

**LANDMARK COMMISSION****August 3, 2026**

FILE NUMBER: COA-26-000227
LOCATION: 5930 Junius St
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: July 8, 2026
DISTRICT: Junius Heights (H-128)

APPLICANT: Taylor Patin

REPRESENTATIVE: N/A

OWNER: Taylor Patin

REQUEST(S):

1. A Certificate of Appropriateness to replace sunroom louvres with grid framed screens.
2. A Certificate of Appropriateness to install landscaping in front yard.

STAFF RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to replace sunroom louvres with grid framed screens be denied without prejudice with the finding of fact that per Section 7.1 and 7.2 of the preservation criteria porches and balconies on protected facades may not be enclosed and it is recommended that existing enclosed porches on protected facades be restored to their historic appearance. The proposed work is therefore not consistent with preservation criteria Section 7; does not meet City Code Section 4.501(g)(6)(C)(i) for contributing properties, and the Secretary of the Interior's Standards for Rehabilitation (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to install landscaping in front yard be approved with the condition that the proposed tree in side flowerbed not be a large tree that might obscure significant views of the protected façade, with final approval by staff. Implementation of the proposed condition would allow the work to be consistent with preservation criteria Section 3.5; meet City Code Section 4.501(g)(6)(C)(i) for contributing properties, and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

No quorum. Comments only. Task force supports the renovation of sunroom and landscaping.

BACKGROUND / HISTORY:

N/A

RELEVANT PRESERVATION CRITERIA:

1. Junius Heights Historic District (H-128); Ordinance No. 26331

2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)

- **Recommended:** *Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.*
- **Not Recommended:** *Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

3. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)

- **Recommended:** *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
- **Not Recommended:** *Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.*
- **Not Recommended:** *Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*
- **Not Recommended:** *Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing it or replacing it with a new feature the does not match.*

4. City Code Section 51A-4.501(g)(6)(C)(i):

The landmark commission must grant the application if it determines that:

- (i) for contributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS

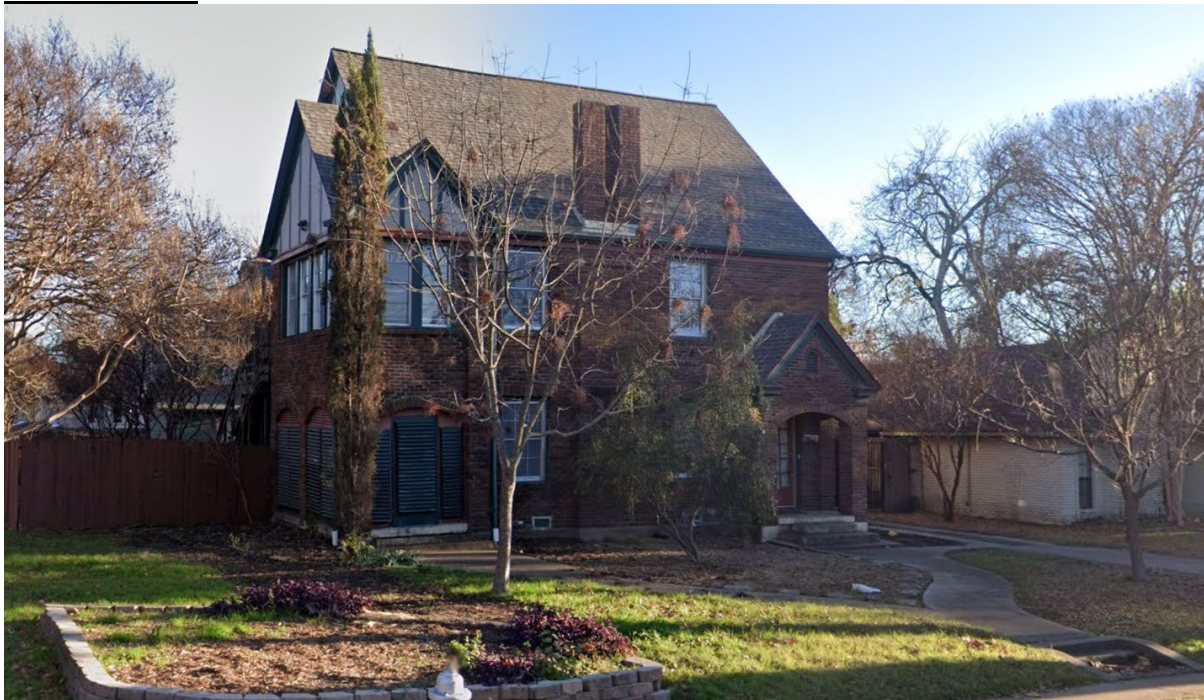
5930 Junius St

Source: Google Maps



CURRENT PHOTOS

5930 Junius St



CONTEXT PHOTOS
5930 Junius St



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 7/7/2026

TIME: 5:30pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Taylor Patin

Address: 5930 Junius St

Date of CA/CD/CR Request:

RECOMMENDATION:

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Sunroom renovation - support as shown

landscaping - support as shown

Task force members present

☐ Rene Schmidt (Chair)

☒ Eric Graham

☒ Mary Mesh

☐ Aaron Trecartin

☐ Juliette Bouchard

☐ Vanessa Mcelroy

☒ Noel Averton

Ex Officio staff members present: ☒ Christina Paress

Simply Majority Quorum: ☐ yes ☒ no (four makes a quorum)

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force Mary Mesh

DATE 7/7/2026

The task force recommendation will be reviewed by the Landmark Commission on Monday, August 3, 2026. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

5930 Junius Trim Repair Photos

Entire Side of House

Zone Needing Repair

Detail of Repair

West Side



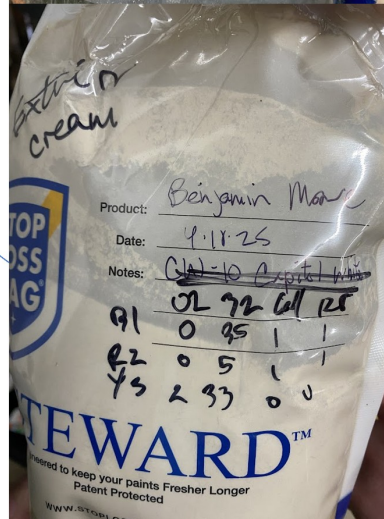
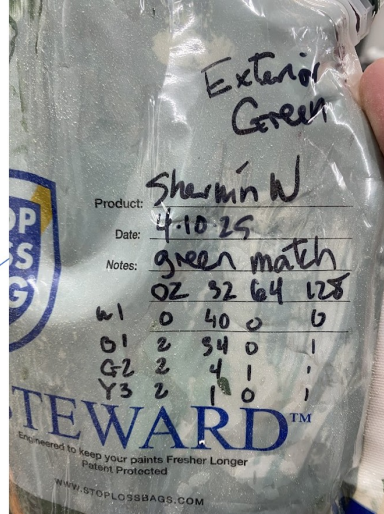
East Side



North Side







Color matched to
Benjamin Moore Farmer's Market
054





Full sun large cedar container



CREeping ROSEMARY
Rosmarinus officinalis 'Prostratus'

- Perennial, Evergreen
- Origin: Mediterranean
- Height: 1 to 2 feet
- Spread: 2 to 3 feet
- Light: Full Sun
- Water: Low
- Blooms April-August
- USDA Zones 8-11

NG



TEXAS MOUNTAIN LAUREL
Sophora secundiflora

- Perennial, Evergreen
- Origin: South and central Texas to southern New Mexico, south to San Luis Potosi, Mexico
- Height: 10 to 20 feet
- Spread: 6 to 14 feet
- Light: Full Sun, Part Shade
- Water: Low, Medium
- Blooms February-April
- USDA Zones 7-11

NG



AUTUMN SAGE 'WHITE'
Salvia greggii 'White'

- Perennial, Herbaceous, Evergreen
- Origin: Texas
- Height: 2 to 3 feet
- Spread: 2 to 3 feet
- Light: Full Sun
- Water: Low
- Blooms March-November
- USDA Zones 7-10

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Around sunroom



Stonehenge® Yew
Taxus x media

★★★★★ Be The First To Rate This

Exposure: Full Shade, Part Shade to Shade, Part Sun to Sun, Sun, Sun or Shade

Flower Season: Spring, Summer, Fall, Winter

Mature Size: Height: 8' - 10', Spread: 2' - 4'

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PURPLE SKULLCAP
Scutellaria wrightii

- Perennial, Evergreen
- Origin: Texas, Oklahoma
- Height: 6 to 12 inches
- Spread: 8 to 18 inches
- Light: Full Sun, Part Shade
- Water: Low
- Blooms March-July
- USDA Zones 8-11

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Hydrangea quercifolia

Hydrangea quercifolia W. Bartram

Oakleaf Hydrangea, Oak-leaf Hydrangea

Hydrangeaceae (Hydrangea Family)

Synonym(s):

USDA Symbol: [HYQU3](#)

USDA Native Status: [L48](#) (N)



Smith, R.W.

A mound-shaped shrub, 3-12 ft. tall. Multiple stems are sparingly branched with picturesque canes. Older stems are exfoliating to reveal a rich, brown inner bark. The showy inflorescence of greenish flowers, turns white then purplish and persists on the bush until mid-winter. The foliage, shaped something like that of red oak, becomes colorful in fall.











5930 Junius St Enclosed Porch Screen and Framing Replacement

COA-26-000227

Current louvers and screens, view facing Junius St



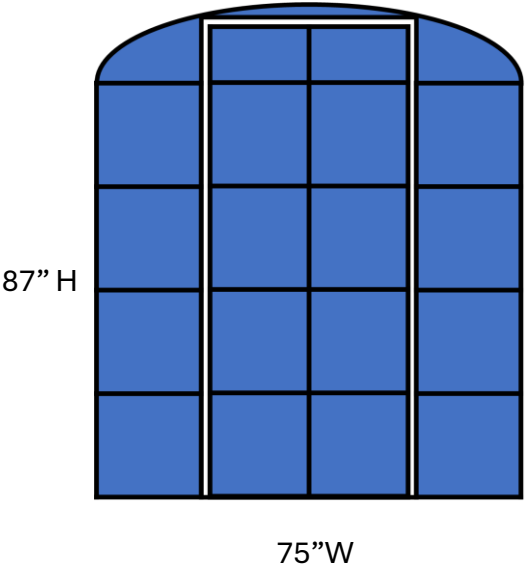
Example of similar style at 714 Dumas



Paint color for grid framing

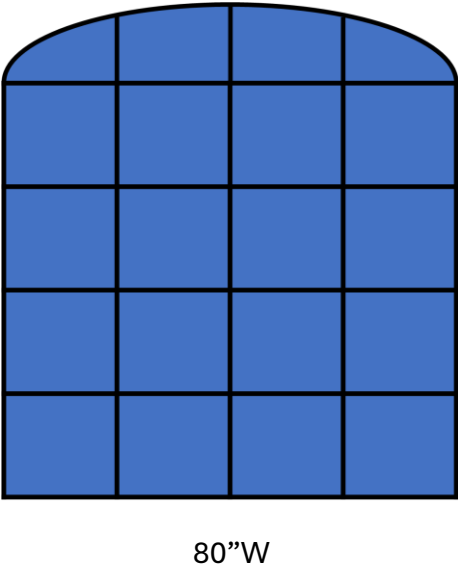


North facing
Junius St

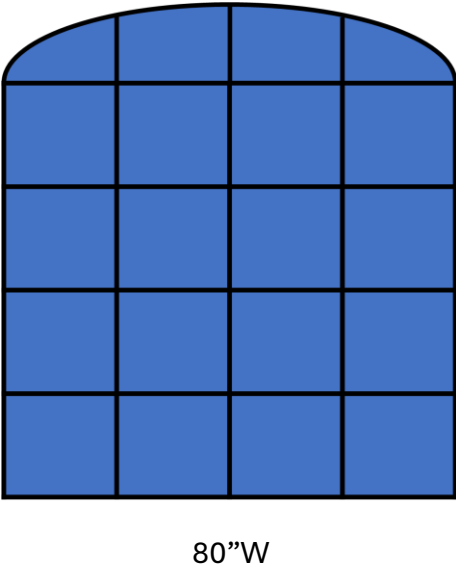


Contains door,
opening 38" W x 83" H

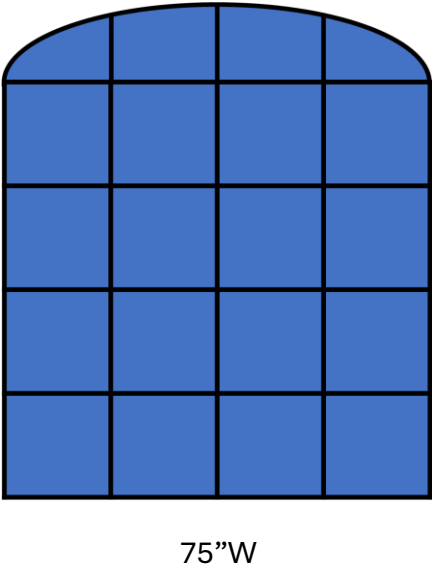
East facing
Glasgow St



East facing
Glasgow St



South facing
rear yard



Sunroom wood grid and screens -- Paint color is to be SW inkwell black, natural dark charcoal that will allow both the screens and the grid to be minimally visually disruptive to the front view of the home. The screens will be a very standard black color. All will allow the feature to recede from view. An entry door will be featured in the same location where one is present today, as shown in the visual I attached to the application and here as well.

Trees to replace trash tree by sunroom -- request for approval of a particular [small, skinny variety of Japanese yew](#) (Taxus x media 'SMNTHDPF'). It will fit well in the space and be planted far enough away from foundation to avoid foundation damage concerns. We will consult with the local plant nursery to ensure this. This tree is well adapted for the nearly full shade the spot gets.

2007



2008

