



**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 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	<u>Carol + Gary Byrd</u>	APPLICANT(S) NAME	_____
ADDRESS	<u>707 Cullins Rockwall, TX</u>	ADDRESS	_____
PHONE	<u>214-912-7973</u>	PHONE	_____
E-MAIL	<u>Carolann.Carolannbyrd@gmail.com</u>	E-MAIL	_____

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

CONSTRUCTION TYPE [CHECK ONE]:       EXTERIOR ALTERATION       NEW CONSTRUCTION       ADDITION       DEMOLITION

RELOCATIONS       OTHER, SPECIFY: Storage Shed

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

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

See attached architect drawing for materials and specs of storage building. Also attached is plat w/ location of building on the property. Total S.F = 144

### 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

**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.

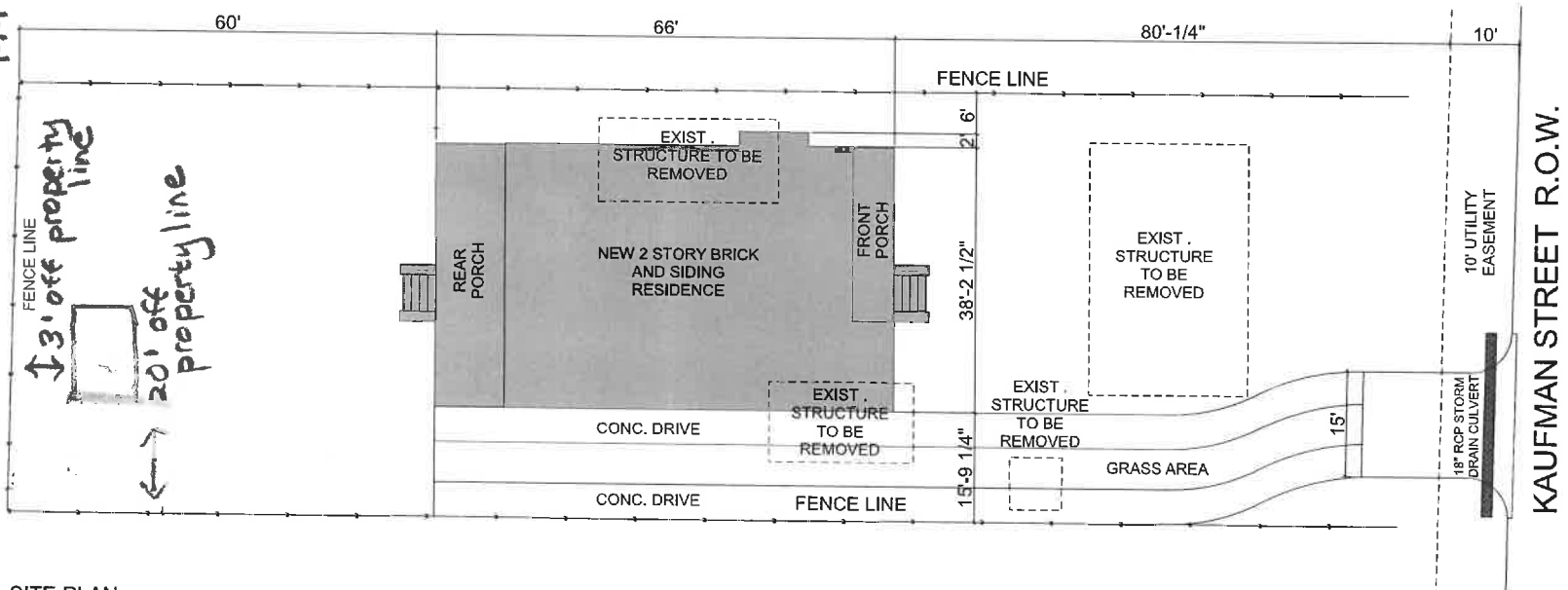
**FOR DIMENSIONING PURPOSES:**

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.

Storage Shed 14.4 x 10  
144 s.f.



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



Revisions

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

PROFESSIONAL ARCHITECT  
R. E. KINDRED ARCHITECT  
2801 Legacy Oaks 400  
Rockwall, TX 75087  
972.226.2349  
www.kindredarch.com  
P.L.L.C. No. 19488

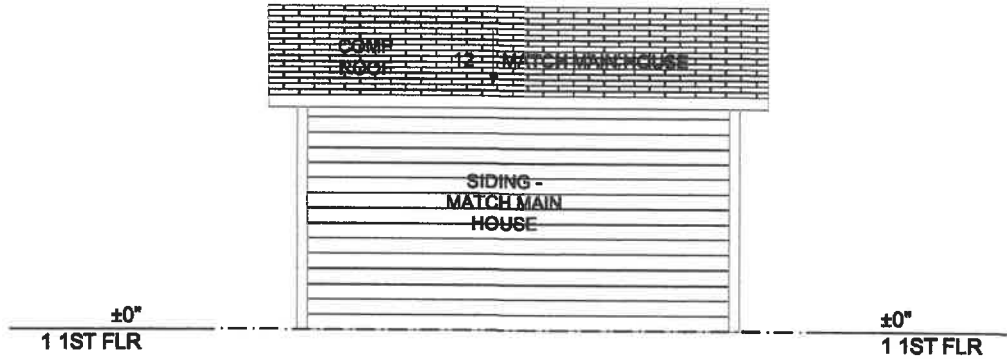


Date: 07.26.24  
Job Address: 403 E. Kaufman Street, Rockwall, Texas 75032  
Drawn by: R.E.K.  
Checked by: R.E.K.

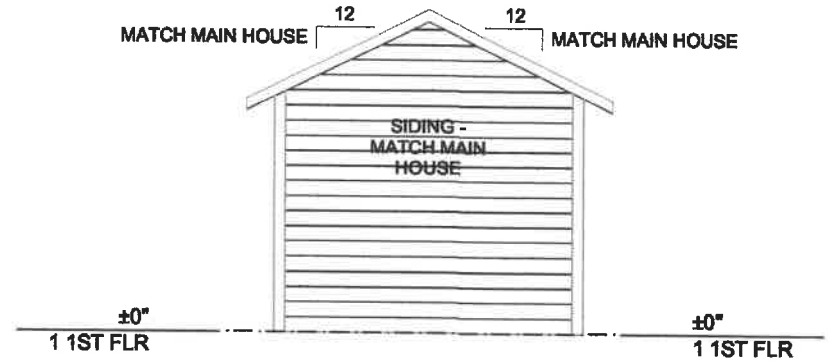
Sheet Number  
**A 1.00**  
Project No.: 6797324

concrete slab

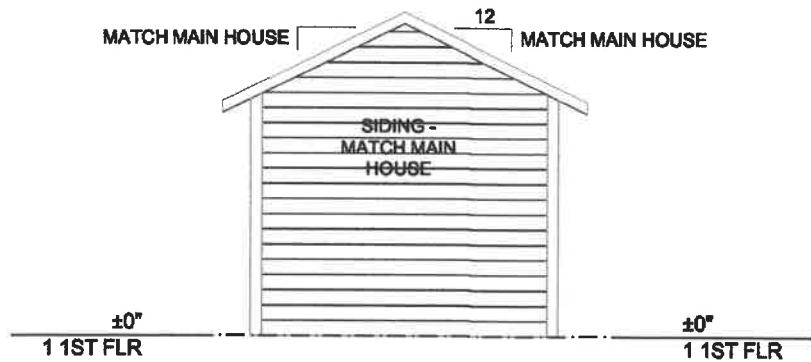
14.4 x 10



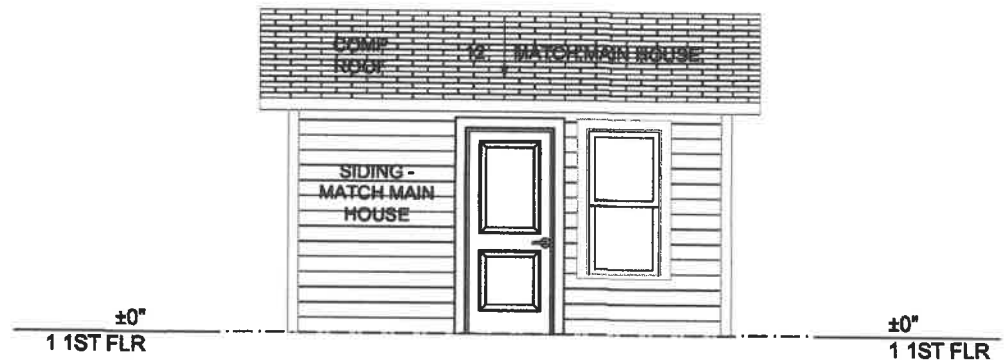
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SCALE: 1/4" = 1'-0"



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**02 LEFT SIDE ELEVATION**  
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**01 FRONT ELEVATION**  
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REK ARCHITECT  
5851 Legacy Circle #600  
Plano, #Contact State 75024

ROCKWALL  
403 E. Kaufman Street  
ROCKWALL, TEXAS 75032

REAR YARD SHED  
2/4/2025  
A.111



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

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ADDRESS

403 E. Kaufman Rockwall 75087

SUBDIVISION

LOT

BLOCK

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OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME

Carol + Gary Byrd

APPLICANT(S) NAME

ADDRESS

707 Cullins

ADDRESS

Rockwall, TX

PHONE

214-912-7973

PHONE

E-MAIL

Carolann.carolannbyrd@gmail.com

E-MAIL

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

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EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

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OWNER'S SIGNATURE

Carol A Byrd

APPLICANT'S SIGNATURE

Carol A Byrd



H2025-011: Certificate of Appropriateness (COA)  
for a Medium Contributing Property at 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.

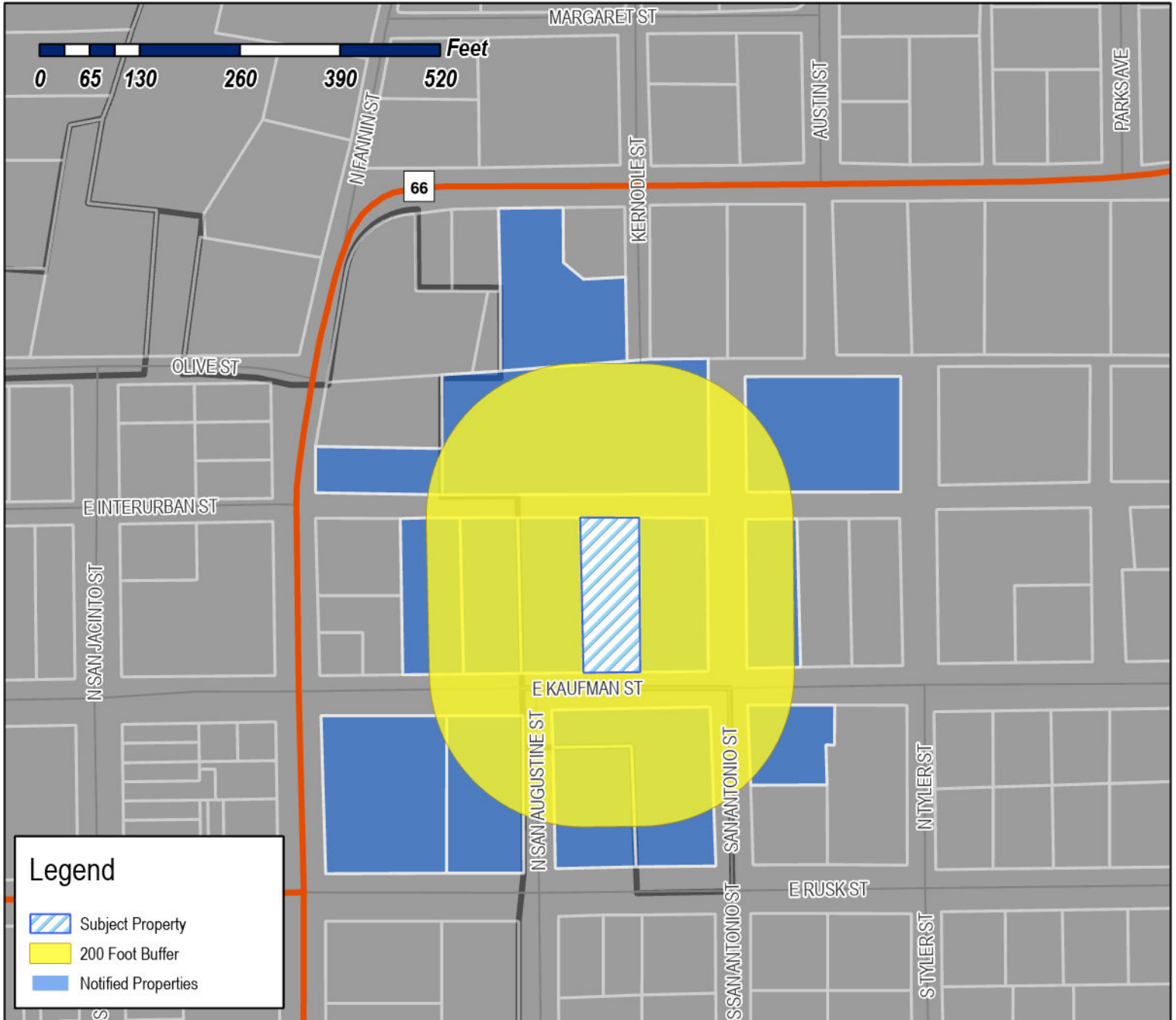




# City of Rockwall

Planning & Zoning Department  
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**Case Number:** H2025-011  
**Case Name:** COA for a Non-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 403 E. Kaufman Street

**Date Saved:** 3/3/2025

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



SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

HIS COVENANT CHILDREN INC  
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

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

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

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

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  
MAGDALENA M GALVAN-DIAZ  
401 E KAUFMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
403 E KAUFMAN  
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

BYRD CAROL & GARY  
707 CULLINS RD  
ROCKWALL, TX 75032

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. H2025-011: Certificate of Appropriateness (COA) 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 an accessory building on a Non-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, March 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**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, March 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

**Case No. H2025-011: 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

**GENERAL NOTES AND SPECIFICATIONS**

1. Comply with applicable building codes and related amendments.
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- 
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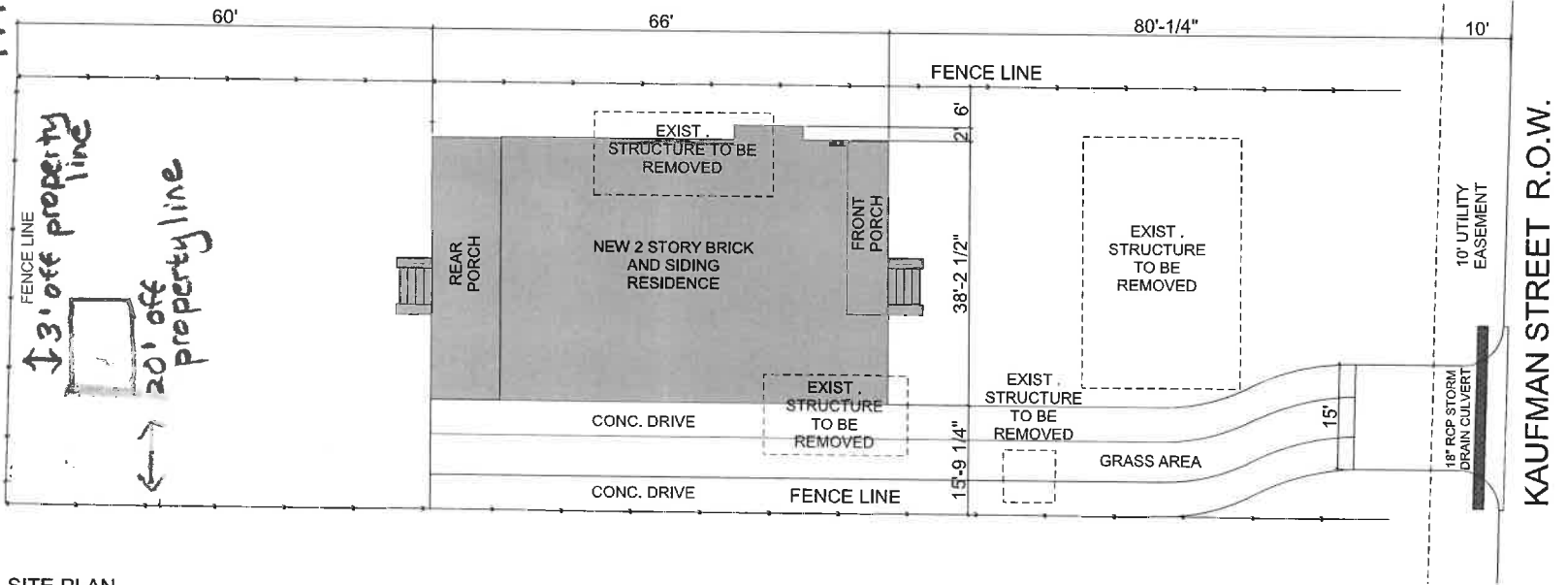
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Storage Shed 14.4 x 10  
144 s.f.



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

Revisions

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

R.E. KINDRED ARCHITECT  
2801 Legacy Oaks 400  
Rockwall, TX 75087  
972.226.2349  
www.rekindred.com

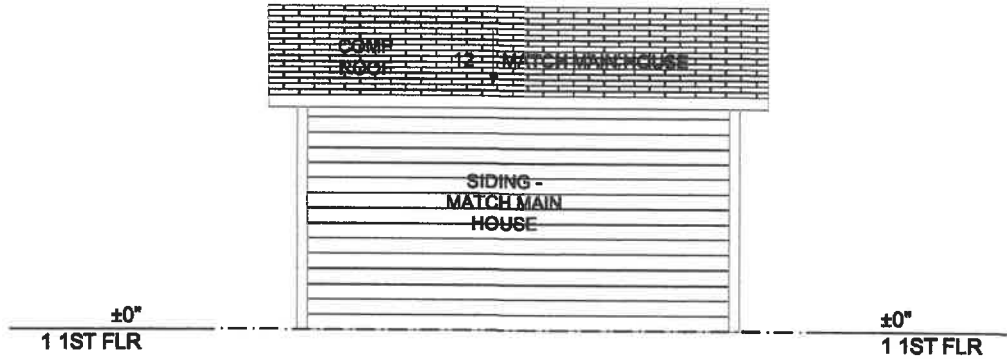


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Drawn by: R.E.K.  
Checked by: R.E.K.

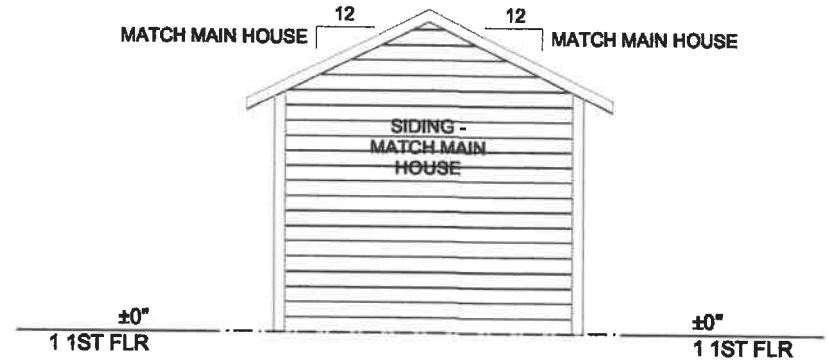
Sheet Number  
**A 1.00**  
Project No.: 6797324

concrete slab

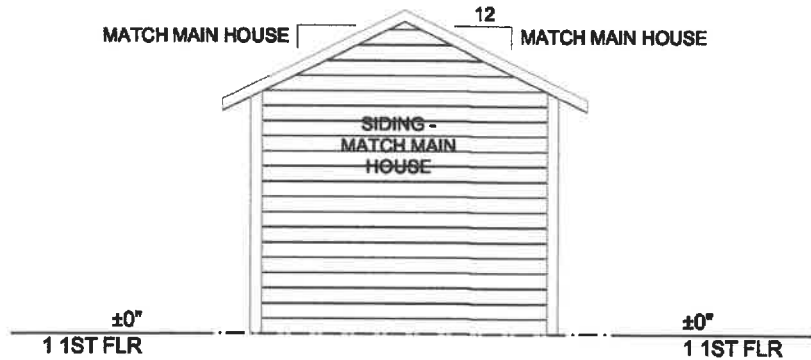
14.4 x 10



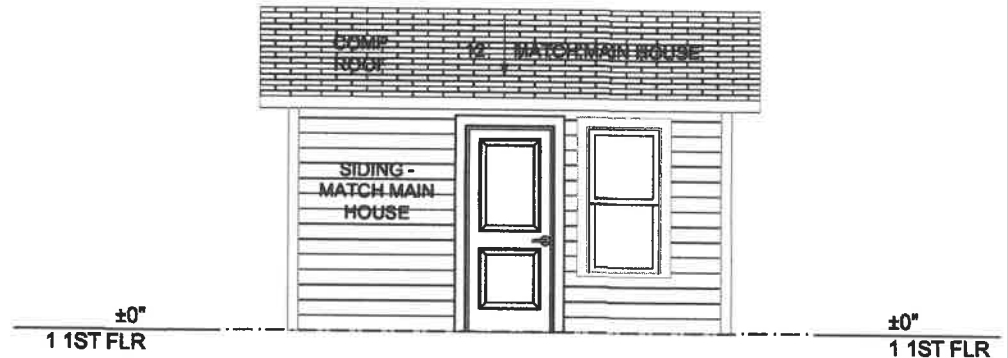
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SCALE: 1/4" = 1'-0"



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REK ARCHITECT  
5851 Legacy Circle #600  
Plano, #Contact State 75024

ROCKWALL  
403 E. Kaufman Street  
ROCKWALL, TEXAS 75032

REAR YARD SHED  
2/4/2025  
A.111

C:\Users\roy\Desktop\OTHER DESKTOP\ROCKWALL\ROCKWALL.dwg



403



403

JUL 10 2007



403

NOV 11 2004



DATE: March 21, 2025

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: H2025-011; Certificate of Appropriateness (COA) for 403 E. Kaufman Street

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 March 20, 2025. 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 March 20, 2025, the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 4-0, with Board Members Frasier, Lewis, and Miller absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

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