



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000318
LOCATION: 4835 Junius St
STRUCTURE: Contributing
COUNCIL DISTRICT: 2

PLANNER: Christina Paress
DATE FILED: July 3, 2026
DISTRICT: Peak's Suburban (H/72)

APPLICANT: Anne-Marie Starr

REPRESENTATIVE: N/A

OWNER: Anne-Marie Starr

REQUEST:

1. A Courtesy Review to restore main structure to original single-family architecture.
2. A Courtesy Review to construct a rear carport.

STAFF RECOMMENDATION:

Courtesy Review - no action required. That the request to restore main structure to original single-family architecture and construct a rear carport 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:

That the request to restore main structure to original single-family architecture and construct a rear carport be denied without prejudice with the following comments/recommendations:

Removal of non-historic structures and center window on front is approved.

- 1- Elevations of the sides and rear of the house are needed. What is proposed to replace the doors on the second floor once the stairs are removed?
- 2- Need window survey with measurements.
- 3- Proposed porch should match the house to the right at 4839 Junius with respect to massing of columns, header beam. Base of columns should be brick,
- 4- Carport columns should be wrapped with architectural details similar to front porch columns. Header needed on carport.
- 5- Need details/ measurements on elements and materials list.

****NOTE:** If applicant would like to remove one of the front doors, Dr. Patricia Simon, Task Force Chair, volunteers to do needed research to prove that this was originally a single family home.

BACKGROUND / HISTORY:

N/A

RELEVANT PRESERVATION CRITERIA:

1. Peak's Suburban Addition Historic District (H-72); Ordinance No. 22352
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 MAP:

4835 Junius St

Google Maps

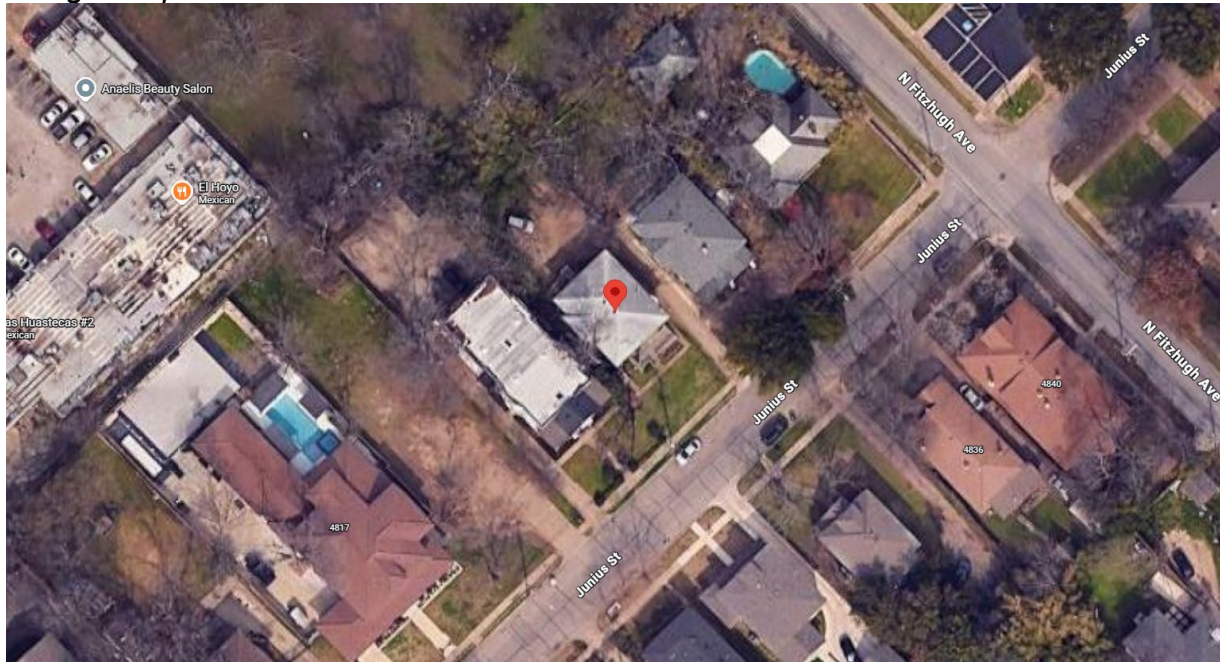


Figure 1 – Aerial View of the property.

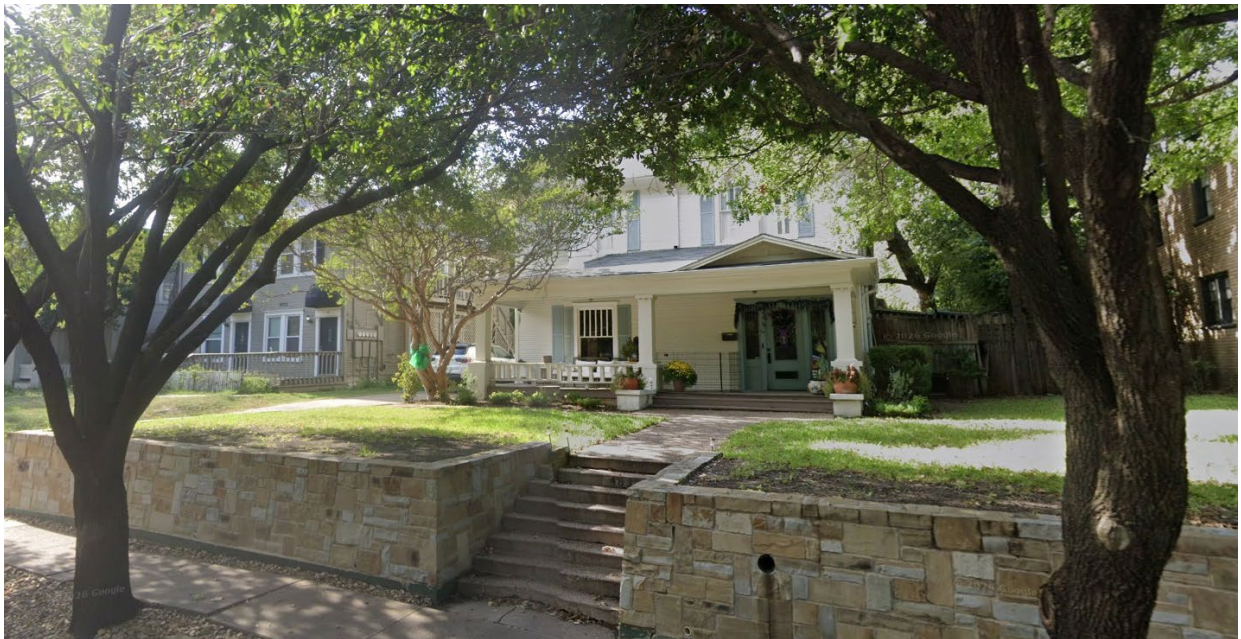
CURRENT PHOTOS

4835 Junius St



CONTEXT PHOTOS

4835 Junius St



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

48112 48116 48118 48256 48352 48360 48366 48492 48496

48104 48108 48112 48116 48120 48124 48128 48132 48136 48140 48144 48148 48152 48156 48160 48164 48168 48172 48176 48180 48184 48188 48192 48196 48200 48204 48208 48212 48216 48220 48224 48228 48232 48236 48240 48244 48248 48252 48256 48260 48264 48268 48272 48276 48280 48284 48288 48292 48296 48300 48304 48308 48312 48316 48320 48324 48328 48332 48336 48340 48344 48348 48352 48356 48360 48364 48368 48372 48376 48380 48384 48388 48392 48396 48400 48404 48408 48412 48416 48420 48424 48428 48432 48436 48440 48444 48448 48452 48456 48460 48464 48468 48472 48476 48480 48484 48488 48492 48496 48500 48504 48508 48512 48516 48520 48524 48528 48532 48536 48540 48544 48548 48552 48556 48560 48564 48568 48572 48576 48580 48584 48588 48592 48596 48600 48604 48608 48612 48616 48620 48624 48628 48632 48636 48640 48644 48648 48652 48656 48660 48664 48668 48672 48676 48680 48684 48688 48692 48696 48700 48704 48708 48712 48716 48720 48724 48728 48732 48736 48740 48744 48748 48752 48756 48760 48764 48768 48772 48776 48780 48784 48788 48792 48796 48800 48804 48808 48812 48816 48820 48824 48828 48832 48836 48840 48844 48848 48852 48856 48860 48864 48868 48872 48876 48880 48884 48888 48892 48896 48900 48904 48908 48912 48916 48920 48924 48928 48932 48936 48940 48944 48948 48952 48956 48960 48964 48968 48972 48976 48980 48984 48988 48992 48996 49000

771

Scale of Feet.

0 50 100 150

6" WY PIPE

JUNIUS

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**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Peak's Suburban Addition and Edison-LaVista Court Historic Districts

DATE: 7/9/2023
TIME: 5:30 p.m.
LOCATION: Hybrid Virtual/2622 Swiss Ave

Applicant Name:
Address: 4835 Junius Street
Request Type: CA

Recommendation:

☐ Approve ☐ Approve with conditions ☒ Deny w/o prejudice ☐ Deny

Comments: Application Incomplete

Removal of non-historic structures and center window on front is approved.

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4- Carport columns should be wrapped with architectural details similar to front porch columns. Header needed on carport.

5- Need details/ measurements on elements and materials list.

****NOTE:** If applicant would like to remove one of the front doors, Patty Simon volunteers to do needed research to prove that this was originally a single family home.

Task force members present:

☒ Kathy Finch ☒ Paul Sanders (Vice-chair)
☒ Josh Kamman ☒ Patricia Simon (Chair)

Ex Officio staff members present: ☒ Marcus Watson

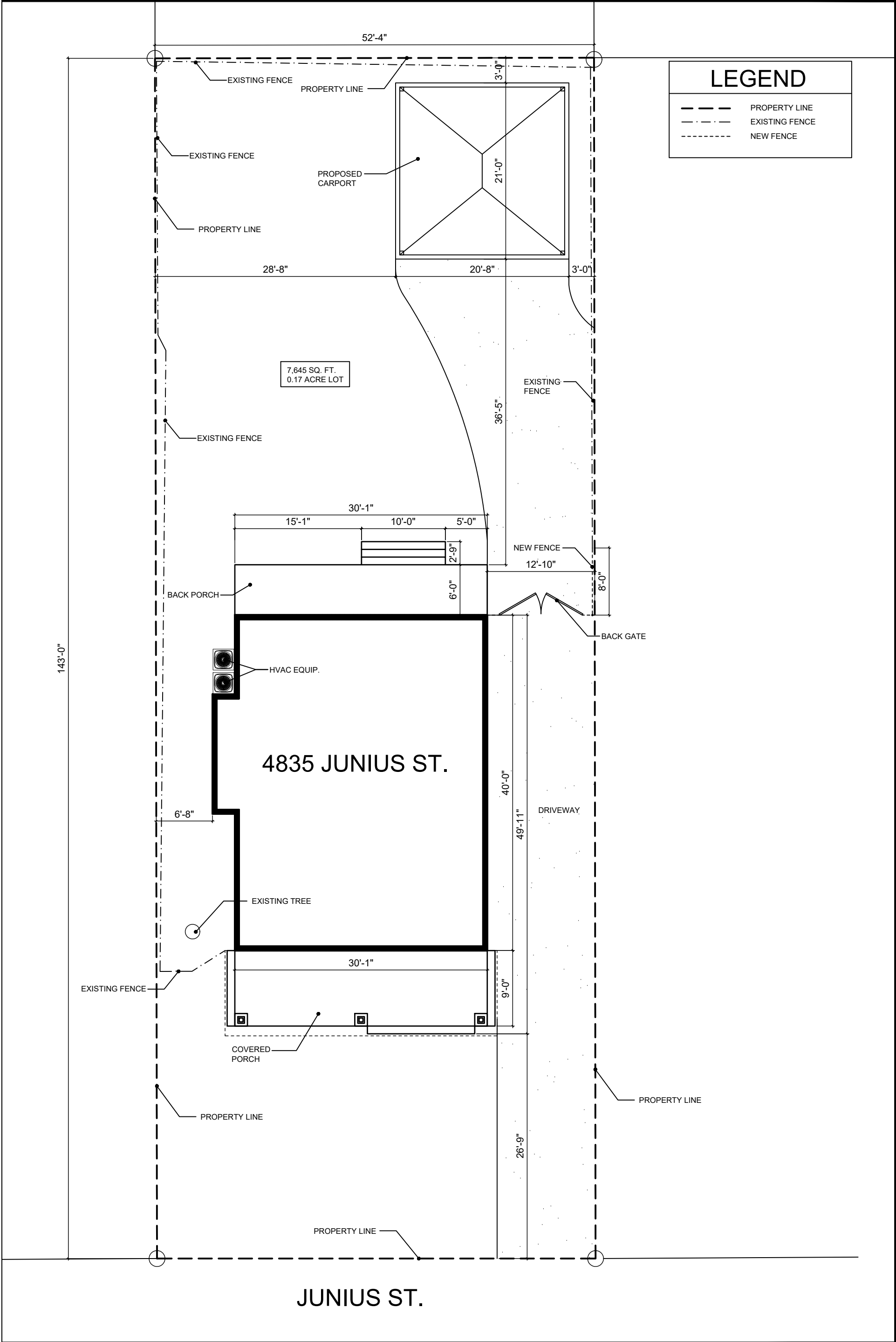
Quorum: ☒ Yes ☐ No (three makes a quorum)

Maker: Simon 2nd: Sanders
FOR: Finch, Kamman, Sanders, Simon AGAINST: [Click or tap here to enter text.](#)
Basis for opposition:

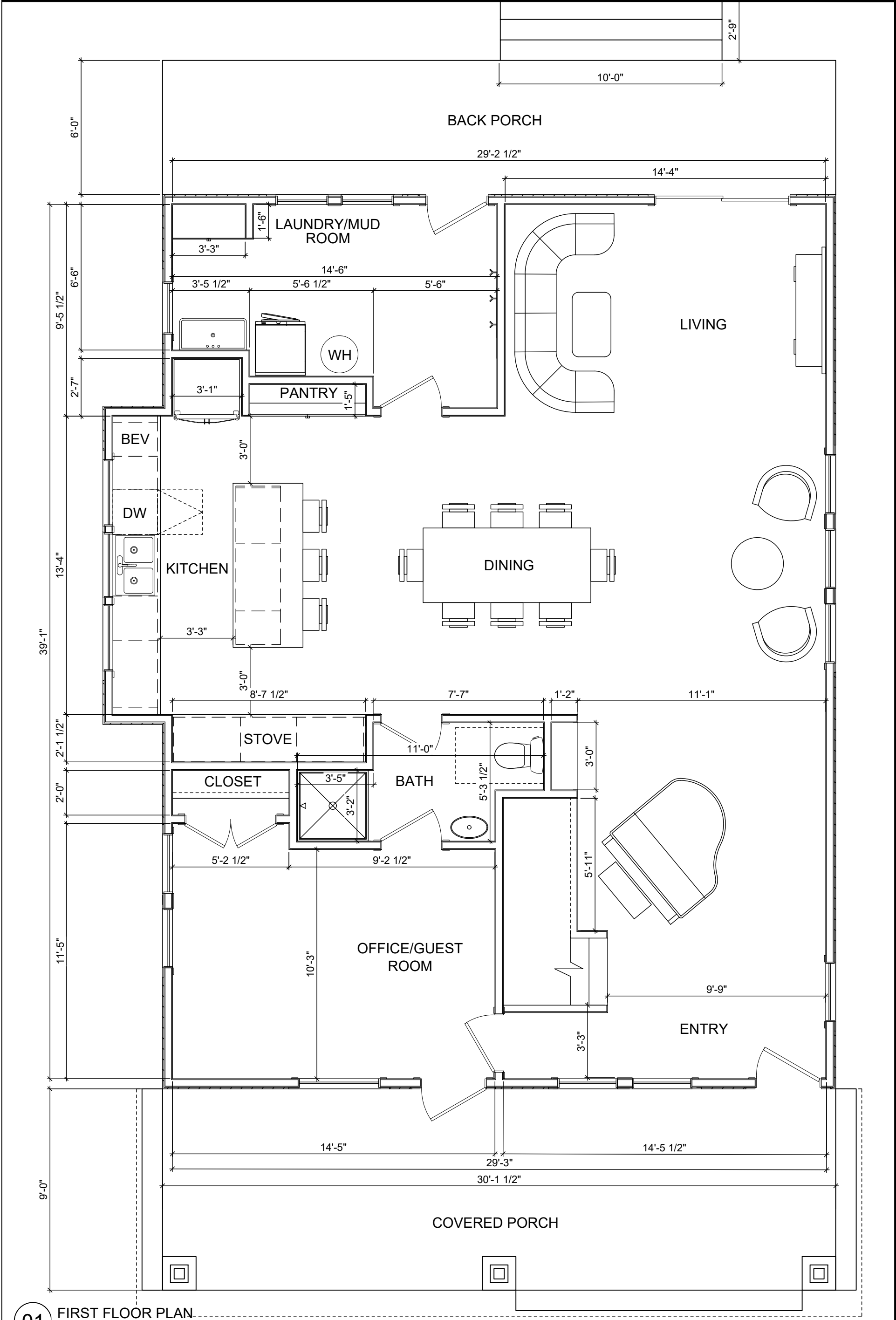
**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**







			PROJECT: JUNIUS LOCATION: DALLAS, TX CONTACT: AADAM MORGAN EMAIL: ELITEBUILDDFW@GMAIL.COM PHONE: 469.951.4192 DESIGNER: TAYLOR DANIEL	DRAWING NAME: SITE PLAN	SHEET NO.: A0.1
DATE	REVISION				



01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'

DATE	REVISION
6/19/26	REV 4 - CLIENT COMMENTS
5/8/26	REV 3 - CLIENT COMMENTS
4/17/26	REV 2 - CLIENT COMMENTS
4/8/26	REV 1 - CLIENT COMMENTS



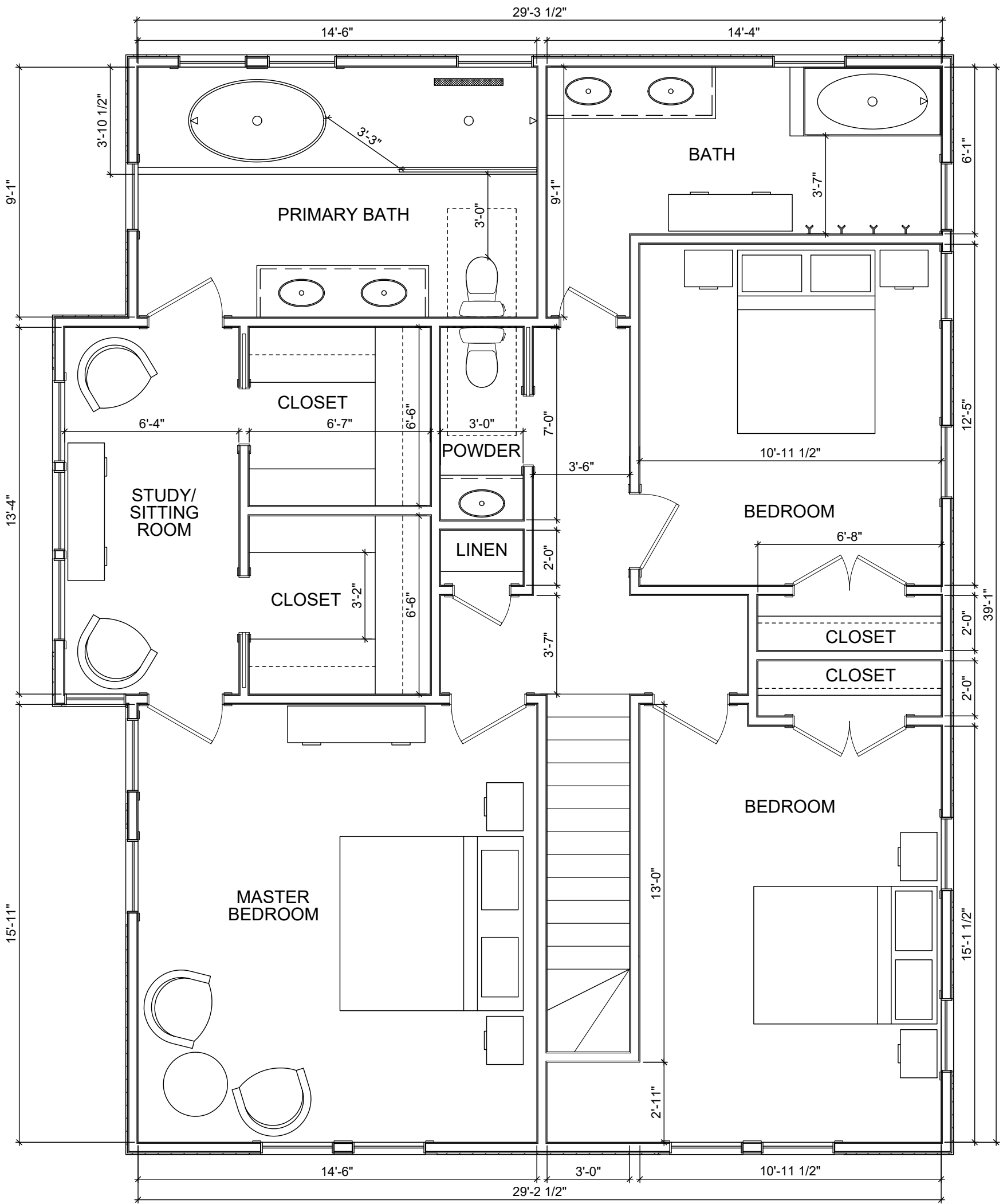
PROJECT: JUNIUS
LOCATION: DALLAS, TX
CONTACT: AADAM MORGAN
EMAIL: ELITEBUILDDFW@GMAIL.COM
PHONE: 469.951.4192
DESIGNER: TAYLOR DANIEL

DRAWING NAME:

FIRST FLOOR PLAN

SHEET NO.:

A1.0



01 SECOND FLOOR PLAN
SCALE: 1/4" = 1'

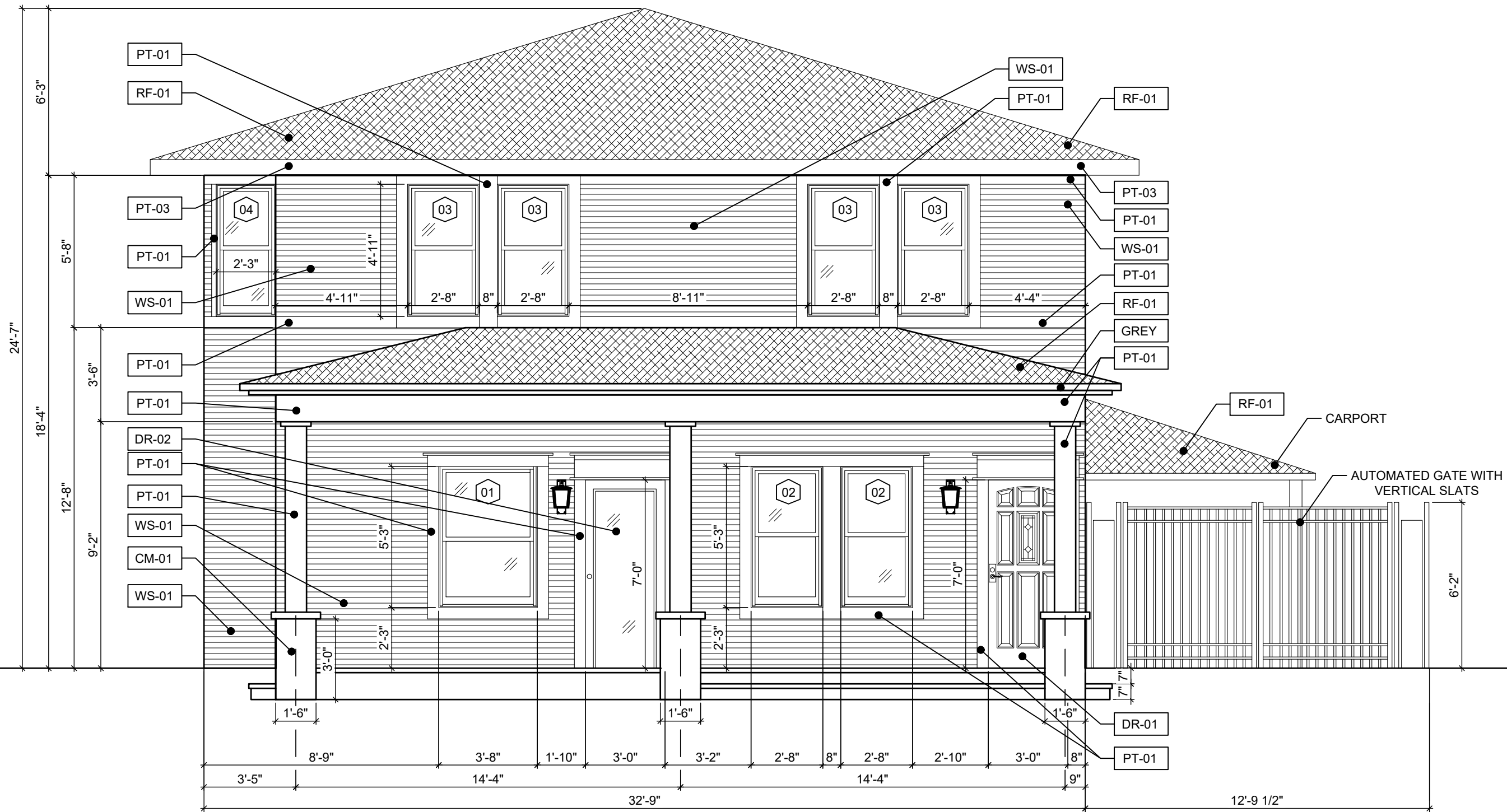
DATE	REVISION
6/19/26	REV 4 - CLIENT COMMENTS
5/8/26	REV 3 - CLIENT COMMENTS
4/17/26	REV 2 - CLIENT COMMENTS
4/8/26	REV 1 - CLIENT COMMENTS



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DESIGNER: TAYLOR DANIEL

DRAWING NAME:
SECOND FLOOR PLAN

SHEET NO.:
A1.2



01 FRONT ELEVATION
SCALE: 1/4" = 1'

DATE	REVISION
6/19/26	REV 4 - CLIENT COMMENTS
6/9/26	REV 3 - CLIENT COMMENTS
5/12/26	REV 2 - CLIENT COMMENTS
5/8/26	REV 1 - CLIENT COMMENTS



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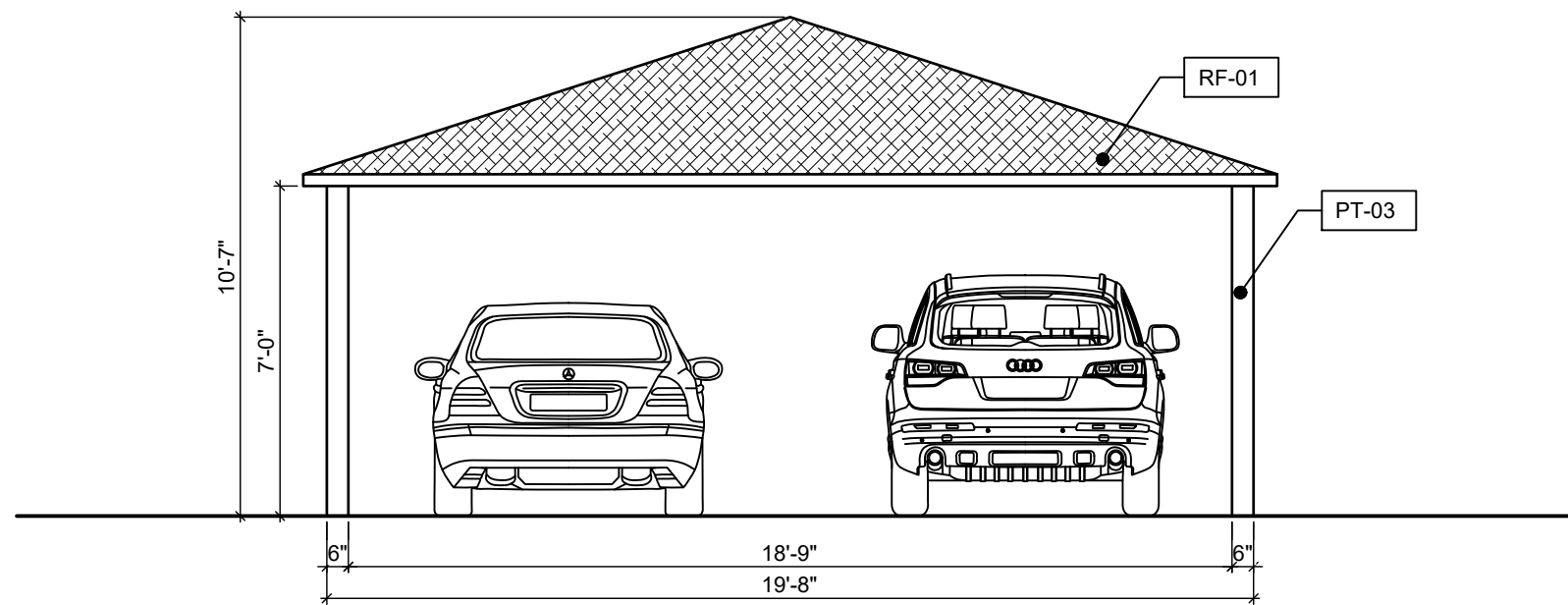
DATE ISSUED: 4/22/26
PROJECT SCALE: 1/4" = 1'
DRAWN BY: TAYLOR DANIEL

DRAWING NAME:

EXTERIOR ELEVATION

SHEET NO.:

A3.0



01 CARPORT ELEVATION
SCALE: 1/4" = 1'

6/19/26	REV 4 - CLIENT COMMENTS
6/9/26	REV 3 - CLIENT COMMENTS
5/12/26	REV 2 - CLIENT COMMENTS
5/8/26	REV 1 - CLIENT COMMENTS
DATE	REVISION



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CONTACT: AADAM MORGAN
EMAIL: ELITEBUILDDFW@GMAIL.COM
PHONE: 469.951.4192
DESIGNER: TAYLOR DANIEL

DATE ISSUED: 4/22/26
PROJECT SCALE: 1/4" = 1'
DRAWN BY: TAYLOR DANIEL

DRAWING NAME:

CARPORT ELEVATION

SHEET NO.:

A3.1

01

02

03

04

MATERIAL & SPECIFICATION SCHEDULES					
MATERIAL	MANUFACTURER	PAINT COLOR	DETAILS	FINISH/TYPE	LOCATION/NOTES
WOOD SIDING					
WS-01	TexasVJoint	PT-03	Pine #117 Double Tear Drop Siding 1x6x10'		Exterior Panel Siding
DOORS					
DR-01	Existing	PT-02	Existing door to be painted PT-02. Trim: PT-01		Primary Front Door
DR-02	KROSSWOOD	PT-01	Rustic Knotty Alder Wood Pre-hung Door	Wood/Clear Stain/Glass	Front Study Glass Door
WINDOWS					
WD-01	MARVIN	Trim: PT-01	Marvin Ultimate Wood Double Hung G2	Wood/Black Sash	First Floor Front Bedroom
WD-02	MARVIN	Trim: PT-01	Marvin Ultimate Wood Double Hung G2	Wood/Black Sash	First Floor Living Room
WD-03	MARVIN	Trim: PT-01	Marvin Ultimate Wood Double Hung G2	Wood/Black Sash	Second Floor Bedrooms
WD-04	MARVIN	Trim: PT-01	Marvin Ultimate Wood Double Hung G2	Wood/Black Sash	Second Floor Study
CEMENT					
CM-01		PT-03	Architectural Concrete Cement	Painted	Porch Pillars
ROOF					
RF-01	Timberland	Brown	Timberline Armorshield II Weathered Wood Algae Resistant Architectural Shingles	Weathered Wood	Roof

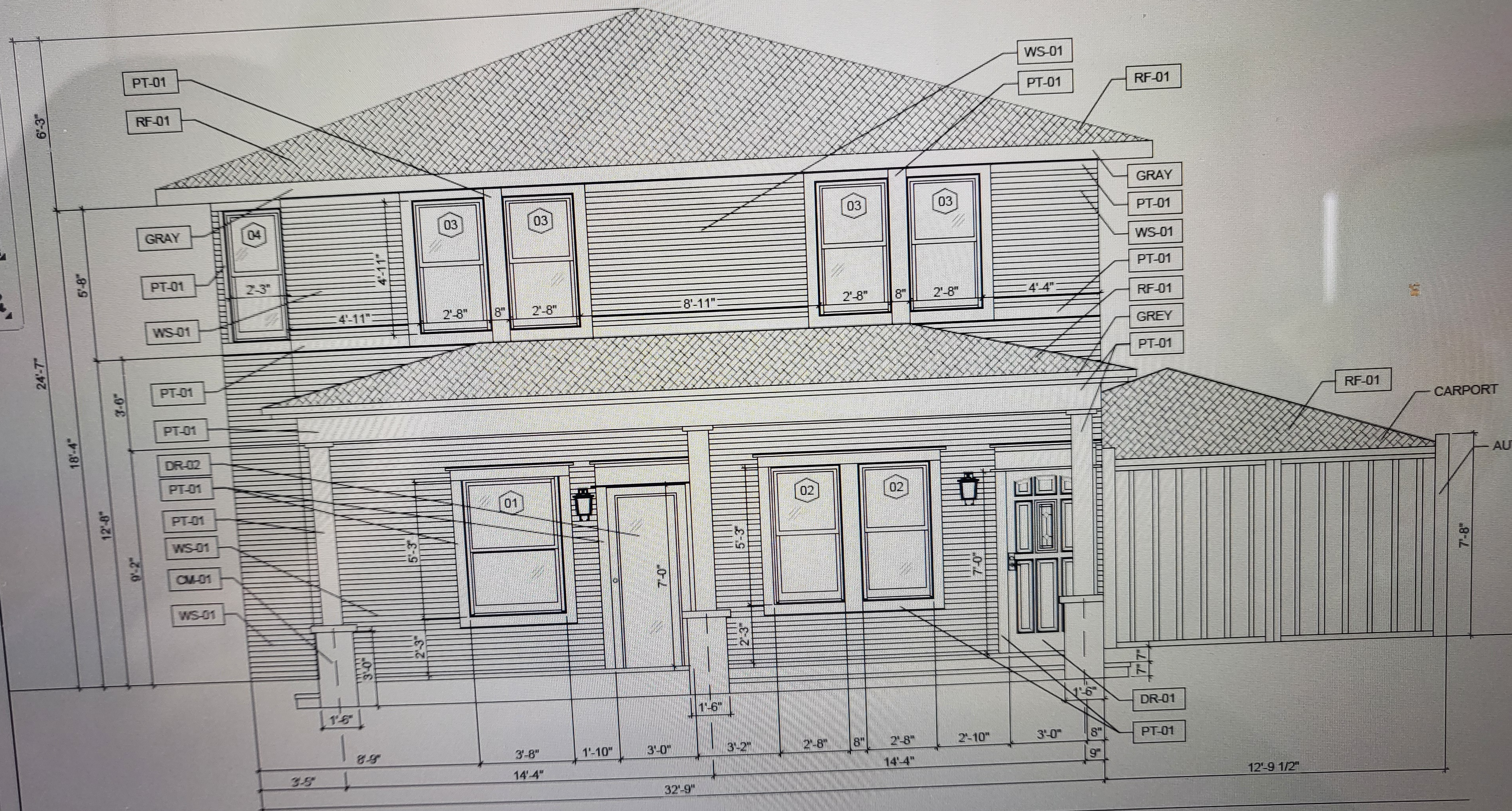
EXTERIOR PAINT SCHEDULE				
MATERIAL	MANUFACTURER	PAINT COLOR	DETAILS	LOCATION/NOTES
PAINT COLORS				
PT-01	Sherwin Williams	SW 7012	Creamy	Door Trim, Window Trim, Detail Trim, Porch Pillars
PT-02	Sherwin Williams	SW 0041	Dard Hunter Green	Primary Front Door
PT-03	Sherwin Williams	SW0041	Morris Room Grey	Wood Siding, Porch Cement

PT-01
SW 7012
"CREAMY"

PT-02
SW 0041
"DARD HUNTER
GREEN"

PT-03
SW 0037
"MORRIS ROOM
GREY"

		ELITE BUILD CONTRACTING SERVICES	PROJECT: JUNIUS	DATE ISSUED: 4/22/26	DRAWING NAME: MATERIAL SCHEDULE AND SPECIFICATIONS	SHEET NO.: A3.2
6/19/26	REV 4 - CLIENT COMMENTS		LOCATION: DALLAS, TX	PROJECT SCALE: 1/4" = 1'		
6/9/26	REV 3 - CLIENT COMMENTS		CONTACT: AADAM MORGAN	DRAWN BY: TAYLOR DANIEL		
5/12/26	REV 2 - CLIENT COMMENTS		EMAIL: ELITEBUILDDFW@GMAIL.COM			
5/8/26	REV 1 - CLIENT COMMENTS		PHONE: 469.951.4192			
DATE	REVISION		DESIGNER: TAYLOR DANIEL			



01 FRONT ELEVATION
SCALE: 1/4" = 1"

DATE	REVISION
6/9/26	REV 3 - CLIENT COMMENTS
5/12/26	REV 2 - CLIENT COMMENTS
5/8/26	REV 1 - CLIENT COMMENTS



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DRAWING NAME

EXTERIOR ELEVATION



