

**LANDMARK COMMISSION****April 6, 2026**

FILE NUMBER: COA-26-000083
LOCATION: 5421 Victor St
STRUCTURE: Contributing

PLANNER: Christina Paress
DATE FILED: February 22, 2026
DISTRICT: Junius Heights (H-128)
ZONING: PD-397

APPLICANT: Aaron Trecartin**REPRESENTATIVE:** N/A**OWNER:** Claire Piepenburg**REQUEST(S):**

1. A Certificate of Appropriateness to construct a rear addition to the main structure.
2. A Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage.
3. A Certificate of Appropriateness to construct new accessory building/detached garage.

STAFF RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to construct a rear addition to the main structure be approved in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 8.3, 8.5, and 8.6; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage be approved in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 3.5; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to construct new accessory building/detached garage be approved in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 9; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to construct a rear addition to the main structure be approved as shown.
2. That the request for a Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage be approved as shown.

3. That the request for a Certificate of Appropriateness to construct new accessory building/detached garage be approved as shown.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

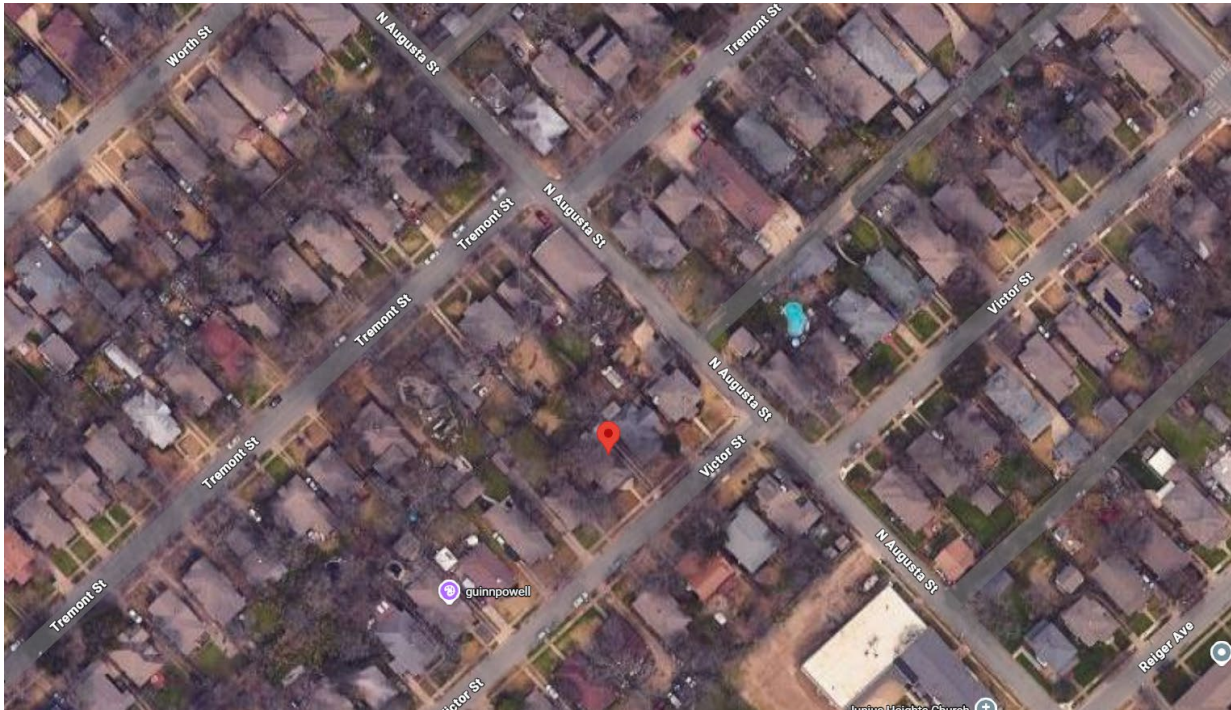
1. Junius Heights Historic District (H-128); Ordinance No. 26331
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character 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.*
3. 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

5421 Victor St

Source: Google Maps



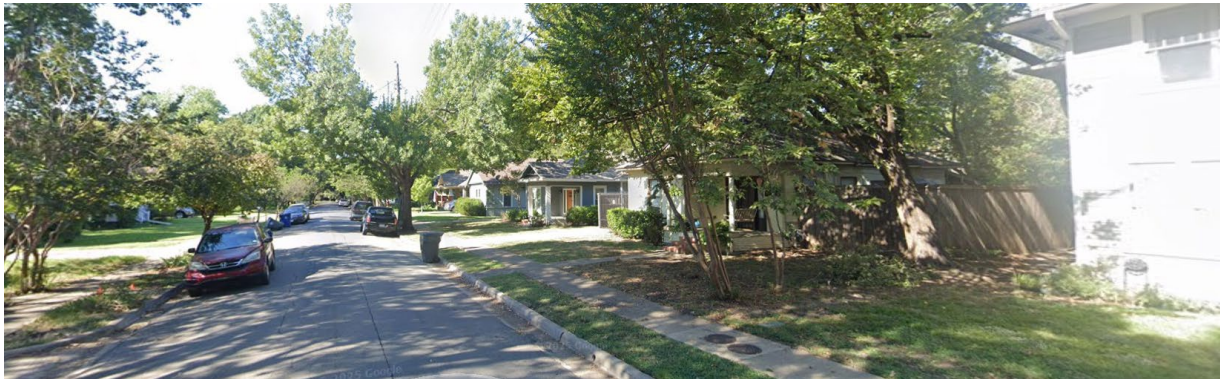
CURRENT PHOTOS

5421 Victor St





CONTEXT PHOTOS
5421 Victor St



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
Junius Heights

DATE: 3/10/2026
TIME: 5:30pm
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name:
Address: 5421 Victor St
Date of CA/CD/CR Request:

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Approve as shown Vanessa Noel

Task force members present

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input type="checkbox"/> Aaron Trecartin	<input checked="" type="checkbox"/> Noel Averton
<input checked="" type="checkbox"/> Eric Graham	<input type="checkbox"/> Juliette Bouchard	
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Vanessa Mcelroy	

Ex Officio staff members present: Christina Paress

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

Maker: Vanessa
2nd: Noel

Task Force members in favor:

Task Force members opposed:

Basis for opposition: [Handwritten signatures]

CHAIR, Task Force [Signature] DATE 3/10/20

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 6, 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**

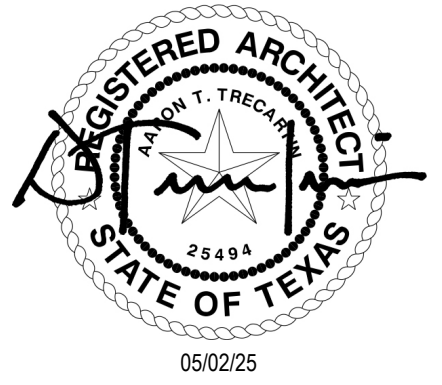
SHEET INDEX

SHEET NUMBER	SHEET NAME	FOR PERMIT	CURRENT ISSUANCE
ARCHITECTURAL			
A0.01	COVER SHEET (this sheet)	05/02/25	05/02/25
A0.01	HOUSE DEMOLITION PLANS	.	.
A1.01	SITE PLANS	.	.
A2.01	HOUSE PLANS	.	.
A2.02	GARAGE & COVERED WALKWAY PLANS	.	.
A5.01	EXTERIOR ELEVATIONS	.	.
A5.02	EXTERIOR ELEVATIONS	.	.
A7.01	SCHEDULES & WALL SECTIONS	.	.

STRUCTURAL (UNDER SEPARATE CONTRACT WITH OWNER)

PROPERTY ZONING

Tract D of H/128 (Junius Heights Historic District)
City of Dallas



PROPERTY LEGAL DESCRIPTION

Lot 3 in Block A/1488
Bethurum Addition
City of Dallas, Dallas County, Texas

VICINITY MAP



GENERAL NOTES

- unless otherwise indicated, the contractor will procure and pay for all permits, tests, licenses, certificates, tap fees, impact fees and registrations required by all authorities having jurisdiction over this project.
- the contractor shall give all notices and comply with all laws, ordinances, regulations, and lawful orders of any public authority bearing performance of the work.
- unless otherwise provided in the contract documents, the contractor shall provide and pay for all labor, materials, temporary utilities, equipment, tools, construction equipment, machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work.
- all construction shall be done in accordance with all applicable building codes and standards required by all authorities having jurisdiction. contractor to report any discrepancies between codes and the drawings to the architect prior to commencing work.
- the contractor shall verify all existing conditions and required dimensions as they relate to new construction prior to the start of construction. report any discrepancies between existing work and the drawings to the architect prior to commencing work.
- do not scale drawings; dimensions govern. in the event of a conflict, notify the architect for a resolution prior to proceeding.
- all damage caused by new construction shall be repaired.
- provide and install smoke detectors and fire extinguishers as required by local codes.
- contract drawings represent the finished work; they do not indicate method of construction.
- the contractor shall provide all measures necessary to protect the work and personnel during construction. such measures shall include, but not be limited to bracing, shoring of loads (final and interim construction), excavation protection, scaffolding and all other job site safety issues. site observation by the architect, owner or engineer shall not constitute inspection or approval of above items.
- spoils from excavation, foundation or utilities not reused shall be removed from the site and properly disposed of by the contractor.
- exterior doors and windows shall receive proper weatherstripping and flashing.
- wood blocking and framing shall be moisture treated if located in damp locations or adjacent to concrete or masonry construction.
- any penetrations of load bearing walls shall require a signed and sealed detail from a structural engineer.
- the contractor shall ensure mechanical, electrical and fire protection systems are in good working order prior to occupancy.
- two (2) or more light switches in the same location shall be ganged together with a single coverplate.
- all fastenings and attachments shall be fully concealed from view.
- all closets to have the same finish as adjacent spaces.
- all shelving to be painted in semi-gloss to match wall in which it occurs unless noted otherwise.
- all floor finish changes at doorways to occur under doors in closed positions.
- all dimensions shown are to face of finish to face of finish.
- all dimensions are to finish face, including wood or stone unless noted otherwise.
- floor tolerance: in laying out and detailing the work to be completed, consideration shall be given to variations in the floor levelness resulting from construction quality and live and dead loads imposed on the structure. field verifications shall be made of conditions to verify construction tolerances. alignment of door heads and other
- horizontal elements shall be maintained at a constant level and shall not follow variations in floor plane. level floor as required using approved leveling compound.
- where electrical, mechanical and/or other wall mounted devices occur at the same location but at different heights, they shall be centered above each other.

House Addition & Detached Garage
 5421 Victor St.
 Dallas, Texas 75214

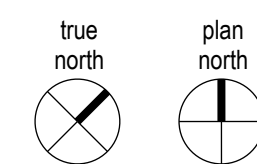
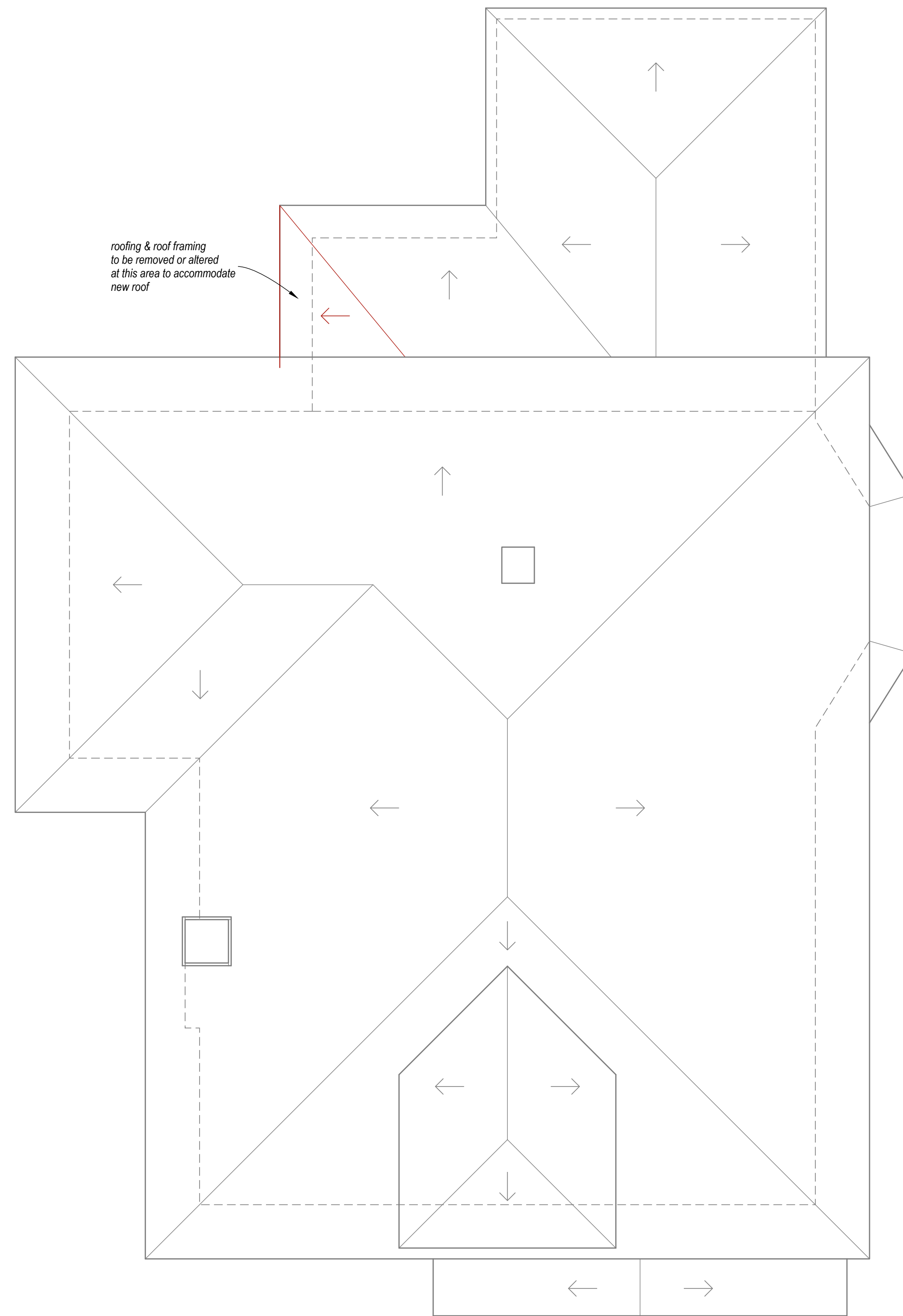
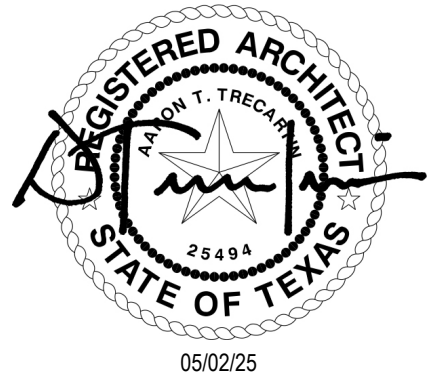
05/02/25
FOR PERMIT

COVER

A0.00

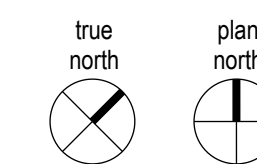
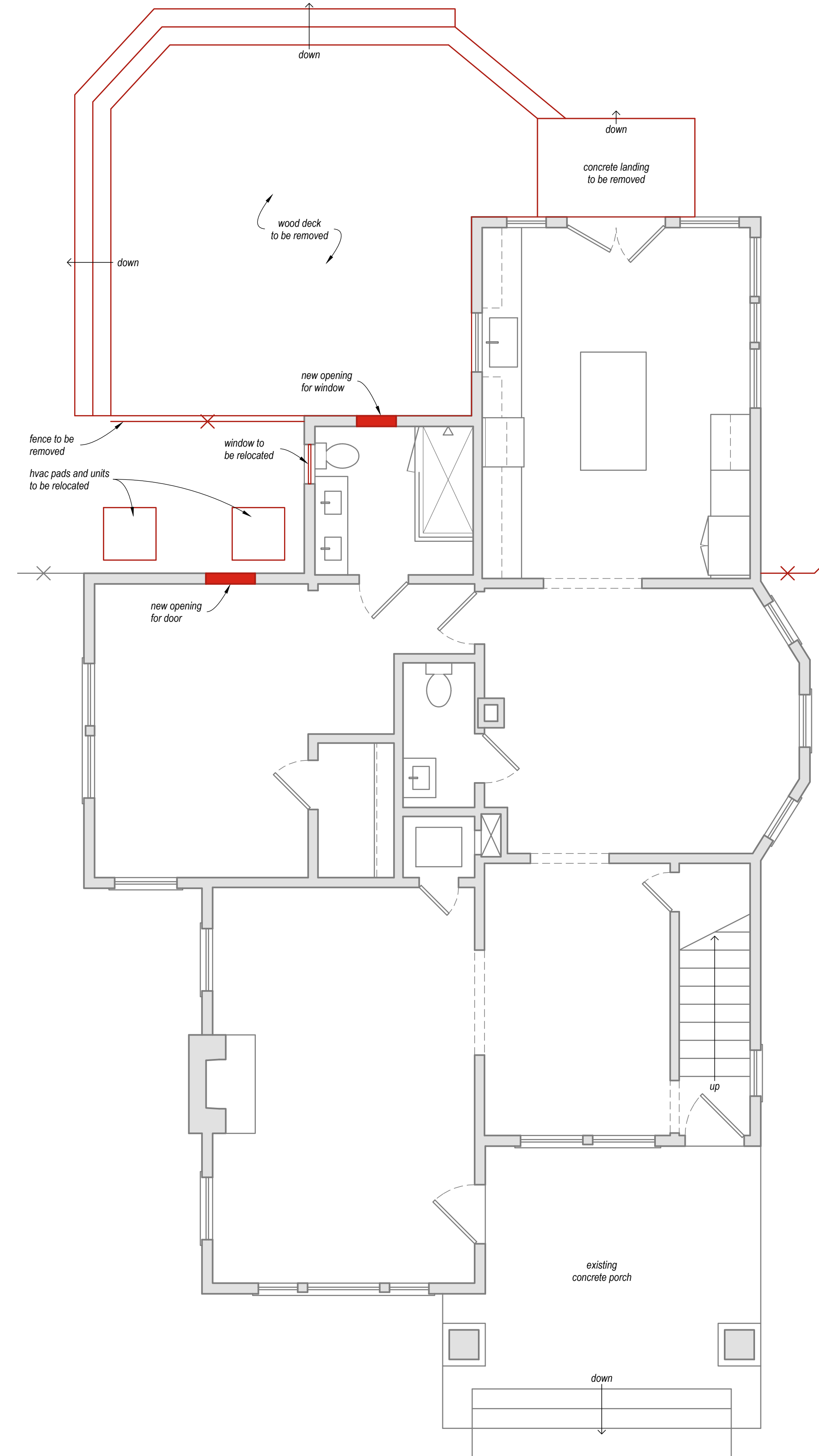
LEGEND

- existing to remain
- - - existing to remain (above or beyond)
- ▬ existing wall to remain
- existing to be removed or relocated
- - - existing to be removed or relocated (above or beyond)
- █ existing wall to be removed (ref. structural for framing info)



DEMOLITION ROOF PLAN

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



DEMOLITION FLOOR PLAN

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

House Addition & Detached Garage

5421 Victor St.
Dallas, Texas 75214

05/02/25
FOR PERMIT
HOUSE
DEMO PLANS

A0.01

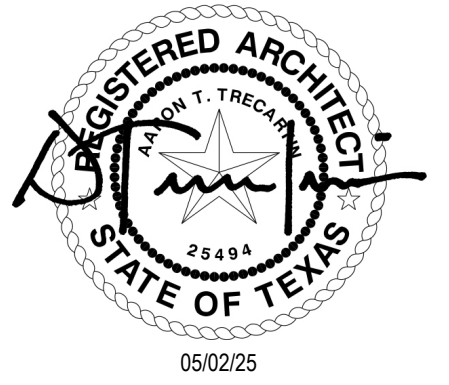
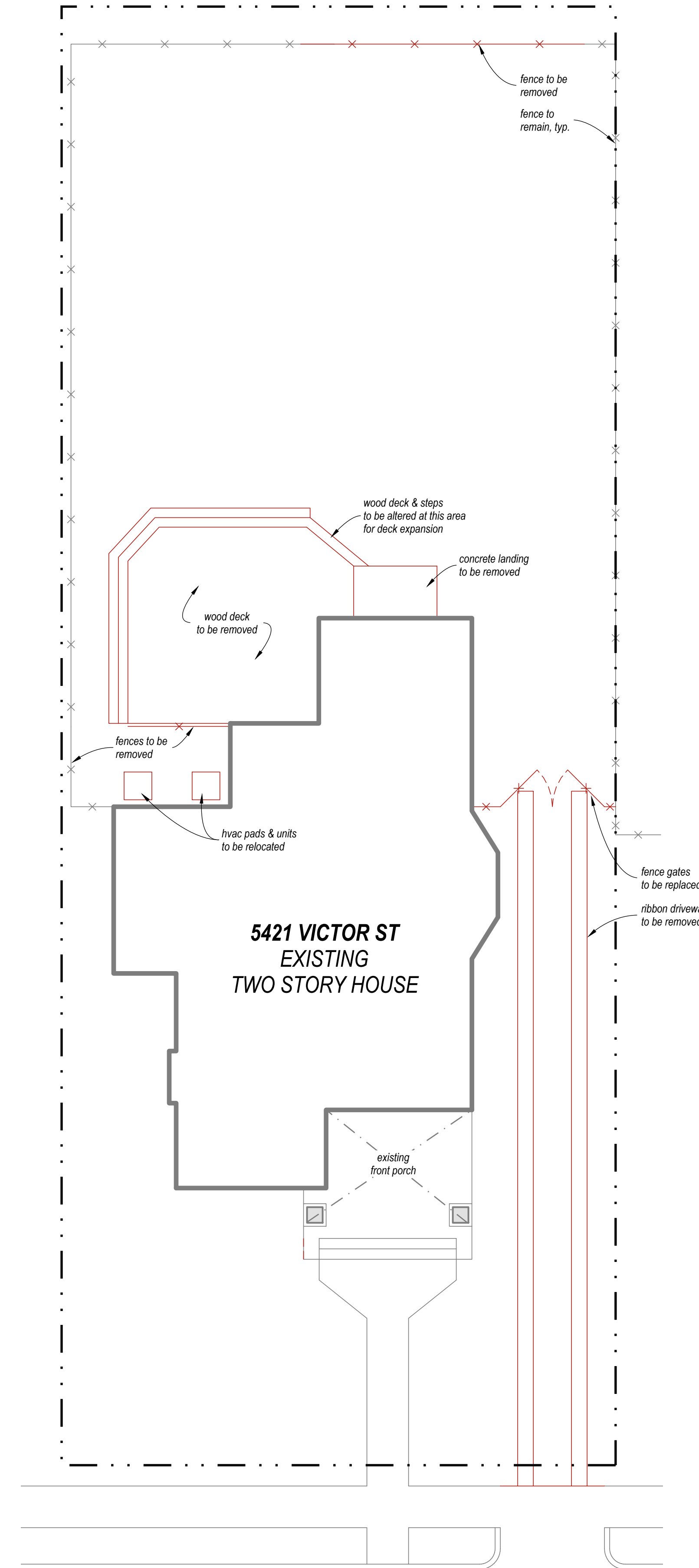
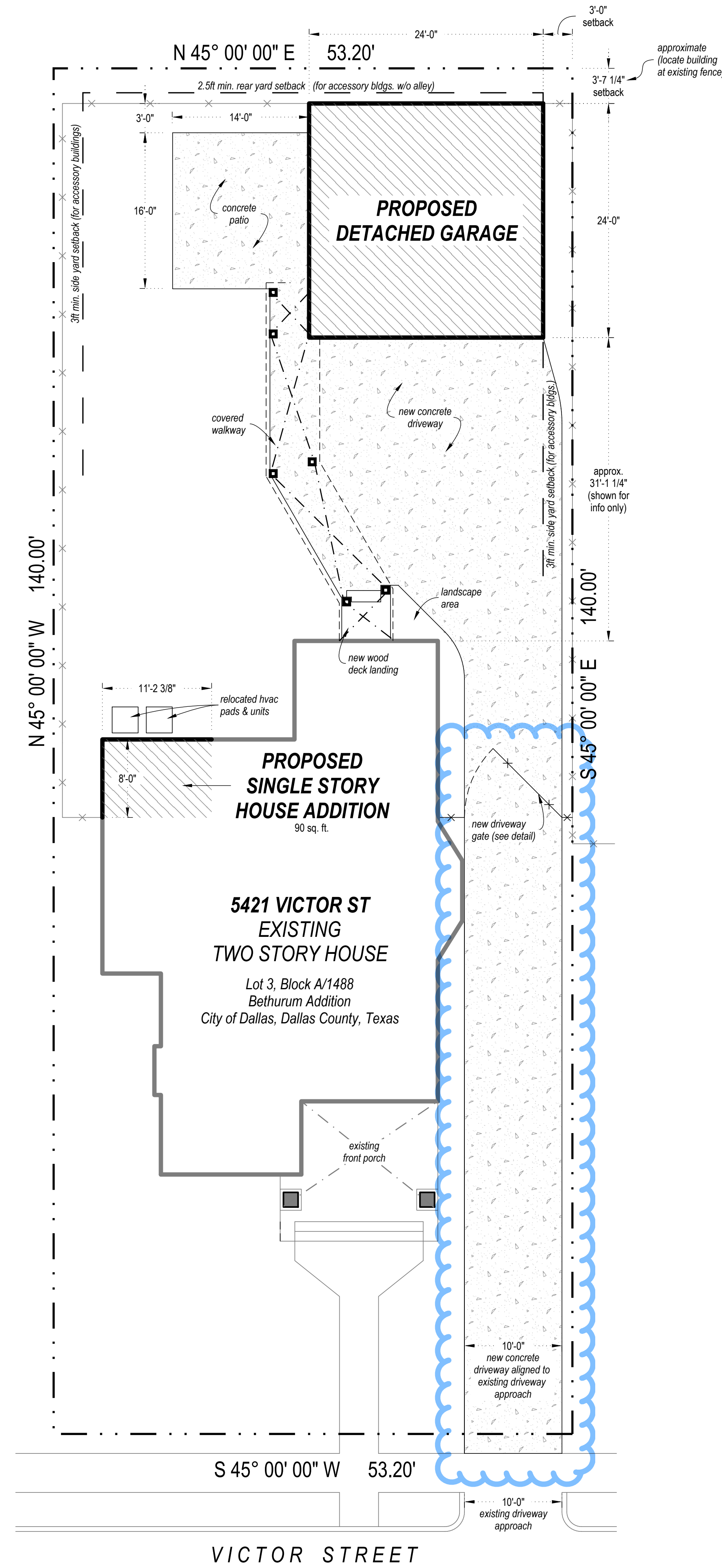
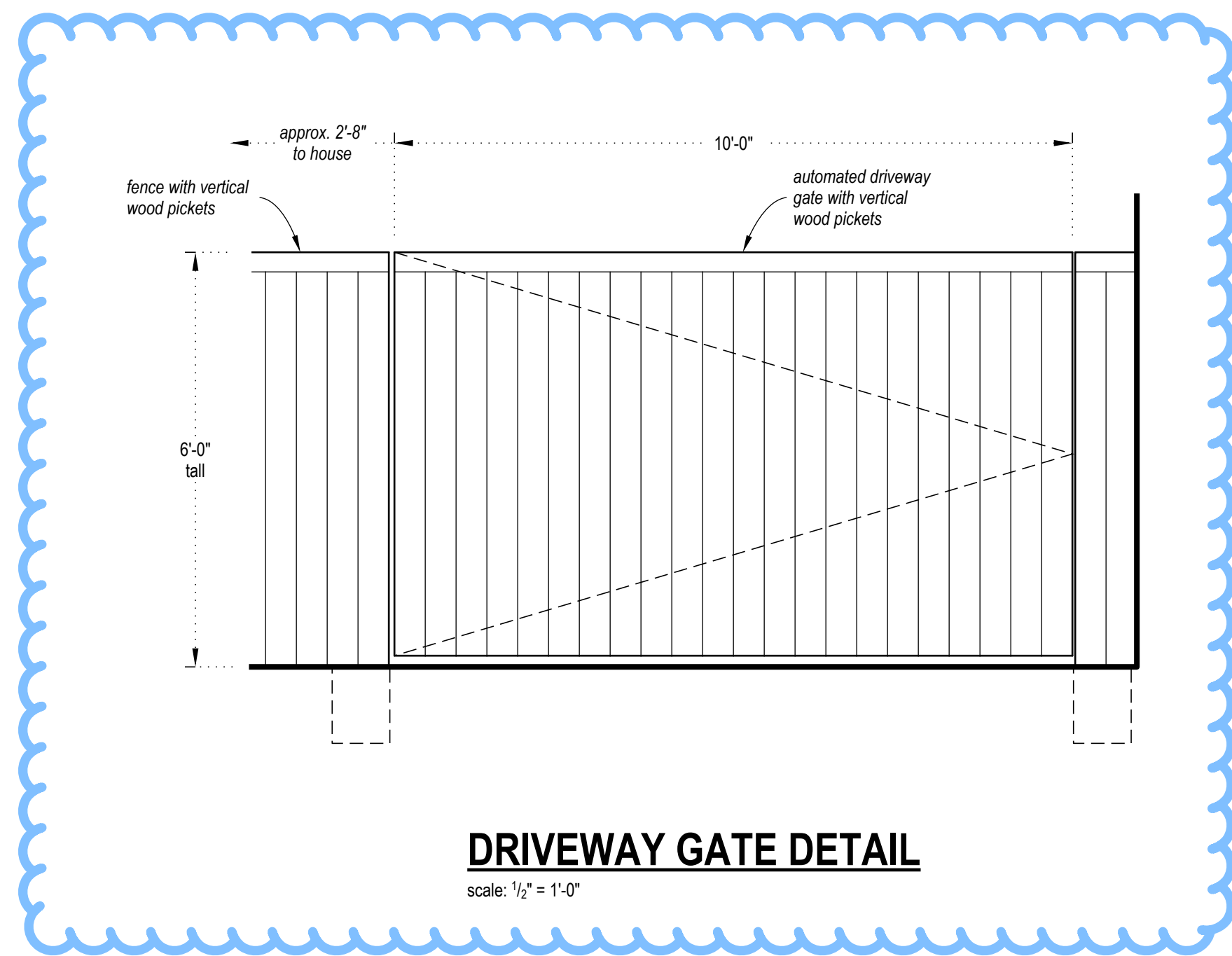
LEGEND

- existing to remain
- existing to be removed or relocated
- new construction
- - - property line
- - - setback or easement
- ✕ fence

LOT COVERAGE (45% MAX. ALLOWABLE)

Lot Area:	7,448 sq. ft.
Existing House:	1,393 sq. ft.
Existing Front Porch:	159 sq. ft.
Proposed House Addition:	90 sq. ft.
Proposed Covered Walkway:	169 sq. ft.
Proposed Detached Garage:	576 sq. ft.
Total Proposed Coverage:	2,387 sq. ft. (32.05%)

Note: clouded items in blue were previously approved under Certificate of Appropriateness CA223-278(CM) dated April 3, 2023.



House Addition & Detached Garage

5421 Victor St.
Dallas, Texas 75214

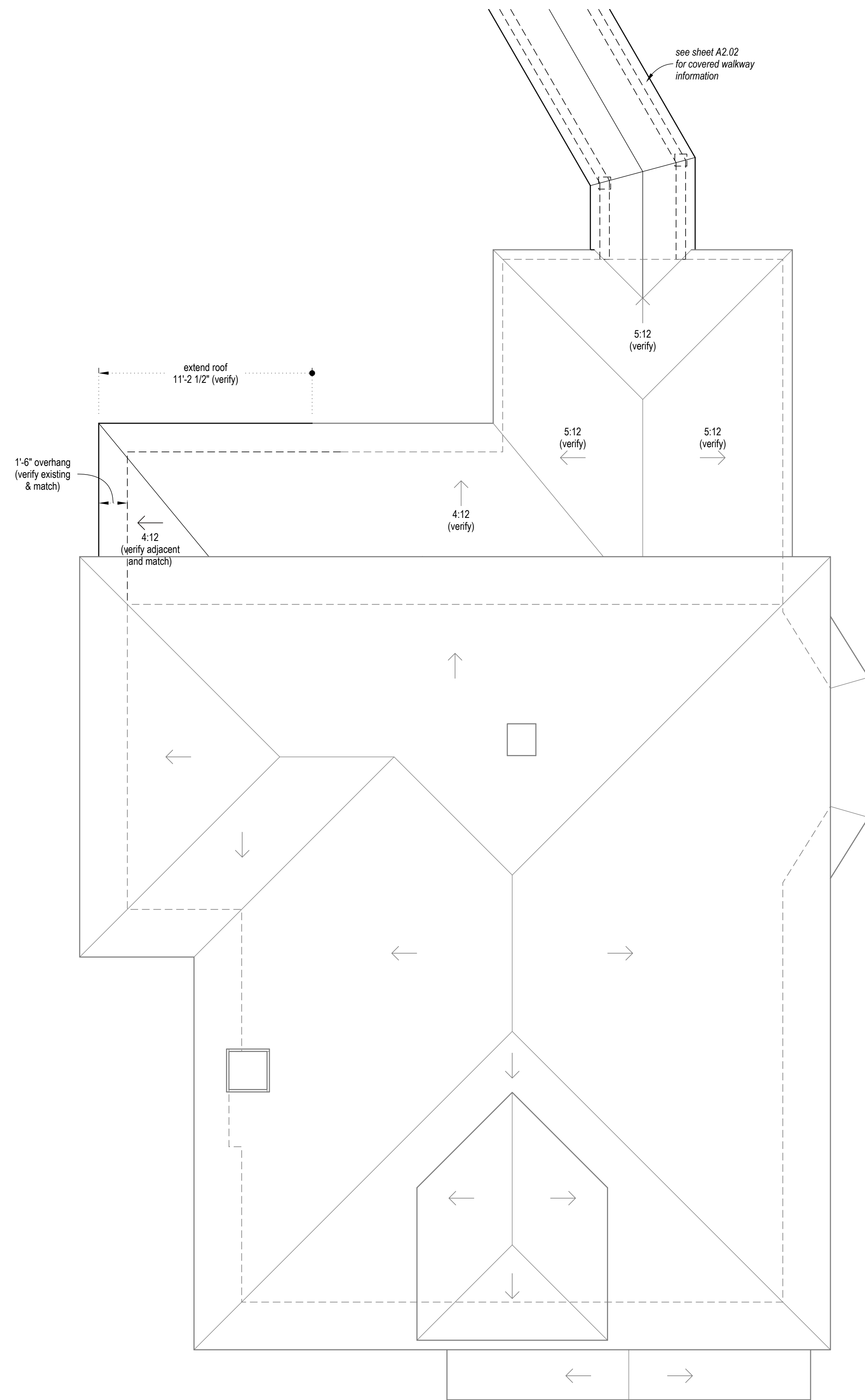
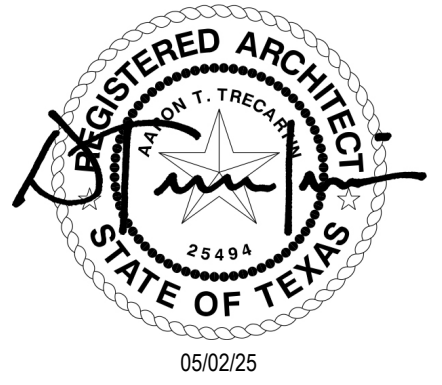
05/02/25
FOR PERMIT

SITE PLANS

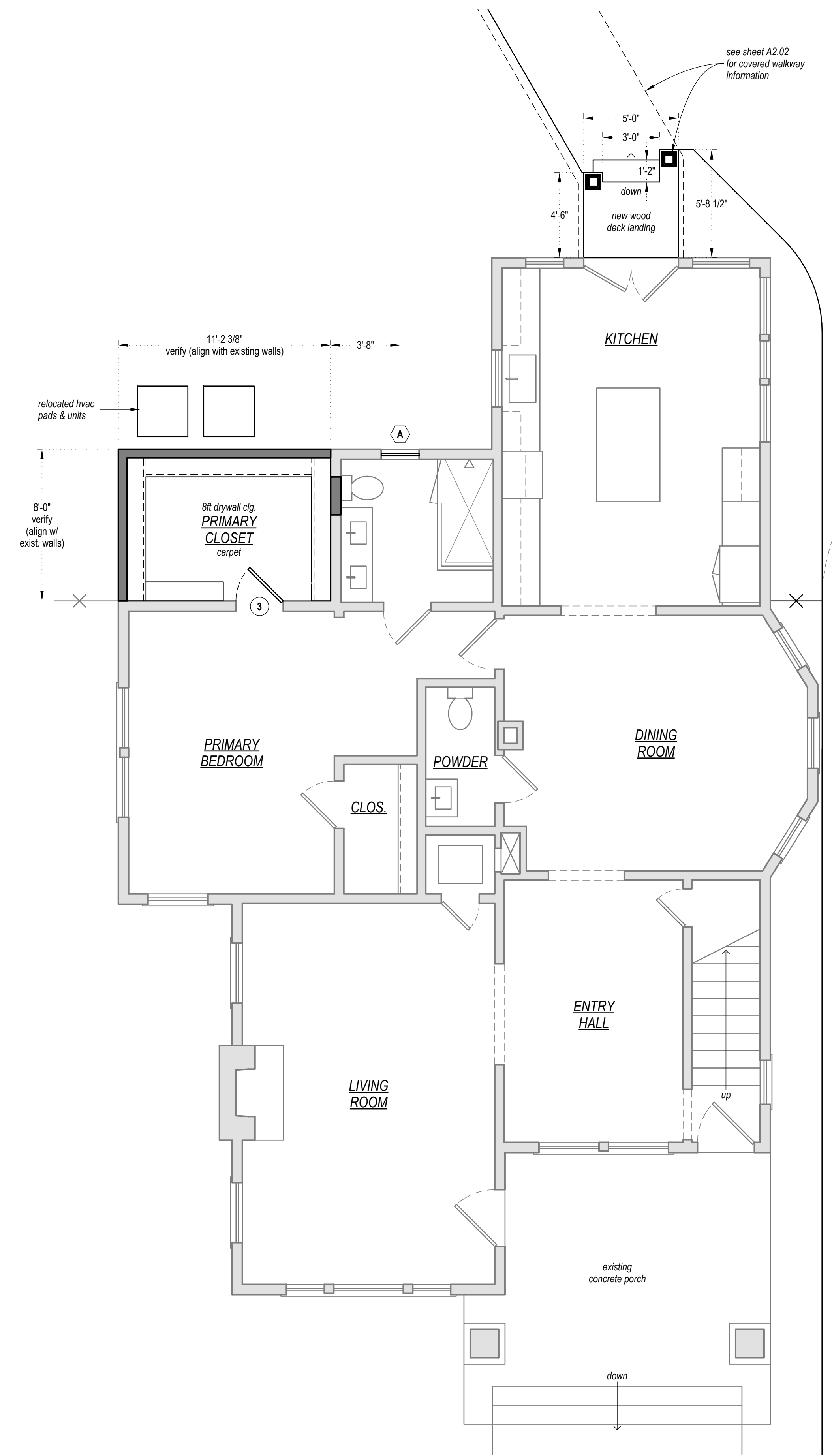
A1.01

LEGEND

- existing to remain
- - - existing to remain (above or beyond)
- == existing wall to remain
- new construction
- - - new construction (above or beyond)
- ▬ new wall (w/ painted gypsum board each side u.n.o.)



true north
 plan north
ROOF PLAN
 scale: 1/4" = 1'-0"



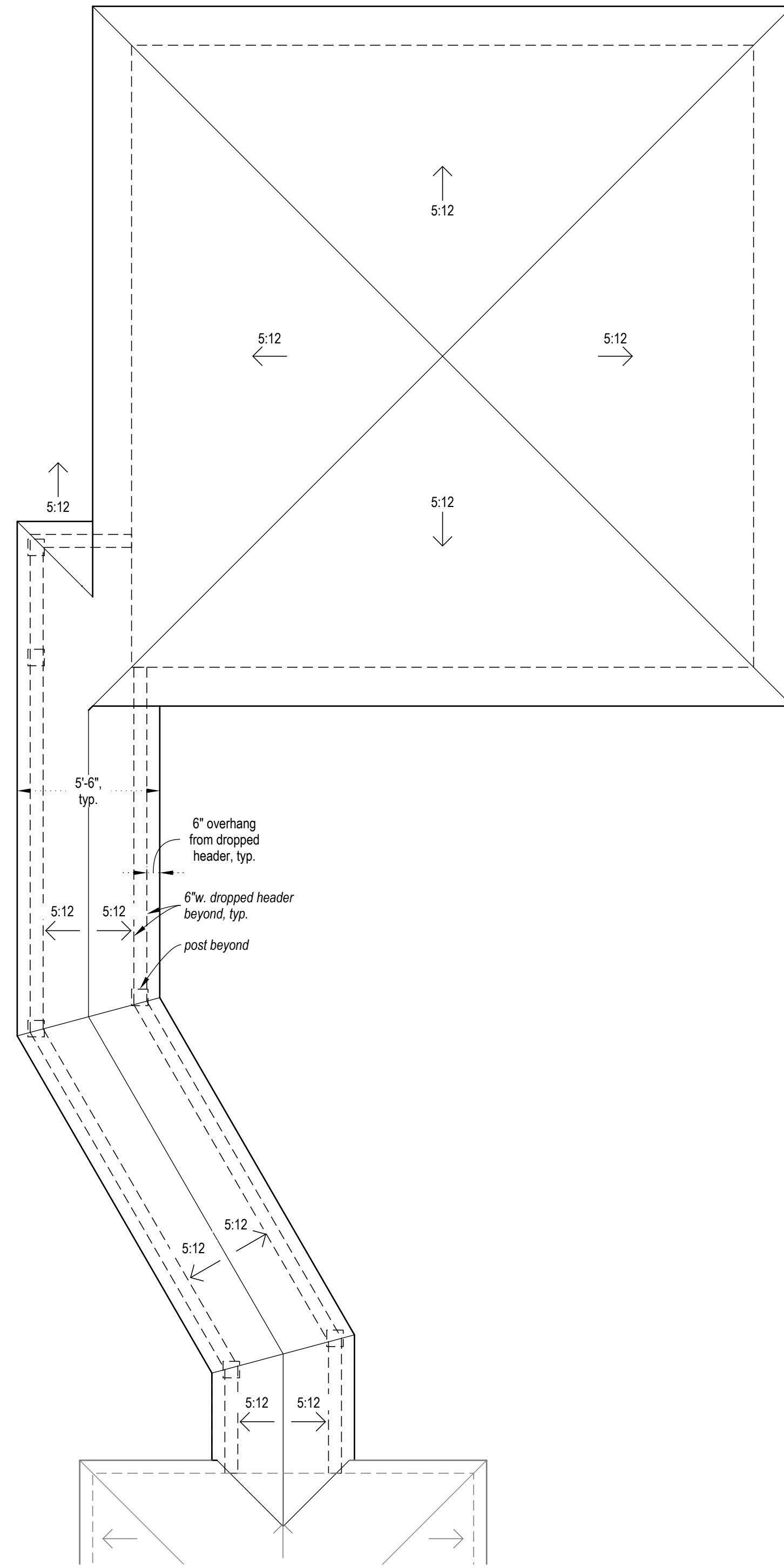
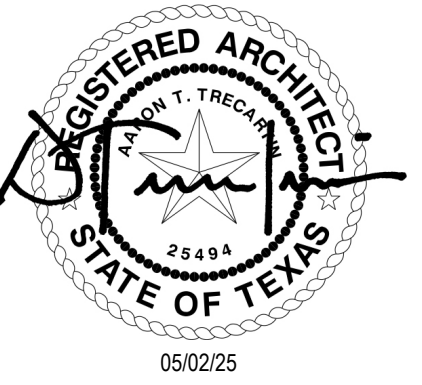
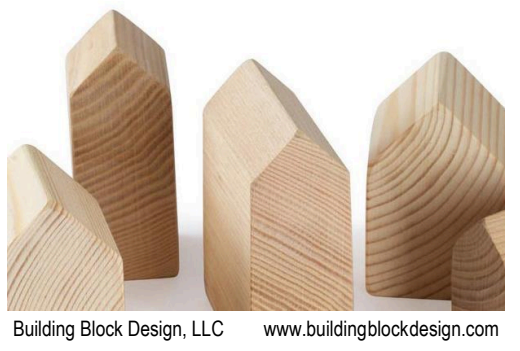
true north
 plan north
FLOOR PLAN
 scale: 1/4" = 1'-0"

House Addition & Detached Garage
 5421 Victor St.
 Dallas, Texas 75214

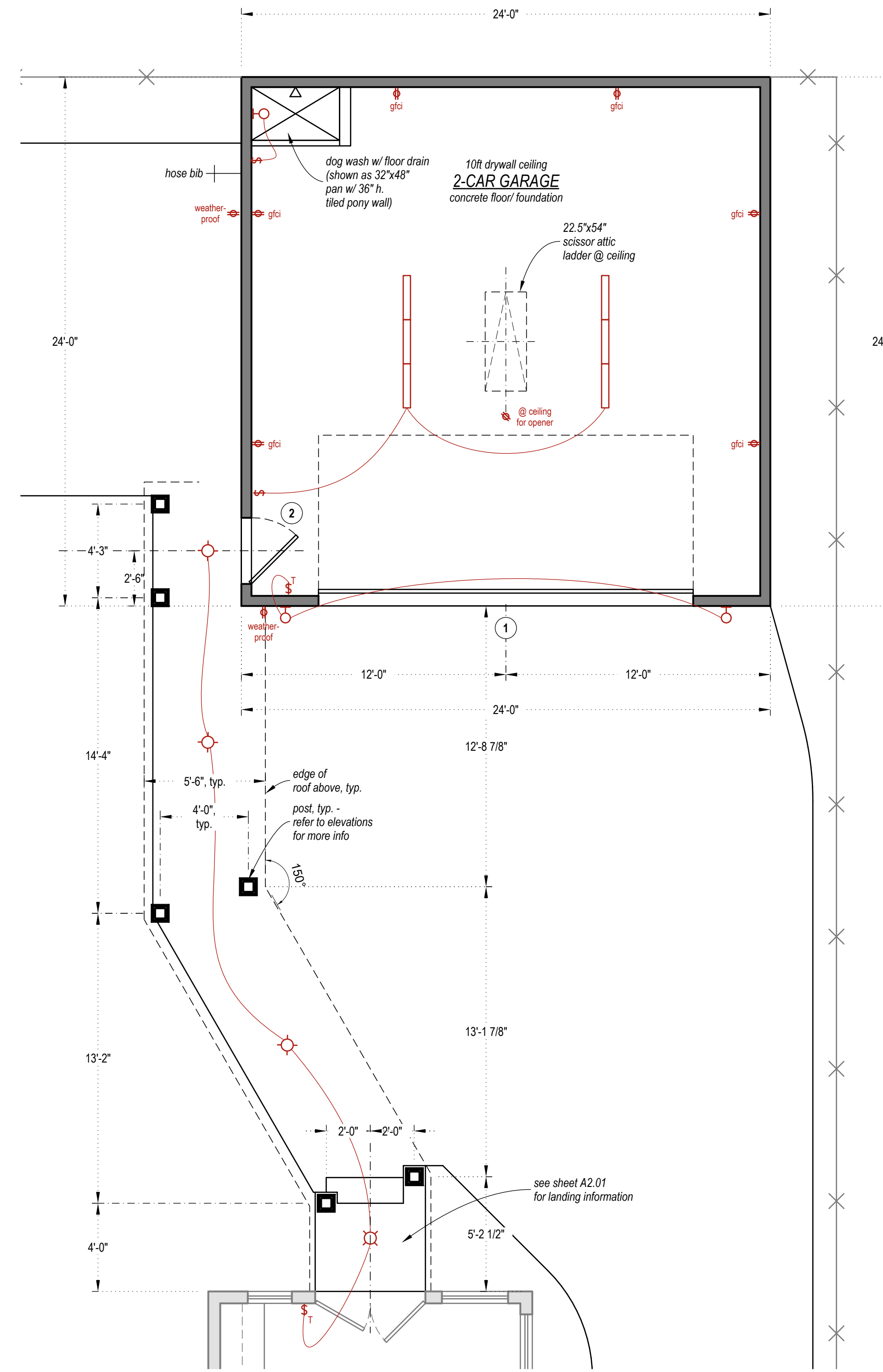
05/02/25
 FOR PERMIT
 HOUSE PLANS

LEGEND

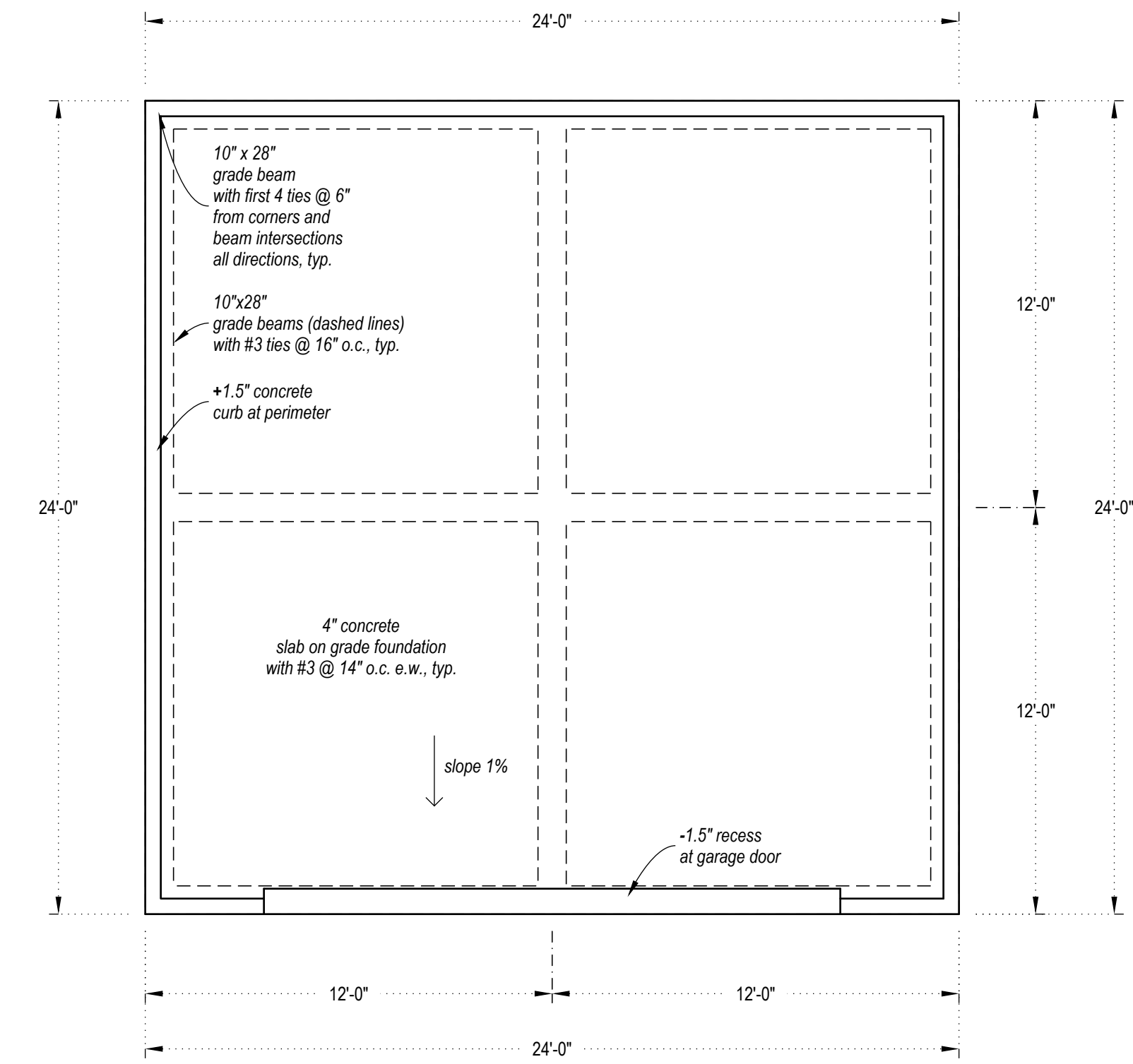
- existing to remain
- - - existing to remain (above or beyond)
- existing wall to remain
- new construction
- - - new construction (above or beyond)
- new wall (w/ painted gypsum board each side u.n.o.)
- ⊙ ceiling light fixture (flush mount)
- ⊙ wall-mounted light fixture
- led strip light (flush mount)
- ⊕ duplex outlet (12" a.f.f. u.n.o.)
locations shown for info only;
GC to coordinate locations per
NEC requirements
- ⊕ electrical wall switch
D dimmer
T countdown or scheduled timer



true north
plan north
ROOF PLAN
scale: 1/4" = 1'-0"



true north
plan north
FLOOR PLAN
scale: 1/4" = 1'-0"



true north
plan north
FOUNDATION PLAN
scale: 1/4" = 1'-0"

House Addition & Detached Garage

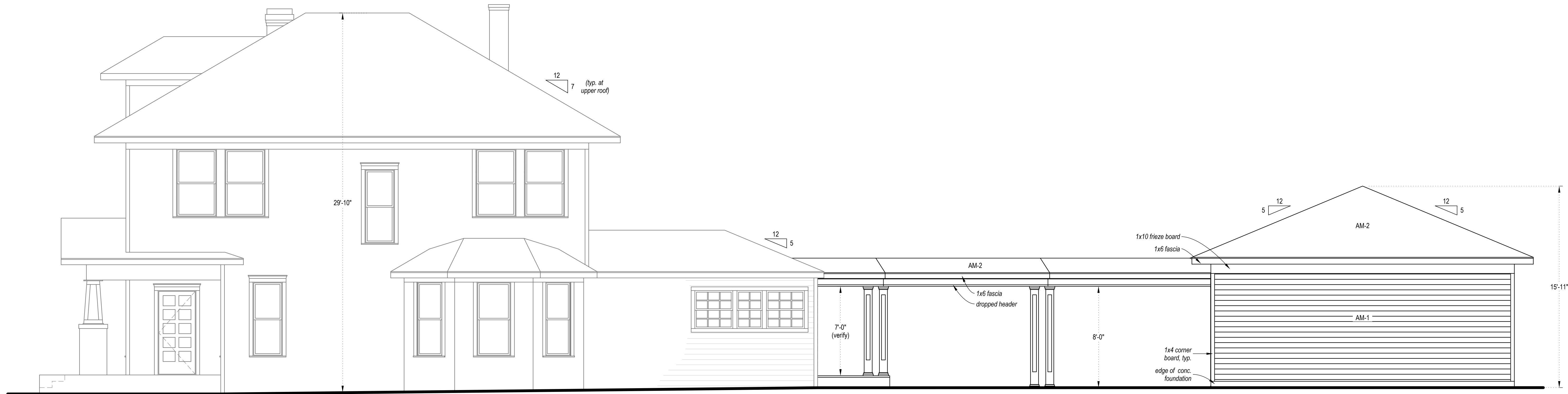
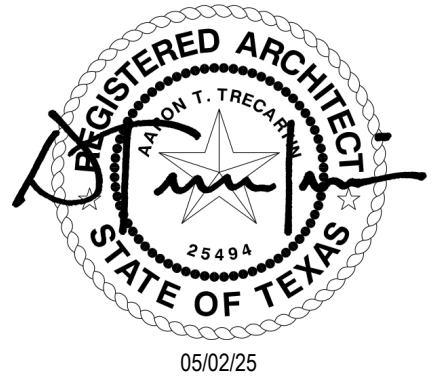
5421 Victor St.
Dallas, Texas 75214

05/02/25
FOR PERMIT
GARAGE & COVERED
WALKWAY PLANS

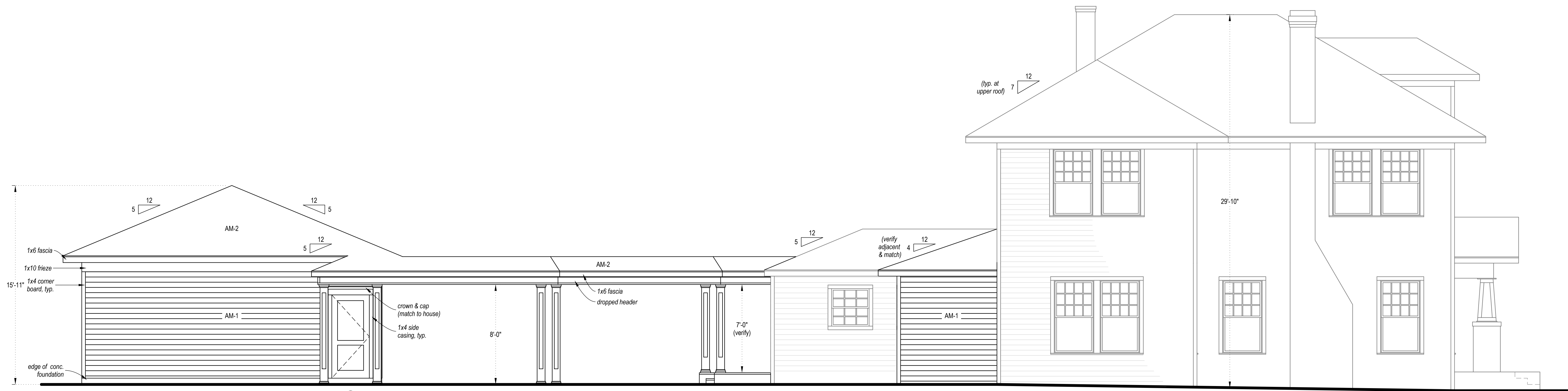
A2.02

LEGEND

- existing to remain
- - - existing to remain (above or beyond)
- new construction
- - - new construction (above or beyond)



EAST ELEVATION
scale: 1/4" = 1'-0"



WEST ELEVATION
scale: 1/4" = 1'-0"

House Addition & Detached Garage

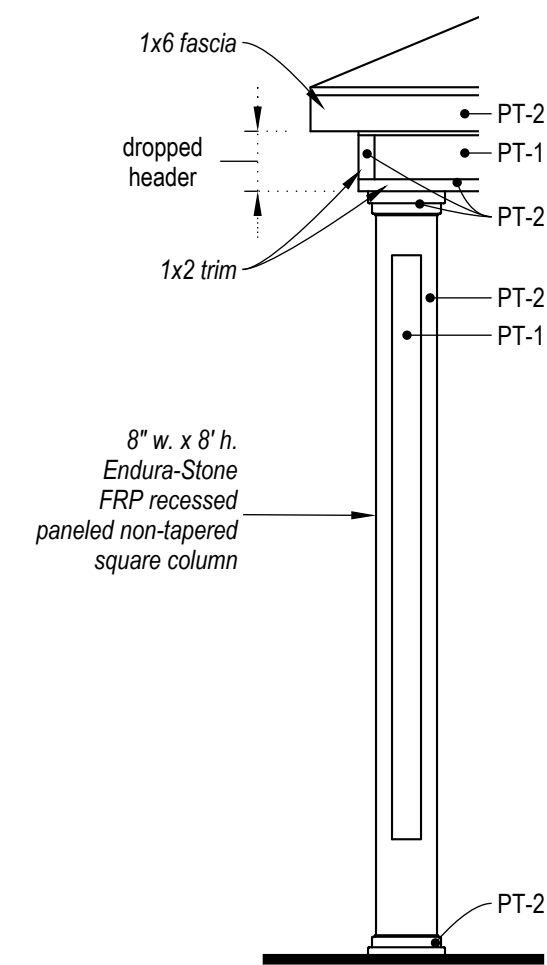
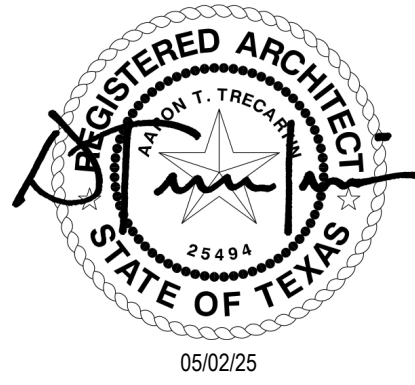
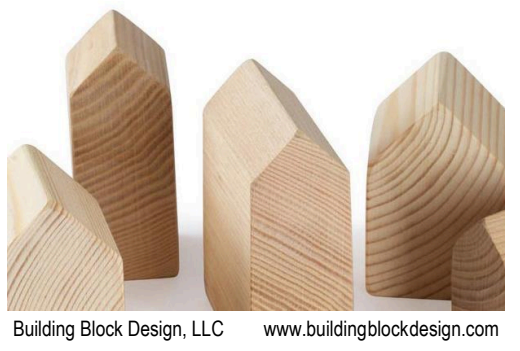
5421 Victor St.
Dallas, Texas 75214

05/02/25
FOR PERMIT
EXTERIOR
ELEVATIONS

A5.01

LEGEND

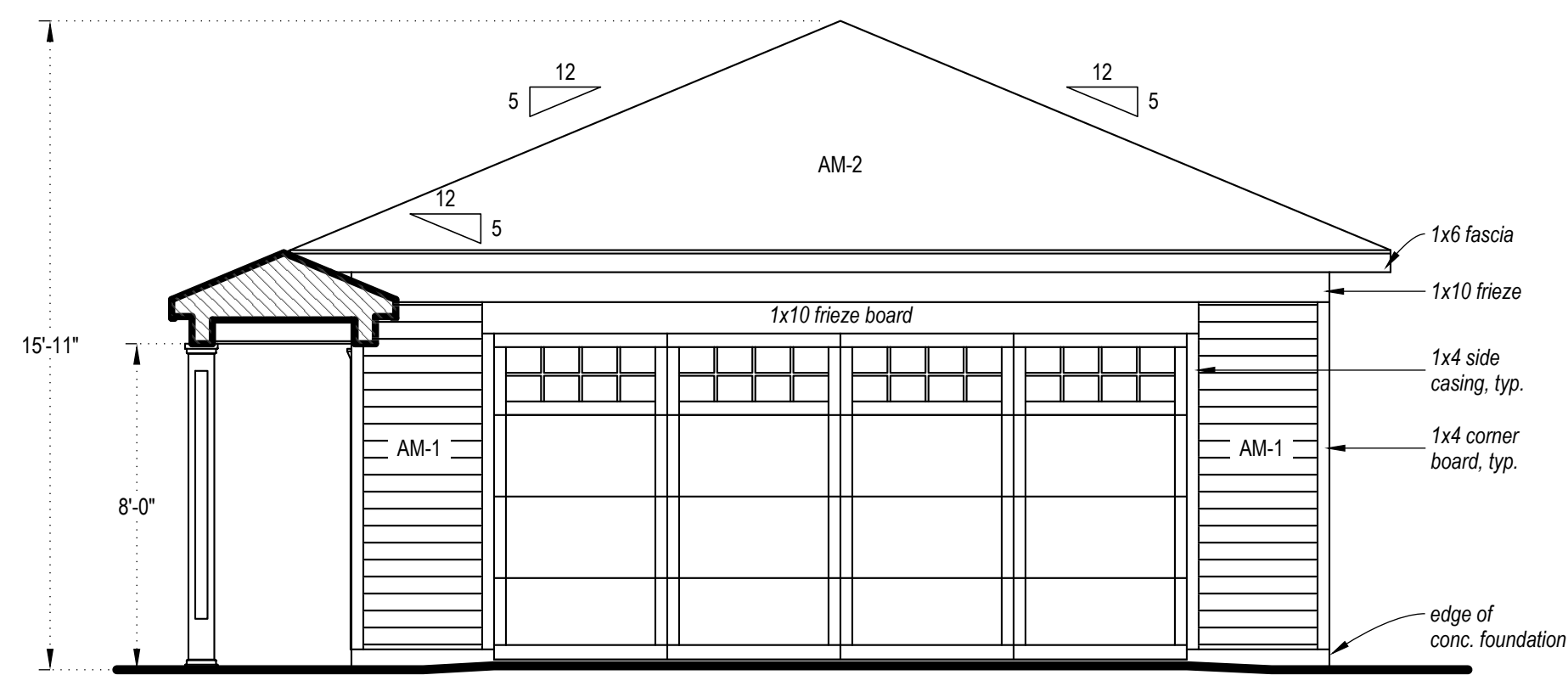
- existing to remain
- - - existing to remain (above or beyond)
- new construction
- - - new construction (above or beyond)



COLUMN DETAIL
scale: 1/2" = 1'-0"



NORTH ELEVATION (HOUSE)
scale: 1/4" = 1'-0"



SOUTH ELEVATION (GARAGE)
scale: 1/4" = 1'-0"



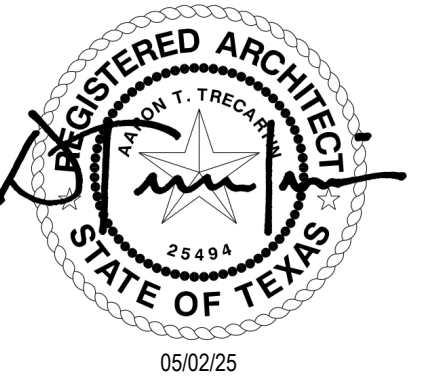
NORTH ELEVATION (GARAGE)
scale: 1/4" = 1'-0"

House Addition & Detached Garage

5421 Victor St.
Dallas, Texas 75214

05/02/25
FOR PERMIT
EXTERIOR
ELEVATIONS

A5.02



DOOR SCHEDULE

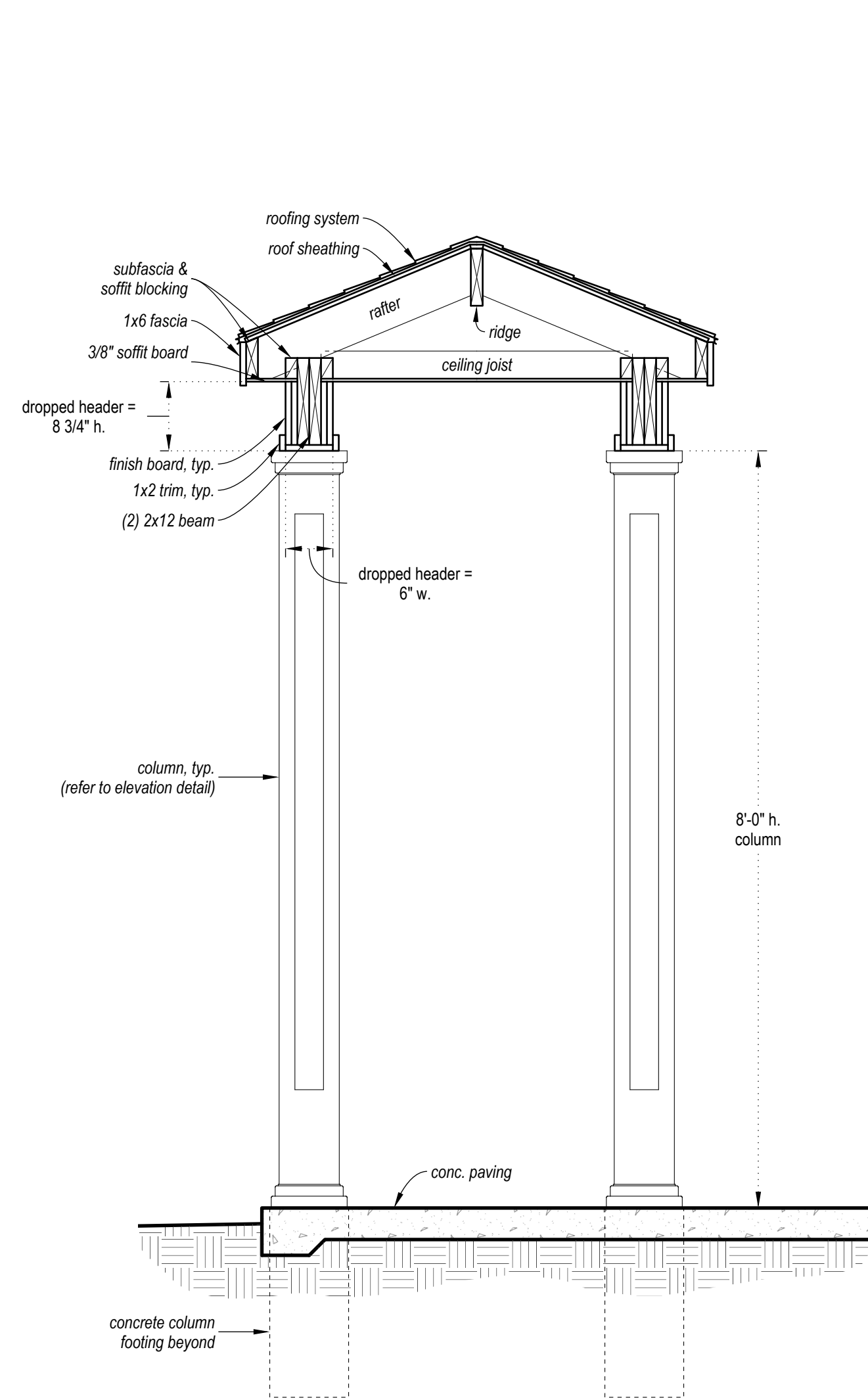
NO.	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT	COLOR/ FINISH	GLAZING	NOTES
1	overhead sectional	17ft x 8ft	steel	Clopay Coachman CD11 "Design1"	PT-3	clear; "SQ24" Window Design	
2	single swing	36x80	steel	Jeld Wen 2-Panel Flat Panel	PT-3 exterior/ PT-4 interior	none	
3	single swing	30x80	wood or composite	Jeld Wen 2-Panel Flat Panel	PT-4	none	

WINDOW SCHEDULE

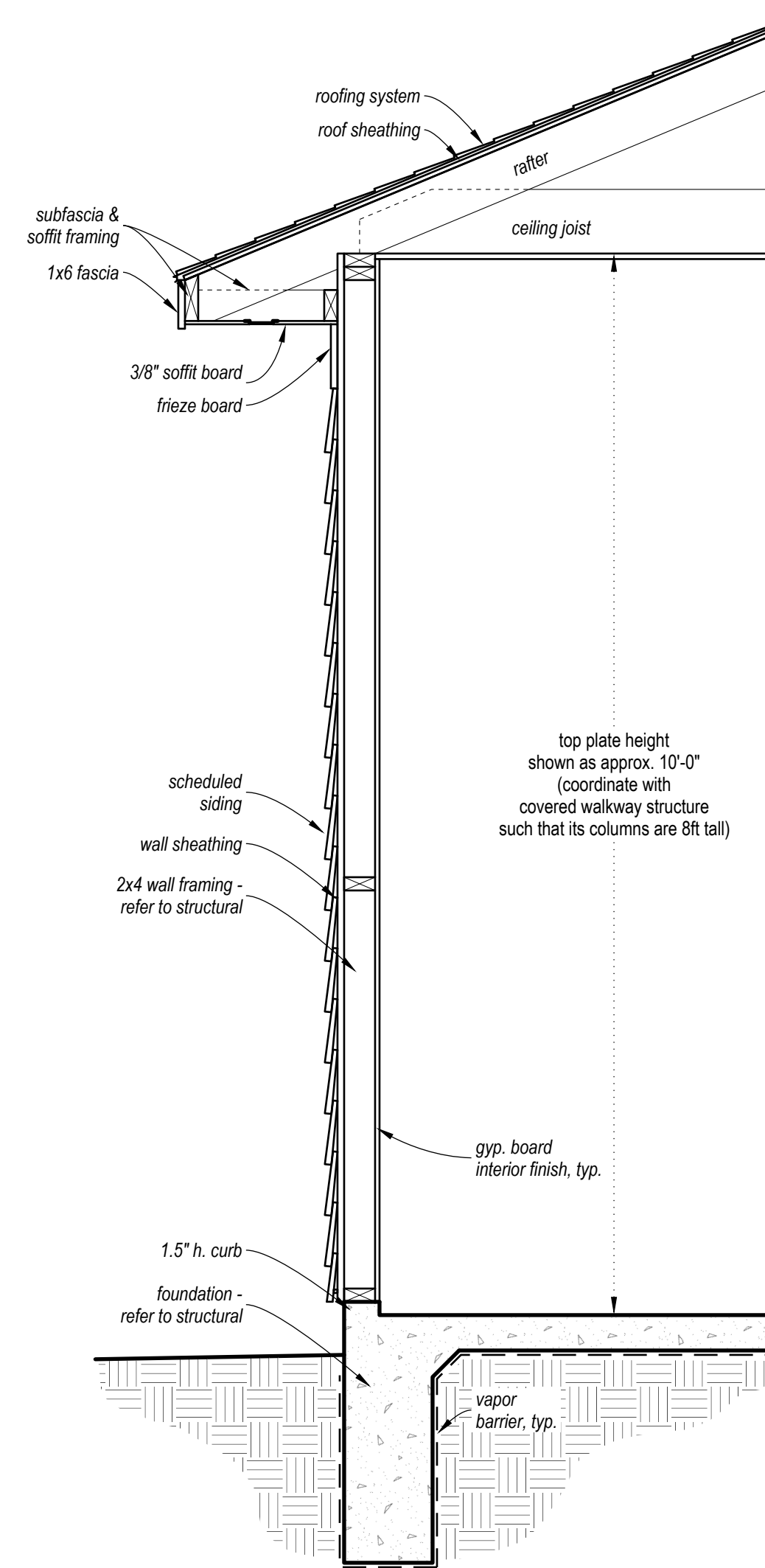
NO.	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT	COLOR/ FINISH	GLAZING	NOTES
A	single hung	24"x36" (verify)	vinyl (verify)	THIS IS A RELOCATED WINDOW FROM THE EXISTING HOUSE			

MATERIALS SCHEDULE

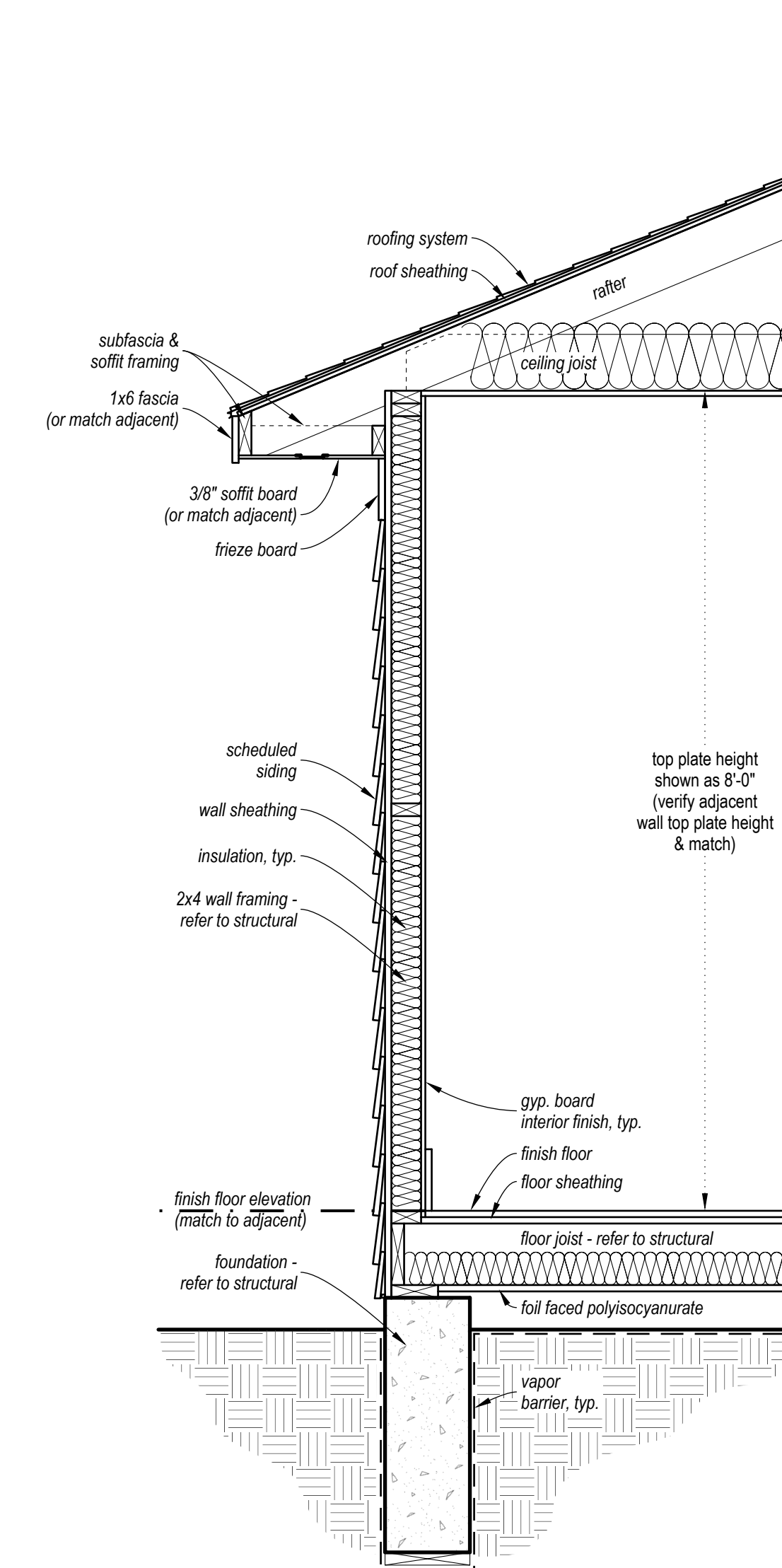
NO.	TYPE	LOCATION	MANF. / PRODUCT	COLOR/ FINISH	NOTES
AM-1	lapped wood siding	exterior walls	6" (exposed width; verify)	PT-1	design intent is to match existing house (GC to verify)
AM-2	composite shingles	roofing	Owens Corning Architectural Roofing Shingles, or equal	Oakridge Driftwood	design intent is to match existing house (GC to verify)
PT-1	paint	exterior field color	Sherwin Williams, or equal	SW7016 Mindful Gray	design intent is to match existing house (GC to verify)
PT-2	"	exterior accent color	"	SW2829 Classical White	design intent is to match existing house (GC to verify)
PT-3	"	exterior fenestration	"	SW7060 Attitude Gray	design intent is to match existing house (GC to verify)
PT-4	paint	interior color	"	SW9541 White Snow	



WALL SECTION @ COVERED WALKWAY
scale: 3/4" = 1'-0"



WALL SECTION @ GARAGE
scale: 3/4" = 1'-0"



WALL SECTION @ HOUSE ADDITION
scale: 3/4" = 1'-0"

House Addition & Detached Garage

5421 Victor St.
Dallas, Texas 75214

05/02/25
FOR PERMIT
SCHEDULES &
WALL SECTIONS

A7.01