

RECEIVED

2025 SEP -30 PM 3:46

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**

Public Notice

250859

POSTED CITY SECRETARY  
DALLAS, TX

**October 6, 2025, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.**  
**Dallas City Hall, 6ES Briefing Room and Videoconference**

**Video Conference:** (24852272782 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

**Telephone:** (408) 418-9388, Access Code: 248 522 72782

**Password** OctLMC25(62856225 when dialing from a phone or video system)

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, *at least seventy-two (72) hours (3 days) in advance of the scheduled meeting*. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, *por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada*. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf4765c3dc24346714f305aea84226d33>

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time.

**AGENDA**

- |      |   |                             |
|------|---|-----------------------------|
| I.   | <b>Call to Order</b>                                | Evelyn Montgomery, Chair    |
| II.  | <b>Public Speakers</b>                              |                             |
| III. | <b>Approval of Minutes</b>                          |                             |
|      | - September 6, 2025, special called meeting minutes |                             |
| IV.  | <b>Staff Reports/Briefings</b>                      | Historic Preservation Staff |
| V.   | <b>Briefing Items</b>                               |                             |
|      | - Designation Committee Activity Update             | Commissioner David Preziosi |
|      | - Consent Items                                     |                             |
|      | - Courtesy Review Items                             |                             |
|      | - Discussion Items                                  |                             |
| VI.  | <b>Public Hearing</b>                               |                             |
|      | - Consent Items                                     |                             |
|      | - Courtesy Review Items                             |                             |
|      | - Discussion Items                                  |                             |

VII. **Miscellaneous**

- Approval of Jade Broadnax to the Fair Park Task Force for 2026-2028

VIII. **Adjournment**

**Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

## EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

## **CONSENT AGENDA**

### **1. 1800 N. MARKET ST.**

Downtown (CBD) Individual Historic District

COA-25-000311

Rhonda Dunn

#### **Request**

1. A Certificate of Appropriateness to construct a replacement wood patio deck on the south elevation of the main building.
2. A Certificate of Appropriateness to install a landscape plaza adjacent to the patio deck.

**Applicant** Zhang Hanning

**Application Filed** 9/15/2025

#### **Staff Recommendation**

1. That the request to construct a replacement wood patio deck on the south elevation of the main building be **approved** in accordance with drawings and specifications dated 09/15/2025. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request to install a landscape plaza adjacent to the patio deck be **approved** in accordance with drawings and specifications dated 09/15/2025. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

#### **Task Force Recommendation**

1. That the request to construct a replacement wood patio deck on the south elevation of the main building be **approved** as submitted.
2. That the request to install a landscape plaza adjacent to the patio deck be **approved with the following conditions**/comments:
  - a. Pavers are to be incorporated into the perimeter sidewalks and in other areas as appropriate. Pavers are to be coordinated with the district sidewalks.
  - b. Omit the vines and other plants shown growing on the building.

***Note: Applicant has revised drawings/plans to comply with the task force's recommendation(s).***

---

---

### **2. 5537 REIGER AVE.**

Junius Heights Historic District

COA-25-000270

Christina Paress

#### **Request**

A Certificate of Appropriateness to replace up to 75% of the wood siding on the main structure with #117 wood siding to match the existing.

**Applicant** Charles Fisher

**Application Filed** 8/13/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to replace up to 75% of the wood siding on the main structure with #117 wood siding to match the existing be **approved with the condition** that the replacement wood siding is an exact match of the profile, dimensions, reveal, and material of the existing wood siding and with a finding of fact that as much as 75% of the existing siding is unrepairable.. Implementation of this condition would allow proposed work to be consistent with preservation criteria Section 4.1 (B) and 4.3; meets the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to replace up to 75% of the wood siding on the main structure with #117 wood siding to match the existing be **approved** with all attempts to save existing siding per Section 4.1(B) and 4.3.

---

---

**3. 5208 WORTH ST.**

Munger Place Historic District

COA-25-000316

Christina Paress

**Request**

A Certificate of Appropriateness to construct a new two-story addition to the main structure.

**Applicant** Travis Ripley

**Application Filed** 8/25/2025

**Staff Recommendation**

That the request to construct a new two-story addition to the main structure be **approved** in accordance with drawings and specifications dated 10/6/2025. The proposed work is consistent with preservation criteria Section 11(a)(2); meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request to construct a new two-story addition be **approved** with the conditions that three single fixed plate glass windows be revised to be compatible with the ordinance.

---

---

**4. 921 N. FITZHUGH AVE.**

Peak's Suburban Addition Historic District

COA-25-000322

Christina Paress

**Request**

A Certificate of Appropriateness to construct a rear addition to the main structure.

**Applicant** Erika Ellis

**Application Filed** 8/25/2025

**Staff Recommendation**

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 10/6/2025 **with the following conditions**: (1) that windows be all wood inside and out with no cladding, (2) that doors be wood and appropriate to architectural style of main structure, (3) that #105 wood siding is used, and (4) roof materials must match existing. Implementation of this condition would allow proposed work to be consistent with preservation criteria Section 4; meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request for a Certificate to construct rear addition to main structure be **denied without prejudice**. 1) Windows: Windows must be wood-on-wood without cladding, and must have appropriate 6" trim, including header molding. Needs to add additional windows on the sides of the "office" space in order to improve the solid to void ratio. We recommend two ganged windows on each side wall. 2) Doors: No specs were given for door in the materials list. It must be wood and must be appropriate to the architectural style of the house. 3) Siding must be 105 wood siding. This will match the existing vinyl siding as closely as possible and provide for the possibility of upgrading the vinyl siding in the future with a wood product that is architecturally appropriate. 4) Roof: No specs were given in materials list. Roof must match existing.

---

---

**5. 2626 PARK ROW AVE.**

South Boulevard-Park Row Historic District  
COA-25-000291  
Marcus Watson

**Request**

A Certificate of Appropriateness to resurface porch floor and steps.

**Applicant** Lucas Ferriguti

**Application Filed** 9/5/2025

**Staff Recommendation**

That the request to resurface porch floor and steps be **approved with the condition** that the steps and front-facing portions of the porch remain concrete, not flagstone. Implementation of the recommended condition would allow the proposed work to have no adverse effect on the district and, therefore, be consistent with the preservation criteria and meet the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

**Task Force Recommendation**

No quorum – generally supportive under Preservation Criteria Section 3(b).

---

---

**6. 5416 SWISS AVE.**

Swiss Avenue Historic District  
COA-25-000317  
Christina Paress

**Request**

A Certificate of Appropriateness to construct a rear yard pergola.

**Applicant** Charlie Claffey

**Application Filed** 8/25/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a rear yard pergola be **approved** in accordance with drawings and specifications dated 10/6/2025 with the finding of fact that the pergola will not be visible from the public view and will not have an adverse effect on the historic district. The proposed work is consistent with preservation criteria, meets the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct rear yard pergola be denied without prejudice.

---

---

## 7. 102 N. CLIFF ST.

Tenth Street Historic District

COA-25-000302

Rhonda Dunn

**Request**

A Certificate of Appropriateness to install a temporary art installation on the main building.

**Applicant** Pei-en Yang

**Application Filed** 9/18/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to install a temporary art installation on the main building be **approved** in accordance with drawings and specifications dated 09/18/2025 **with the following conditions**: (1) that no paint or covering is to be applied to the exterior walls (i.e. masonry) of the building; (2) that any ties/attachments are to be made to the non-historic front balcony and to the plywood covering the windows and the doors, only; (3) that art installation be removed within 12 months after installation; and (4) that light installation, configuration, and timing be in compliance with Dallas City Code Section 51A-13.601 pertaining to site lighting. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b) and (e) under Site and Site Elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to install a temporary art installation on the main building be **approved** as submitted.

---

---

## 8. 2834 TANNER ST.

Wheatley Place Historic District

COA-25-000327

Rhonda Dunn

**Request**

1. A Certificate of Appropriateness to replace the roof of main building -- includes structural repairs with a main gable extension. (Roof Shingles -- Brand: GAF Timberline; Color: "Weathered Wood")
2. A Certificate of Appropriateness to replace exterior siding and trim with in-kind materials, siding novelty pattern #105.
3. A Certificate of Appropriateness to replace all windows (total: 17) -- existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one.

**Applicant** Jordan D'Silva

**Application Filed** 9/22/2025

**Staff Recommendation**

1. That the request to replace the roof of main building -- includes structural repairs with a main gable extension (roof shingles -- Brand: GAF Timberline; Color: "Weathered Wood") be **approved** in accordance with drawings and specifications dated 09/22/2025. The proposed work is consistent with preservation criteria Sections 6.2 and 6.3 under Roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request to replace exterior siding and trim with in-kind materials, siding novelty pattern #105 be **approved** in accordance with drawings and specifications dated 9/22/2025 **with the following conditions**: (1) that only cracked and/or deteriorated boards/siding be replaced; (2) that replacement siding and trim be all wood matching the existing in dimensions, profile and texture; and (3) that replacement of sheathing and structural framing is NOT included in this request. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 4.1(b) and 4.3 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request to replace all windows (total: 17) -- existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one be **approved** in accordance with drawings and specifications dated 9/22/2025 **with the following conditions**: (1) that left (front) windows be paired with a mullion in between to match paired windows on the right (front elevation); (2) that front four windows be all wood, no cladding with lite configuration of one-over-one; and (3) that existing window openings NOT be resized. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 5.1 and 5.2 under Windows and Doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

1. That the request to replace the roof of main building -- includes structural repairs with a main gable extension (roof shingles -- Brand: GAF Timberline; Color: "Weathered Wood") be **approved with the following condition**: front gable should be widened to match the rest of the roof.
2. That the request to replace exterior siding and trim with in-kind materials, siding novelty pattern #105 be **approved** as submitted.
3. That the request to replace all windows (total: 17) -- existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one be **approved with the**



**following condition**/comment: turn left window into paired one-over-one to match right paired window(s).

---

---

## 9. 120 S. MONTCLAIR AVE

Winnetka Heights Historic District

COA-25-000284

Christina Paress

### Request

A Certificate of Appropriateness to change paint colors: Body – SW2812 “Rockwood Jade” and Trim – SW2833 “Roycroft Vellum”.

Applicant Sulema Rodriguez

Application Filed 8/10/2025

### Staff Recommendation

That the request for a Certificate of Appropriateness to change paint colors: Body – SW2812 “Rockwood Jade” and Trim – SW2833 “Roycroft Vellum” be **approved**. The proposed work is consistent with preservation criteria Sec. 51P-87.111(a)(8)(B) and (C), meets the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior’s Standards for Rehabilitation.

### Task Force Recommendation

No quorum. Task Force is in favor of the paint colors and recommends accent color.

---

---

## 10. 3913 CROZIER ST.

Queen City [Predesignation Moratorium]

COA-25-000215

Rhonda Dunn

### Request

A Predesignation Certificate of Appropriateness to construct a rear horizontal addition – a covered patio. (Unauthorized work)

Applicant Hernando Cruz

Application Filed 9/10/2025

### Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a rear horizontal addition – a covered patio (unauthorized work) be **approved** in accordance with drawings and specifications dated 09/10/2025 **with the following condition**: that recommendations in the provided structural engineer’s report for framing and foundation adjustments be strictly followed. Implementation of the recommended condition(s) would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(A) for contributing structures; and the Secretary of the Interior’s Standards for Rehabilitation.

### Task Force Recommendation

No quorum – comments only. Supportive, with the following comment: rear bathroom window should be restored.

---

## COURTESY REVIEWS

### 1. 4616 GASTON AVE.

Peak's Suburban Addition Historic District

COA-25-000301

Christina Paress

#### Request

Courtesy Review: Façade repair, renovations, and style changes.

Applicant Ryan McNee

Application Filed 8/23/2025

#### Staff Recommendation

Courtesy Review - no action required. That a request to repair façade, renovations, and style changes be conceptually denied without prejudice with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

#### Task Force Recommendation

Courtesy Review - no action required. That a request to repair façade, renovations, and style changes be conceptually denied without prejudice. Task force recommendations: This Task Force recognizes that this structure has been neglected for several years and is in serious disrepair, and are generally supportive of rehab of this structure, with the condition that the front façade is rebuilt to the original condition with a second story porch. We do not support "German Schmer" nor painting of this unique and rare red brick. Windows should remain one-over-one with an appropriate solid to void ration the proposed addition and must be wood on wood w/o cladding. The plans show inconsistent windows. The window survey should show the exact measurements of each window. If "raising the roof", the pitch must remain the same.

The proposed fence must have vertical pickets. We highly recommend that the applicant check with building inspection regarding the lot coverage.

---

---

### 2. 2228 EUGENE ST.

Queen City [Predesignation Moratorium]

COA-25-000314

Rhonda Dunn

#### Request

Courtesy Review: Construct a new main residential building (on a vacant lot) with a rear detached two car garage.

Applicant Tracy Williams

Application Filed 8/25/2025

#### Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant lot) with a rear detached two car garage be conceptually approved with the

understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Recommendation**

Courtesy Review – Comments only. Supportive, with the following comments: specify the millwork pattern for the exterior siding; and add trim pieces between paired and ganged windows.

**DISCUSSION AGENDA**

**1. 5003 WORTH ST.**

Munger Place Historic District  
COA-25-000305  
Christina Paress

**Request**

A Certificate of Appropriateness to extend and remove a retaining wall, concrete pad and waterfall steps and to install a six-foot board-on-board wood fence and eight-foot motorized wood gate.

**Applicant** Travis Ripley

**Application Filed** 8/20/2025

**Staff Recommendation**

That the request to extend and remove retaining wall, concrete pad and waterfall steps and install six-foot board-on-board wood fence and eight-foot motorized wood gate be **approved with the condition** that the fence location be not enclose large existing tree and waterfall steps with the finding of fact that the property has no rear yard and would not have an adverse effect on the historic district. Implementation of the proposed condition would allow the proposed work to be consistent with preservation criteria and to meet the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting.

**Task Force Recommendation**

That the request to extend and remove retaining wall, concrete pad and waterfall steps be **denied without prejudice**.

---

---

**2. 4315 JUNIUS ST.**

Peak's Suburban Addition Historic District  
COA-25-000313  
Christina Paress

**Request**

A Certificate of Appropriateness to construct a new two-story main structure.

**Applicant** Aaron Trecartin

**Application Filed** 8/25/2025

**Staff Recommendation**

That the request to construct a new two-story main structure be **approved with the condition** that the foundation height be 18 inches in height above finished grade to mimic a pier-and-beam foundation of other neighborhood main structures. Implementation of the proposed condition

will allow the proposed work to be consistent with preservation criteria Section 4, meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request to construct two-story main structure be **approved with conditions**: Foundation must be raised to 18–24-inch foundation height from finished grade in order to mimic the crawl space of the typical pier and beam in our neighborhood. Recommendation that the 1<sup>st</sup> and 2<sup>nd</sup> floor forward most windows on right and left elevations be aligned with each other to the extent possible.

---

---

**3. 2609 DATHE ST.**

Queen City [Predesignation Moratorium]

COA-25-000319

Rhonda Dunn

**Request**

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

**Applicant** Roddrick West

**Application Filed** 9/18/2025

**Staff Recommendation**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 09/18/2025 **with the following conditions**: (1) that paired and ganged windows be separated by a mullion(s) (i.e., a wood trim piece) with a minimum width of four inches wide; (2) that paint colors for the body and trim be selected from a historic paint color collection (e.g., Sherwin Williams Arts & Crafts Collection); (3) that a louvered vent be installed in the main gable; (4) that exterior lighting be Craftsman style; (5) that front porch column (brick) bottoms rest on grade (i.e., ground level) and be a minimum of 14 inches wide (across); and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation**

No quorum – Comments only. Supportive, with the following comment(s): ascertain that all feedback from the Landmark Commission is included in the final design.

---

---

**4. 3426 MYRTLE ST.**

Queen City [Predesignation Moratorium]

COA-25-000388

Rhonda Dunn

**Request**

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

**Applicant** Kevin Jara

**Application Filed** 9/23/2025

**Staff Recommendation**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 09/23/2025 **with the following conditions**: (1) that dormer siding be all wood horizontal lap-siding; (2) that windows (a minimum of two) be added to rear 50 percent of right elevation; (3) that front porch column (brick) bottoms rest on grade (i.e., ground level) and be a minimum of three feet high; (4) that exterior solid wood siding be continued to approximately six inches above grade on all elevations (a water table trim board could be installed to protect siding); (5) that front porch flooring be all wood tongue and groove with dimensions one by four (1" by 4"); and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation**

No quorum – Comments only. Supportive, with the following comment(s): ascertain that all feedback from the Landmark Commission is included in the final design.

---

---

## **5. 3824 MYRTLE ST.**

Queen City [Predesignation Moratorium]

COA-25-000321

Rhonda Dunn

**Request**

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

**Applicant** Roddrick West

**Application Filed** 9/18/2025

**Staff Recommendation**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 09/18/2025 **with the following conditions**: (1) that paired and ganged windows be separated by a mullion(s) (i.e., a wood trim piece) with a minimum width of four inches wide; (2) that windows be all wood (framed) not clad with light configuration one-over-one; (3) that porch and main gable be clad with all wood horizontal lap-siding or wood shake shingles; (4) that exterior lighting be Craftsman style; (5) that front porch column (brick) bottoms rest on grade (i.e., ground level) and be a minimum of 14 inches wide (across); and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation**

No quorum – Comments only. Supportive, with the following comment(s): ascertain that all feedback from the Landmark Commission is included in the final design.

---

---

## 6. 1128 CHURCH ST.

Tenth Street Historic District  
COA-25-000398  
Rhonda Dunn

### Request

A Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

Applicant Pedro Acevedo

Application Filed 9/25/2025

### Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 9/25/2025 **with the following condition(s)**: (1) that right projection be extended to the rear, to align with rear exterior wall (creating one rear gable not two); (2) that a covering (e.g., a shed roof) be installed over rear exterior door (3) that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); (4) that skirting be James Hardie “Custom Colonial Roughsawn”; (5) that porch column (bottoms’) brick size be reduced from king size to modular size; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and site elements, and Section (b) under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

### Task Force Recommendation

That the request to construct a new main residential building (on a vacant lot) be **approved with the following conditions**/comments: that parking be moved to the rear pending city approval; that rear door be covered with a porch roof; that porch column brick size be changed from king size to modular; and that “Hardie Board” skirting be shown on material schedule/sheet.

---

---

## 7. 2801 TWYMAN AVE.

Wheatley Place Historic District  
COA-25-000372  
Rhonda Dunn

### Request

A Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot).

Applicant Blanca Cardenas

Application Filed 9/23/2025

### Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) be **approved** in accordance with drawings and specifications dated 9/23/2025 **with the following conditions**: (1) that building’s front setback be a maximum of 30

feet; (2) that driveway be ten feet in width and extend from the established curb cut to the rear of the building, aligning with the rear exterior wall (on the right side); and (3) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.3 under Building Site and Landscaping, and Sections 9.3, 9.6, and 9.7 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

#### Task Force Recommendation

That the request to construct a new main residential building (on a vacant corner lot) be **approved with the following condition(s)**/comment(s): that foundation height be lowered to 18 inches above grade.

---

---

## 8. 2822 MCDERMOTT AVE.

Wheatley Place Historic District

COA-25-000309

Rhonda Dunn

#### Request

1. A Certificate of Appropriateness to alter fenestration of rear horizontal addition, including moving rear exterior door to the (right) side elevation and adding a window to the rear elevation.
2. A Certificate of Appropriateness to replace roof of rear horizontal addition -- includes structural repairs and profile alteration(s) (i.e., a modification in roof form from pyramidal (unauthorized work) to gabled).
3. A Certificate of Appropriateness to replace all windows (total: 8) – existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one. (Unauthorized work)

Applicant Jordan D'Silva

Application Filed 9/22/2025

#### Staff Recommendation

1. That the request to alter fenestration of rear horizontal addition, including moving rear exterior door to the (right) side elevation and adding a window to the rear elevation be **approved** in accordance with drawings and specifications dated 09/22/2025 **with the following condition**: that new side door be a paneled all wood door. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request to replace roof of rear horizontal addition -- includes structural repairs and profile alteration(s) (i.e., a modification in roof form from pyramidal (unauthorized work) to gabled) be **approved** in accordance with drawings and specifications dated 09/22/2025 **with the following condition(s)**: that soffit, fascia and new gable wall cladding be all wood. Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criterion Section 9.7 pertaining to additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.



3. That the request to replace all windows (total: 8) – existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one be **approved** in accordance with drawings and specifications dated 09/22/2025 **with the following conditions**: (1) that left (front) window (labeled #2 in survey) and two right side windows (labeled #4 and #5 in survey) be all wood, no cladding with lite configuration of one-over-one; and (2) that any resized/enclosed window openings be returned/reopened to their original dimensions (specifically the window on the left projection labeled #1 in survey). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 5.1 and 5.2 under Windows and Doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

#### **Task Force Recommendation**

1. That the request to alter fenestration of rear horizontal addition, including moving rear exterior door to the (right) side elevation and adding a window to the rear elevation be **approved** as submitted.
2. That the request to replace roof of rear horizontal addition -- includes structural repairs and profile alteration(s) (i.e., a modification in roof form from pyramidal (unauthorized work) to gabled) be **approved with the following condition**: that the roof be reconfigured to a profile appropriate for a shotgun house.
3. That the request to replace all windows (total: 8) – existing windows are wood framed; replacing with aluminum framed, lite configuration one-over-one be **approved with the following condition**/comment: that window on left projection be reopened.

***Note: Applicant has revised plans/drawings to comply with task force's recommendations.***

---

---

## **9. 3621 MEYERS ST.**

Wheatley Place Historic District  
COA25-000373  
Rhonda Dunn

### **Request**

A Certificate of Appropriateness to construct a new main residential building (on vacant lot).

**Applicant** Blanca Cardenas

**Application Filed** 9/17/2025

### **Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 9/17/2025 **with the following conditions**: (1) that building's front setback be aligned with the adjacent buildings (to the left and the right); (2) that driveway be ten feet in width and extend from the established curb cut to the rear of the building, aligning with the rear exterior wall (on the left side); (3) that porch column (brick) bottoms NOT be painted; and (4) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.3 under Building Site and Landscaping, and Sections 9.3, 9.6, and 9.7 under New Construction and Additions;



the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

#### Task Force Recommendation

That the request to construct a new main residential building on a vacant lot be **approved** with the following condition(s)/comment(s): that foundation be lowered to 18 inches above grade; and that two paint colors as opposed to three be used – Sherwin Williams “Warm Beige” and Sherwin Williams “Roycroft Mist Gray”.

---

---

### **10. 3719 MEADOW ST.**

Wheatley Place Historic District

COA-25-000264

Rhonda Dunn

#### Request

1. A Certificate of Appropriateness to construct a rear horizontal addition. (Unauthorized work)
2. A Certificate of Appropriateness to alter fenestration of the main building (including relocation of front door and enclosing of seven windows). (Unauthorized work)
3. A Certificate of Appropriateness to alter fenestration of the accessory structure (by enclosing openings on the front and right elevations). (Unauthorized work)

Applicant Kevin Jara

Application Filed 9/02/2025

#### Staff Recommendation

1. That the request to construct a rear horizontal addition (unauthorized work) be **denied without prejudice** with a finding of fact that the massing of the addition is inappropriate and there is no visible distinction between the original building and the addition. Therefore, the proposed work would have an adverse effect on the existing property and the historic overlay district and is inconsistent with preservation criteria Sections 9.7 and 9.13 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request to alter fenestration of main building (including relocation of front door and enclosing of seven windows) be **denied without prejudice** with a finding of fact that the proposed work would have an adverse effect on the structure and the historic district and is, therefore, inconsistent with preservation criterion Section 5.1 under Windows and Doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request to alter fenestration of accessory structure (by enclosing openings on the front and right elevations) be **denied without prejudice** with a finding of fact that the proposed work would have an adverse effect on the structure and the historic district and is, therefore, inconsistent with preservation criterion Section 4.2 pertaining to non-protected facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

#### Task Force Recommendation

1. That the request to construct a rear horizontal addition (unauthorized work) be **denied without prejudice**. Restore house to original condition/layout.

2. That the request to alter fenestration of main building (including relocation of front door and enclosing of seven windows) be **denied without prejudice**.
3. That the request to alter fenestration of accessory structure (by enclosing openings on the front and right elevations) be **denied without prejudice**.

<b><u>DESIGNATION COMMITTEE:</u></b>
--------------------------------------

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.