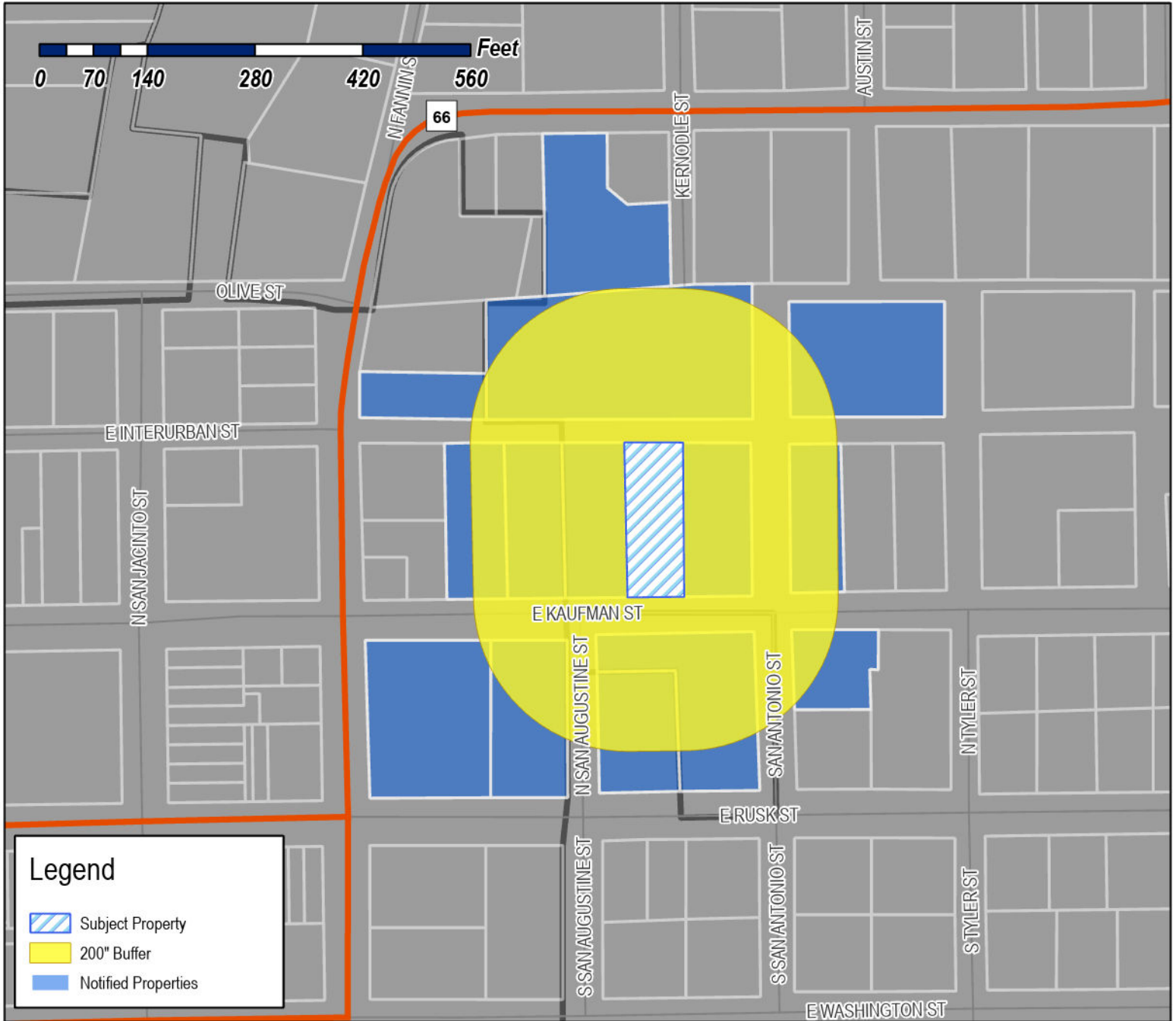




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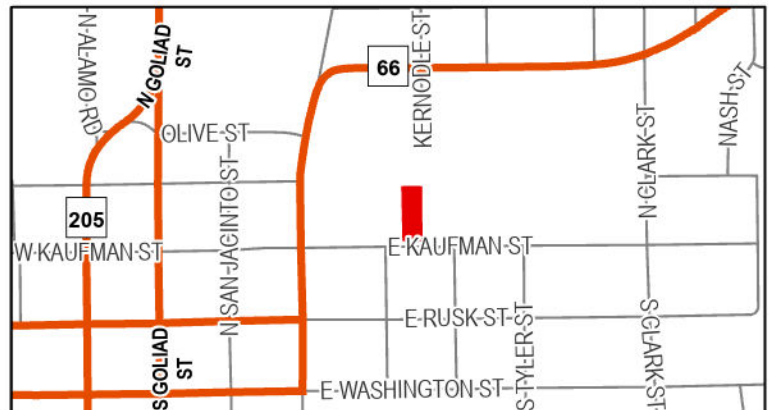
Legend

-  Subject Property
-  200" Buffer
-  Notified Properties

Case Number: H2024-015
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: 7/31/2024

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



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

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

RESIDENT
302 N FANNIN ST
ROCKWALL, RESIDENT 75087

RESIDENT
303 E RUSK
ROCKWALL, RESIDENT 75087

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

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, ERUDITE INCORPORATED 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, WILLESS JAMES L 75087

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

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

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, WEST CHRISTOPHER AND 75087

KNIGHT MOONEY VICKIE SUE
403 E KAUFMAN ST
ROCKWALL, KNIGHT MOONEY VICKIE SUE 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, RESIDENT 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, RESIDENT 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, BOSS MORRIS E & DEBRA KAY
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. H2024-015: Certificate of Appropriateness (COA) for 403 E. Kaufman Street

Hold a public hearing to discuss and consider a request by Vahid Sadr on behalf of Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a new single-family home 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, August 15, 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, August 15, 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. H2024-015: Certificate of Appropriateness (COA) 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



FRONT VIEW



FRONT VIEW



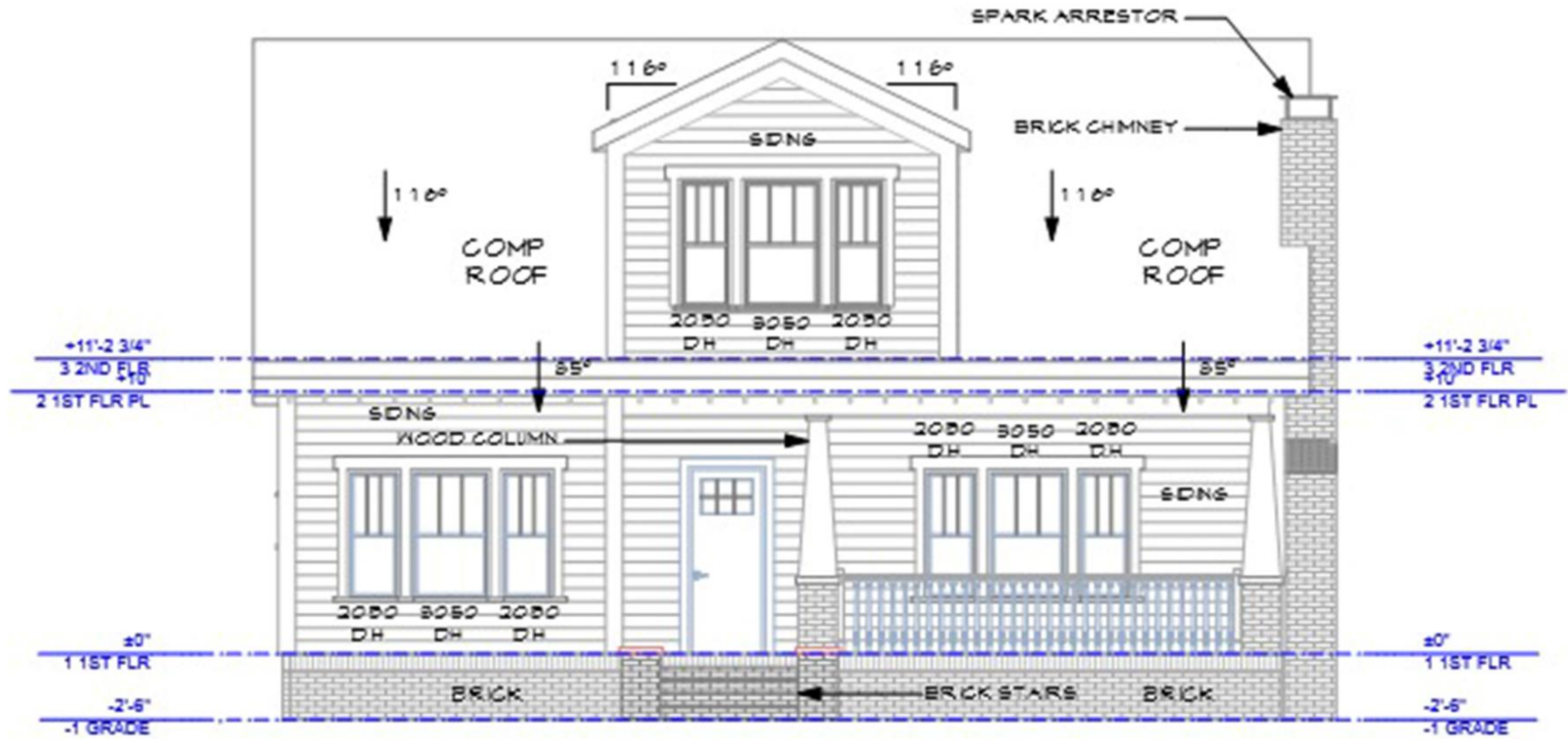
RIGHT SIDE VIEW



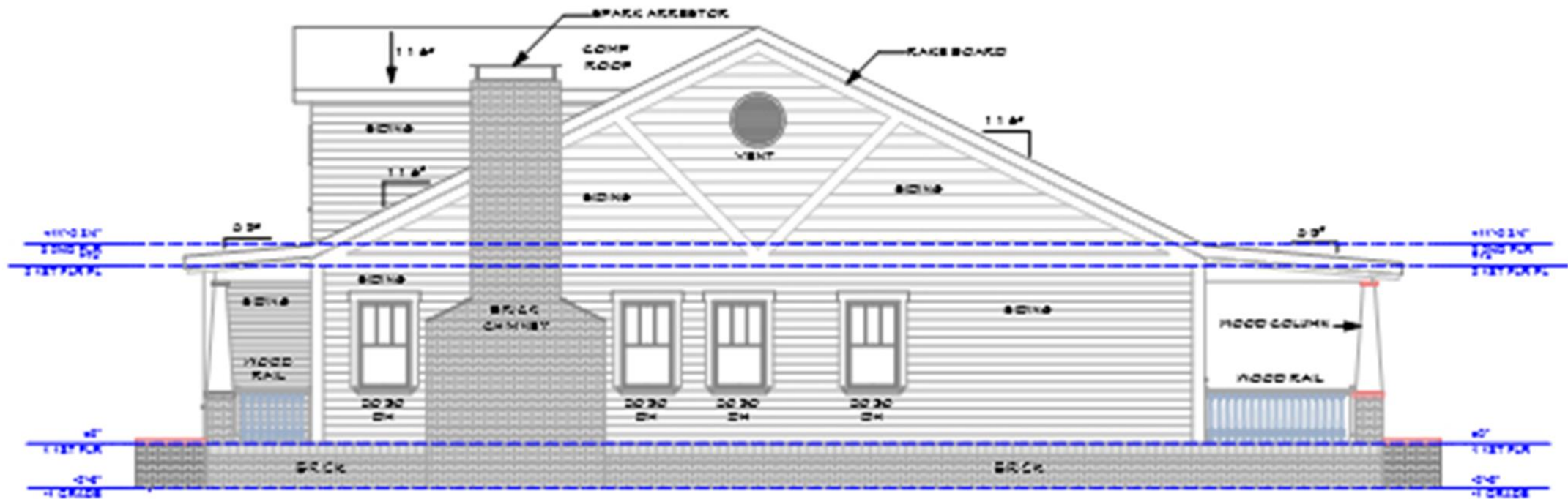
LEFT SIDE VIEW



REAR VIEW



FRONT ELEVATION



RIGHT SIDE ELEVATION

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

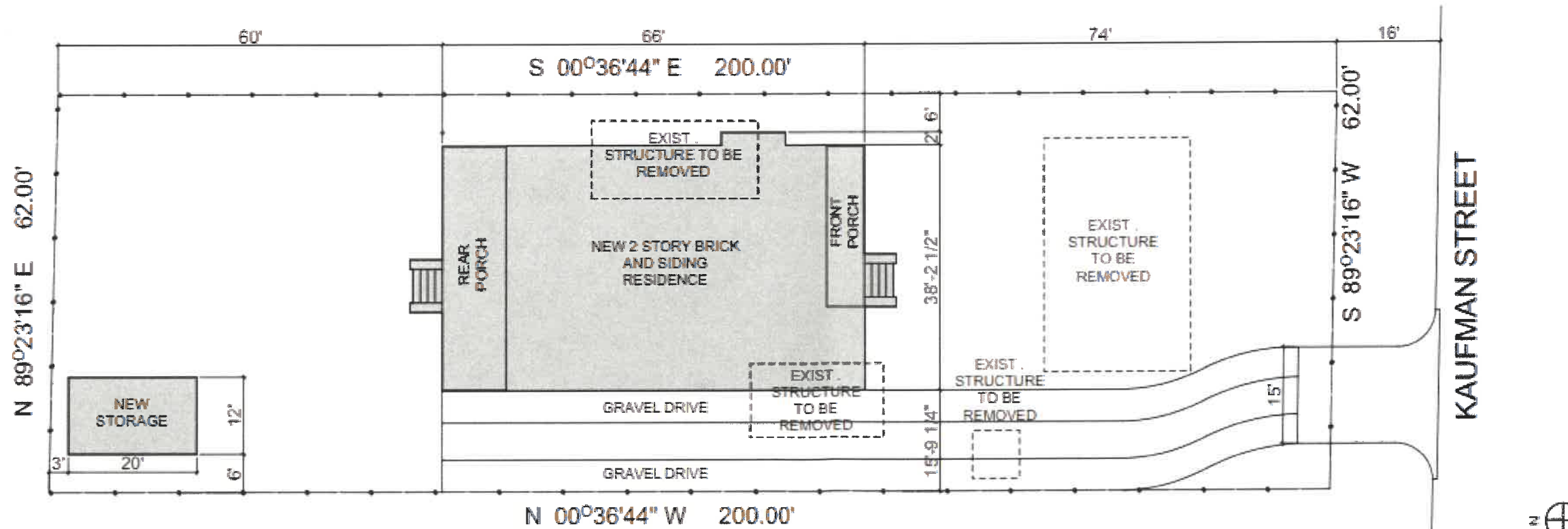
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.	TOTAL NON A/C	528 s.f.



01 SITE PLAN
SCALE: 1/8" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

REVISED 10/28/2014
ASSOCIATES
R. E. KINDRED
ARCHITECT
P.L.L.C.
1011 KENNEDY BLVD. SUITE 1000
ROCKWALL, TEXAS 75087

PREPARED FOR: [REDACTED]
DESIGNED BY: [REDACTED]
NOT FOR CONSTRUCTION
ON BEHALF OF: [REDACTED]
DATE: [REDACTED]

Job Address:
2023 E. Kaufman Street
Rockwall, Texas 75087
Client By: [REDACTED]
Checked By: [REDACTED]
Scale: [REDACTED]

A 1.00

Plot No. 133204



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 | — RJ — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | — X — BARBED WIRE |
| — ONP — OVERHEAD ELECTRIC POWER | — OES — OVERHEAD ELECTRIC SERVICE |
| — CHAIN LINK | — WOOD FENCE 0.5' WIDE TYPICAL |
| — DOUBLE SIDED WOOD FENCE | |
| | □ EDGE OF ASPHALT |
| | □ EDGE OF GRAVEL |
| | □ STONE |
| | □ CONCRETE |
| | □ COVERED AREA |
| | □ BRICK |

EXCEPTIONS:

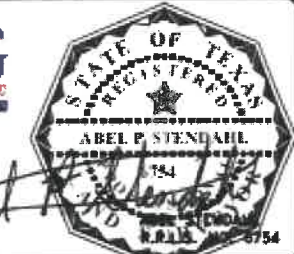
NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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 are 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.

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

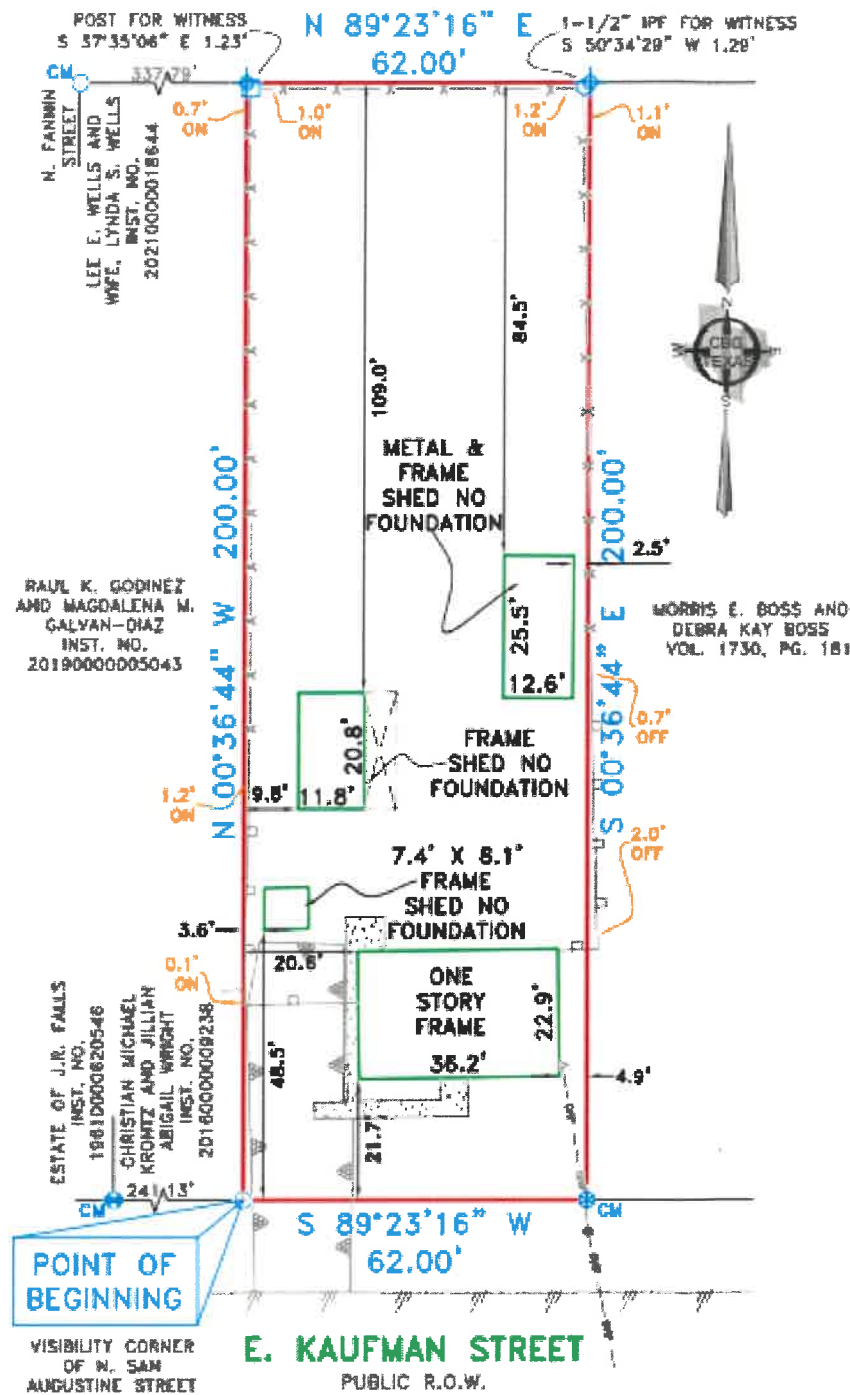
Drawn By: WRV
 Scale: 1" = 30'
 Date: 05/17/2024
 GF NO.: ALG-1705-3017052400350-JJ
 Job No. 2407462

CBG SURVEYING TEXAS LLC
 419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.348.9485
 F 214.348.2216
 Firm No. 10194280
 www.cbgtllc.com



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, some 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. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz 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 degree 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 82.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



403



403

JUL 10 2007



403

NOV 11 2004



DATE: August 16, 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: H2024-015; 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 August 15, 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 August 15, 2024, the Historic Preservation Advisory Board approved the Certificate of Appropriateness (COA) by a vote of 6-0, with one (1) vacant seat.

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