



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

501 Munson St. Rockwall TX

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 NOAPPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY:

OWNER(S) NAME

Katie Hudson Thaxton

Contractor

ADDRESS

501 Munson St

ADDRESS

Bevin Lock
9021 James Dr.
Lantana TX 76224

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):

\$ 45,000.00

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.

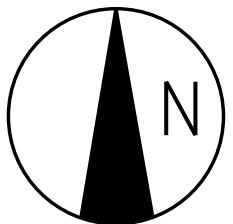
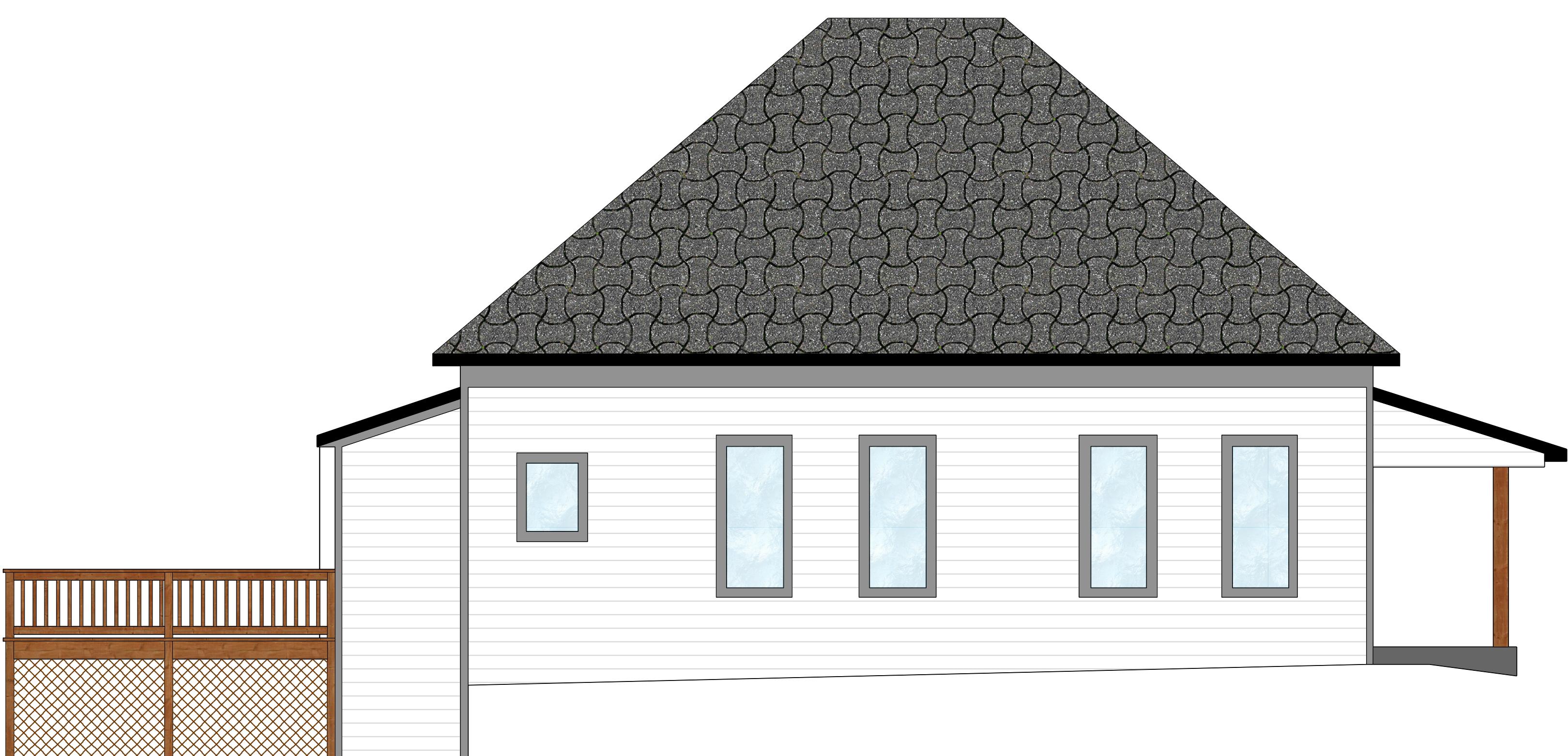
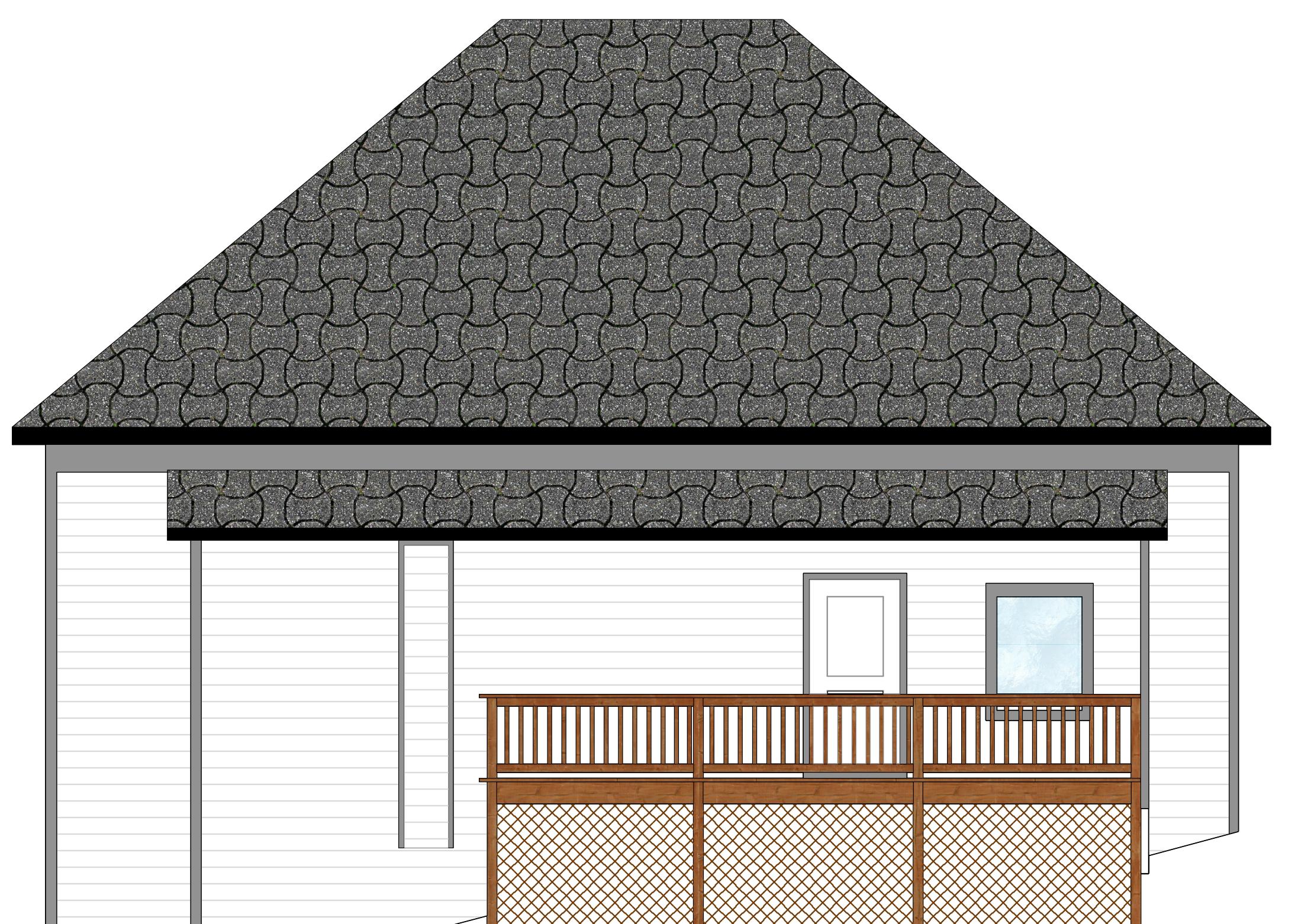
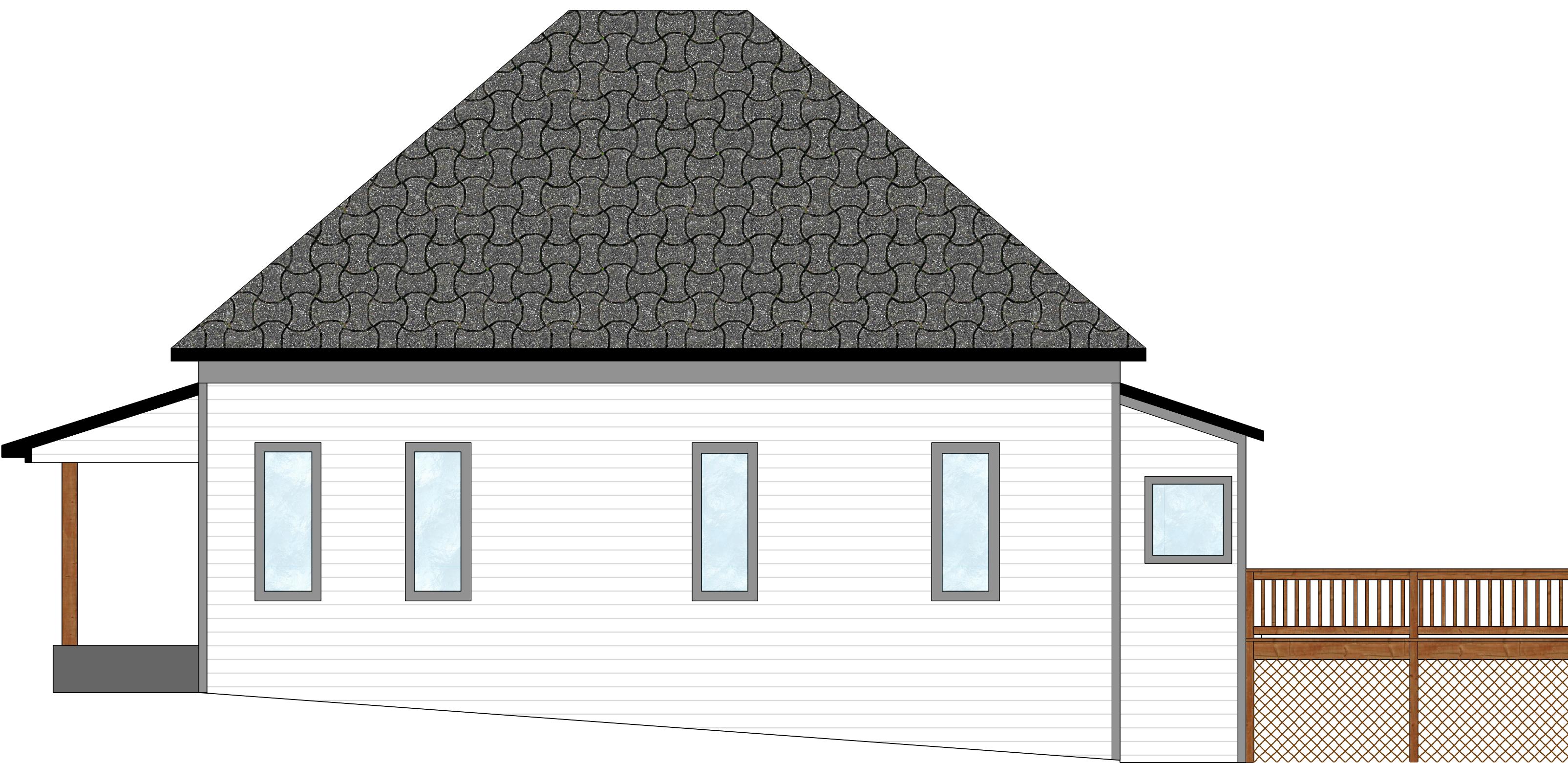
Remove + Replace Rottd Siding. Replace with 6" lat Siding to be painted. Replace existing set of aluminum 1 wood w/ vinyl windows. Repair rottd deck board on front porch

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



NOTES:			
REV	DESCRIPTION	BY	DATE
AMENDMENTS			
TEL: 214-280-0888			
CLIENT KATIE THOMPSON			
SITE 501 MUNSON ST ROCKWALL, TX 75087			
TITLE RESIDENTIAL EXTERIOR REMODEL			
SCALE	DATE	DRAWN BY	
	09/07/2025	MANI SIAOSI	
PROJECT NO.	16243	SHEET NO.	
DRAWING NO.	45867		A01



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: November 20, 2025

APPLICANT: Bevin Lock

CASE NUMBER: H2025-020; *Certificate of Appropriateness (COA) for 501 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Bevin Lock on behalf of Katie Hudson Thompson for the approval of a *Certificate of Appropriateness (COA)* for various improvements on a *Medium Contributing Property* being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Munson Street, and take any action necessary.

BACKGROUND

The 1,816 single-family home -- *situated on 501 Munson Street* -- was constructed circa 1901 utilizing the *Square Plan* with *National Folk* stylistic influences. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The *2017 Historic Resource Survey* also states that some of the windows have been replaced, the doors have been replaced, and the porch has been altered. In addition to the single-family home, there is a 400 SF *Detached Garage* constructed in 1980, and a 400 SF *Accessory Building* constructed in 1975. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1905 based on the July 1905 Sanborn Maps. On May 15, 1964, the subject property was established as Lot 1 of the Monnie Rodgers Subdivision.



SUBJECT PROPERTY: NOVEMBER 2025

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the replacement of siding, windows, and decking on the single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land (i.e. 211, 213, 215, 305, 307, & 309 Tyler Street, & 602 E. Washington Street) developed with single-family homes, zoned Single Family 7 (SF-7) District, that are located within the Old Town Rockwall (OTR) Historic District. Beyond this is E. Washington Street, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Munson Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary for the Old Town Rockwall (OTR) Historic District. Following this

are three (3) parcels of land (i.e. 502 Munson Street, 405 Tyler Street, & 601 Storrs Street) developed with single-family homes that are zoned Single Family 7 (SF-7) District.

East: Directly east of the subject property are six (6) parcels of land (i.e. 503, 505, 507, 509, 511, & 513 Munson Street) developed with single-family homes. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 1.181-acre parcel of land (i.e. 307 S. Clark Street) developed with a single-family home, and classified as a *High Contributing Property*. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is Tyler Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 309 Star Street, & 407 & 409 Munson Street) developed with single-family homes, zoned Single Family 7 (SF-7) District, and located within the Old Town Rockwall (OTR) Historic District. Following this is Star Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace the siding, the windows, and decking on the single-family home. The applicant has indicated that the existing four (4) inch siding is rotten in many areas and needs to be removed. The new siding will be six (6) inch smart lap siding that will be painted white. Currently, the windows are aluminum, with the exception of one (1) window that is wood. These will be replaced with vinyl windows and the trim will be painted black. Lastly, any rotten decking on the front porch will be removed and replaced.

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 considered to be a *Medium-Contributing Property*. Furthermore, according to Subsection 06.01, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 06.02, *Historic Overlay District*, of Article 05, *District Development Standards*." In this case, the replacement of the siding, windows, and decking require a building permit and/or are visible changes to the exterior of the property. Based on this, the applicant is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

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

Siding and Decking. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), all proposed building materials shall be made of "the original exterior facade materials..."; however, "...complementary exterior materials may be used." In this case, the applicant is removing the existing four (4) inch siding, and replacing it with six (6) inch smart lap siding that will be painted. In addition, the applicant will be replacing the decking on the front porch with new boards. Staff should note that the applicant has indicated that the new siding will be painted white; however, this aspect of the request cannot be considered by the Historic Preservation Advisory Board (HPAB). Based on the applicant's request, the decking replacement appears to meet the guidelines outlined in this section, and the new siding represents a change in material.

Windows. According to Subsection 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...windows on the exterior building facades should be typical of the style and period of the structure." In this case according to the 2017 *Historic Resource Survey* indicates that some of the original windows have been replaced. In addition, the applicant has indicated that the windows are aluminum except for one (1) window that is wood. The wood window would most likely be original to the home, with the aluminum windows being added later. This change -- *from wood to aluminum* – represents one (1) reason why the 2017 *Historic Resource Survey* indicated the subject property as *Medium Contributing*. In this case, the applicant is requesting to replace all of the windows with vinyl windows. The applicant has indicated to staff that they are willing to install plain glass windows or gridded window, and has left this item to the discretion of the Historic Preservation Advisory Board (HPAB).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the existing home has been altered previously (*i.e. some of the windows have been replaced, the doors have been replaced, and the porch has been altered*) and has been designated as a *Medium-Contributing Property* within the Old Town Rockwall (OTR) Historic District. With regard to the applicant requesting they are [1] replacing decking on a porch that has altered previously, [2] replacing all of the windows on a home that has most of the windows replaced previously, and [3] replacing the four (4) inch wood siding with six (6) inch smart lap siding. Based on this, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 4, 2025, staff notified 27 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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DATE RECEIVED: _____

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- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

501 Munson St. Rockwall TX

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 NOAPPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY:

OWNER(S) NAME

Katie Hudson Thaxton

Contractor

ADDRESS

501 Munson St

ADDRESS

Bevin Lock
9021 James Dr.
Lantana TX 76224

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):

\$ 45,000.00

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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



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.

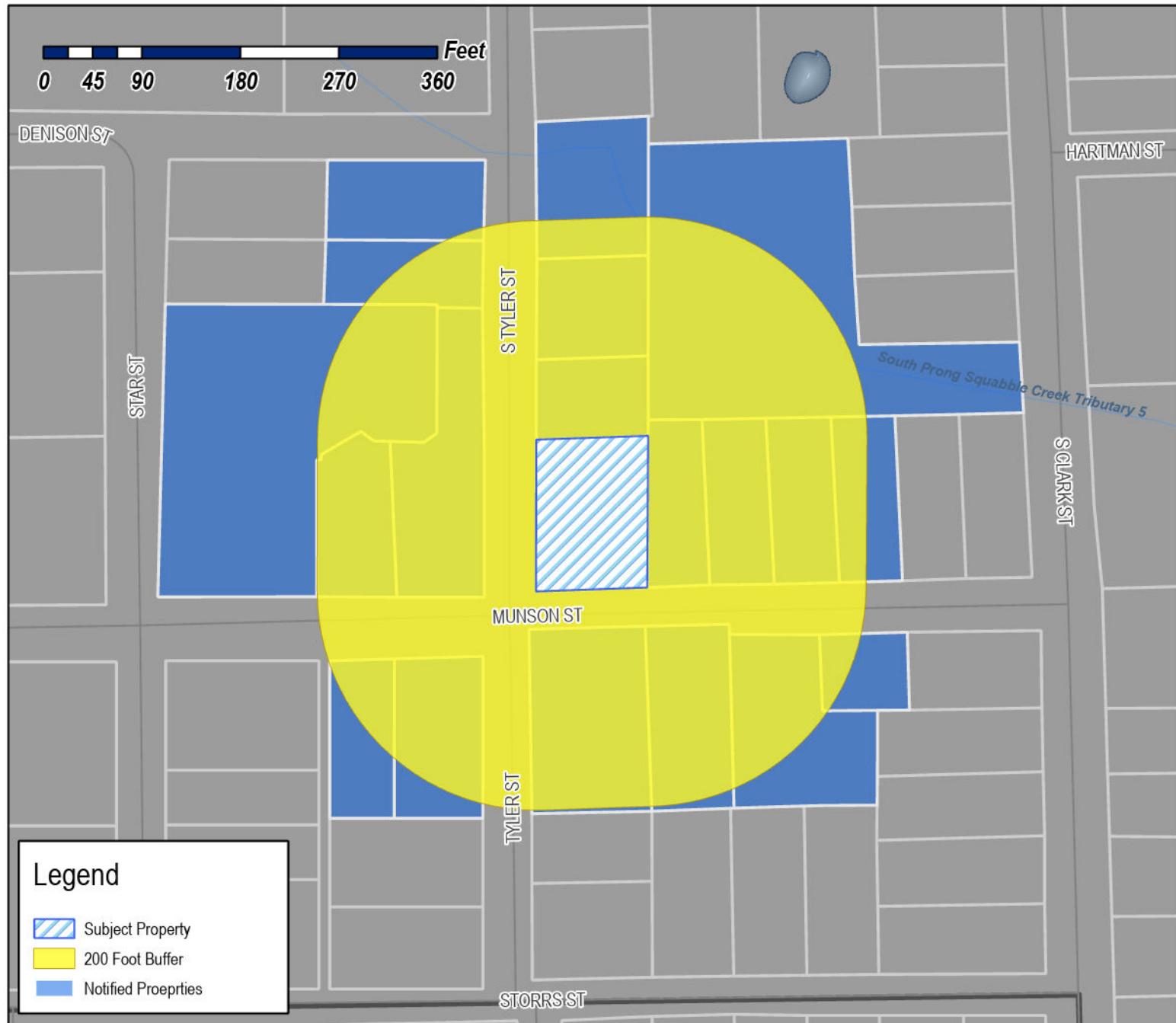




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Case Number: H2025-020

Case Name: Certificate of Appropriateness (COA)
for Medium-Contributing Property

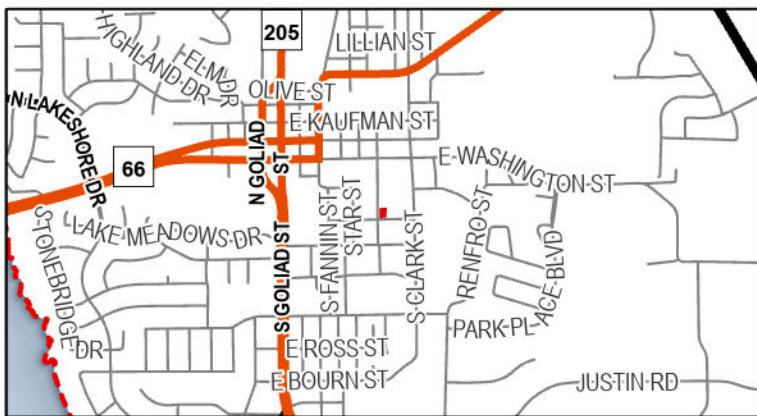
Case Type: Historic

Zoning: Single-Family 7 (SF-7) District

Case Address: 501 Munson Street

Date Saved: 11/3/2025

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

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

YANEZ MARIA ISaura
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

NORBURY ROBERT G & RITA M
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2025-020: Certificate of Appropriateness (COA) for Various Improvements

Hold a public hearing to discuss and consider a request by Bevin Locke on behalf of Katie Hudson Thompson for the approval of a Certificate of Appropriateness (COA) for various improvements on a Medium Contributing Property being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 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, November 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:

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

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

Your comments must be received by Thursday, November 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. H2025-020: Certificate of Appropriateness (COA) for Various Improvements

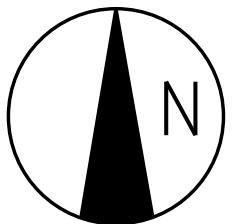
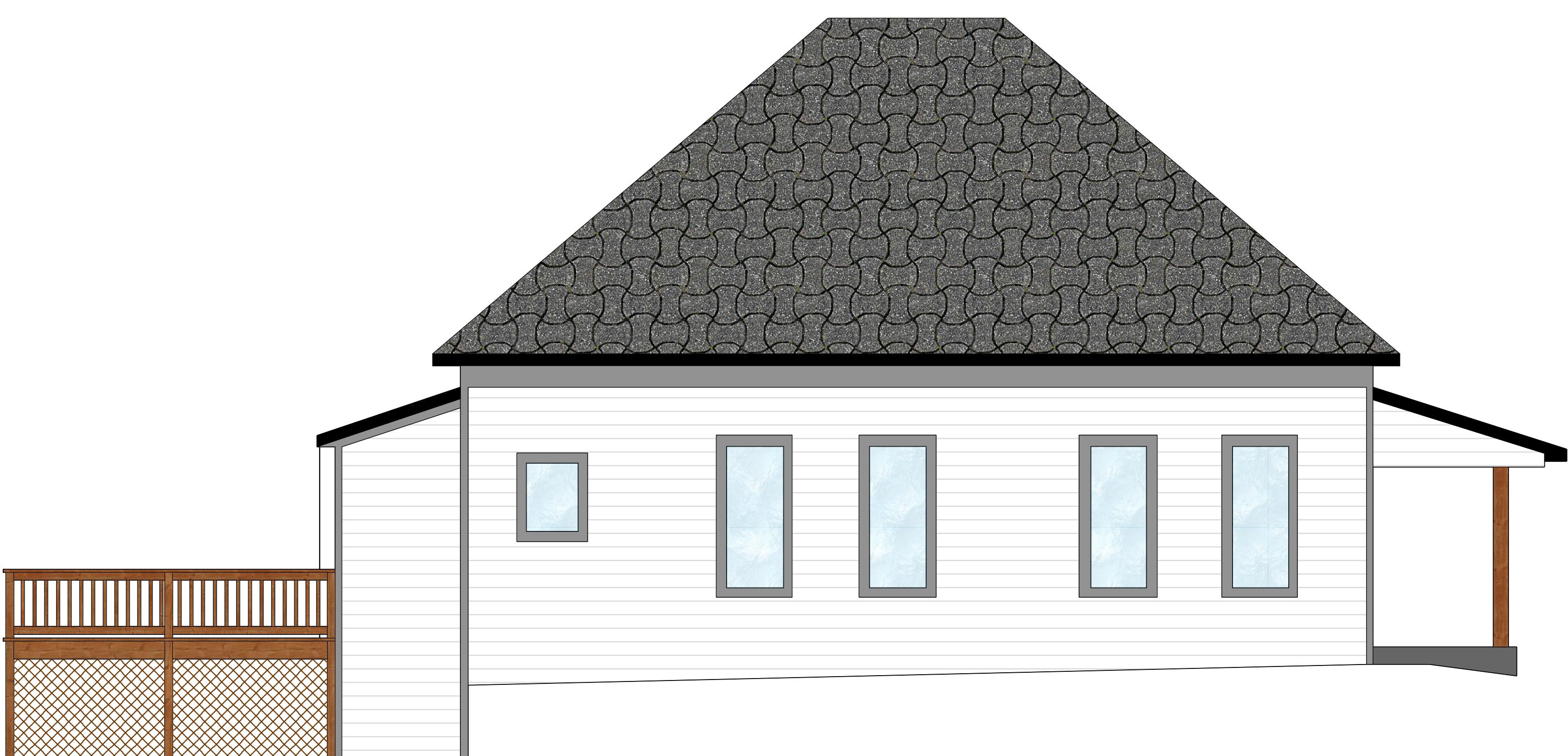
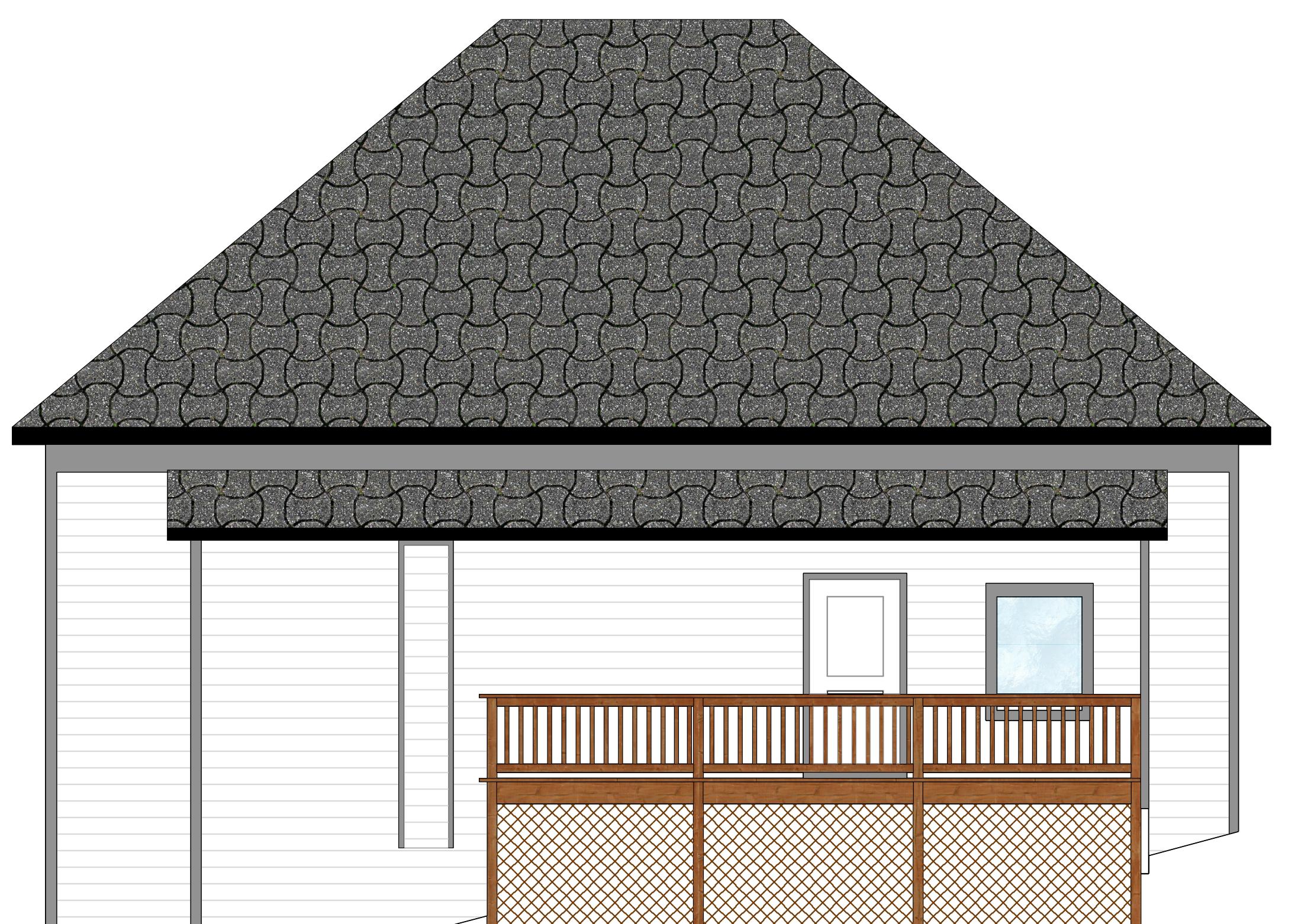
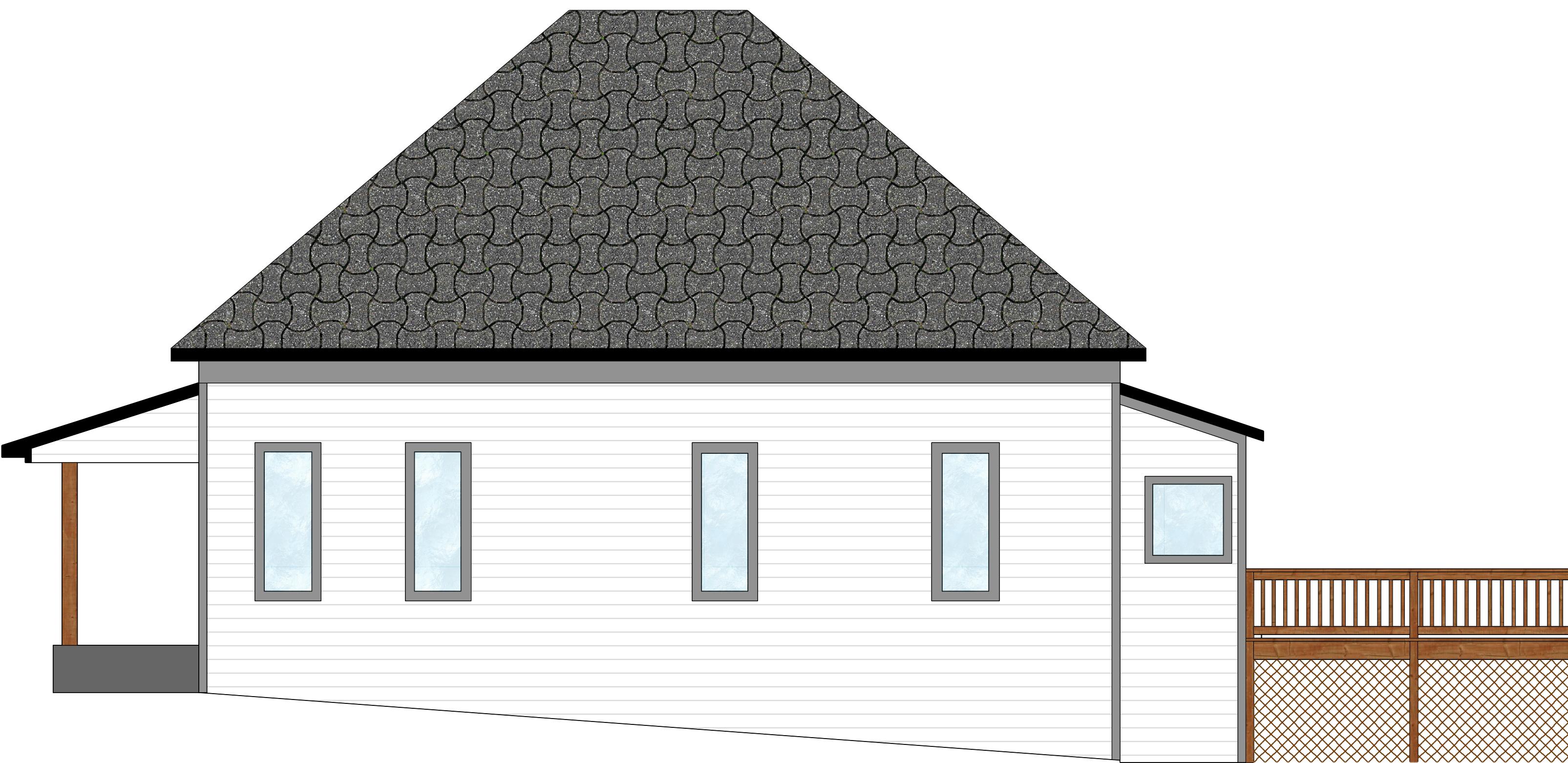
Please place a check mark on the appropriate line below:

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

Name:

Address:

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



NOTES:			
REV	DESCRIPTION	BY	DATE
AMENDMENTS			
TEL: 214-280-0888			
CLIENT KATIE THOMPSON			
SITE 501 MUNSON ST ROCKWALL, TX 75087			
TITLE RESIDENTIAL EXTERIOR REMODEL			
SCALE	DATE	DRAWN BY	
	09/07/2025	MANI SIAOSI	
PROJECT NO.	16243	SHEET NO.	
DRAWING NO.	45867		A01



NOV 12 2004



JAN 12 2007



SEP 10 2008





01
E
WELLS

CHEVROLET
ATB

DODGE





DATE: December 4, 2025

TO: Katie Hudson Thompson
501 Munson Street
Rockwall, Texas 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: H2025-020; COA for 501 Munson Street

Katie Thompson:

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 November 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

The following *Conditions of Approval* concerning the applicant's request were approved by the Historic Preservation Advisory Board (HPAB):

- 1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- 2) As part of the Historic Preservation Advisory Board (HPAB) motion, the HPAB required the applicant to: (1) have the windows must have 4 panels, (2) that the windows must have the wood trim to match the west side windows, and (3) that the porch railings must remain
- 3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with the conditions that (1) the windows must have 4 panels, (2) the windows must have the wood trim to match the west side windows, and (3) the porch railings must remain, and with Board Members McNeely and Lewis absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department