



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000358
LOCATION: 4704 Gaston Ave
STRUCTURE: Noncontributing
COUNCIL DISTRICT: 2

PLANNER: Christina Paress
DATE FILED: May 26, 2026
DISTRICT: Peak's Suburban (H/72)

APPLICANT: Fred Pena

REPRESENTATIVE: N/A

OWNER: Vandana Rao

REQUEST:

A Certificate of Appropriateness to construct a main structure on a vacant lot.

STAFF RECOMMENDATION:

That a Certificate of Appropriateness to construct a new main structure on a vacant lot be approved in accordance with drawings and specifications dated 8/3/2026. The proposed work is consistent with preservation criteria 4.2 and 4.3; City Code Section 4.501(g)(6)(C)(ii) for noncontributing properties, and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

That a Certificate of Appropriateness to construct a new craftsman style main structure on a vacant lot be approved with conditions. Recommendations:

- 1- Column bases should be brick if going to the ground
- 2- The plan with the full length porch gable is preferred as this allows for the columns to lay out better against the fenestrations of the door and windows
- 3- A sidewalk should be added to the front which is 5' wide, beveling at 45 degrees as it approaches the steps, and then as wide as the steps as it advances to the front of the house.
- 4- Steps should be squared, not rounded
- 5- Materials List needs to include beveled lap siding with 6" reveal, Jeldwyn Windows with window survey and labeled on plans
- 6- Garage door should not have raised panels
- 7- Future application should be submitted for paint colors and roof/shingle colors

BACKGROUND / HISTORY:

COA-26-000284

Courtesy Review

July 6, 2026

Recommendations:

1. Add sidewalk to front of street facing elevation of porch and add cheek walls to stairs (brick with cast stone top).
2. At two part porch columns add brick at bottom portion.
3. Columns should have brick column bases down to the ground.
4. There should be centered steps on the front of the porch and brick cheek wall on the steps.

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)(ii):

*The landmark commission must grant the application if it determines that:
(ii) for noncontributing structures, the proposed work is compatible
with the historic overlay district*

LOCATION MAP:
4704 Gaston Ave
Google Maps

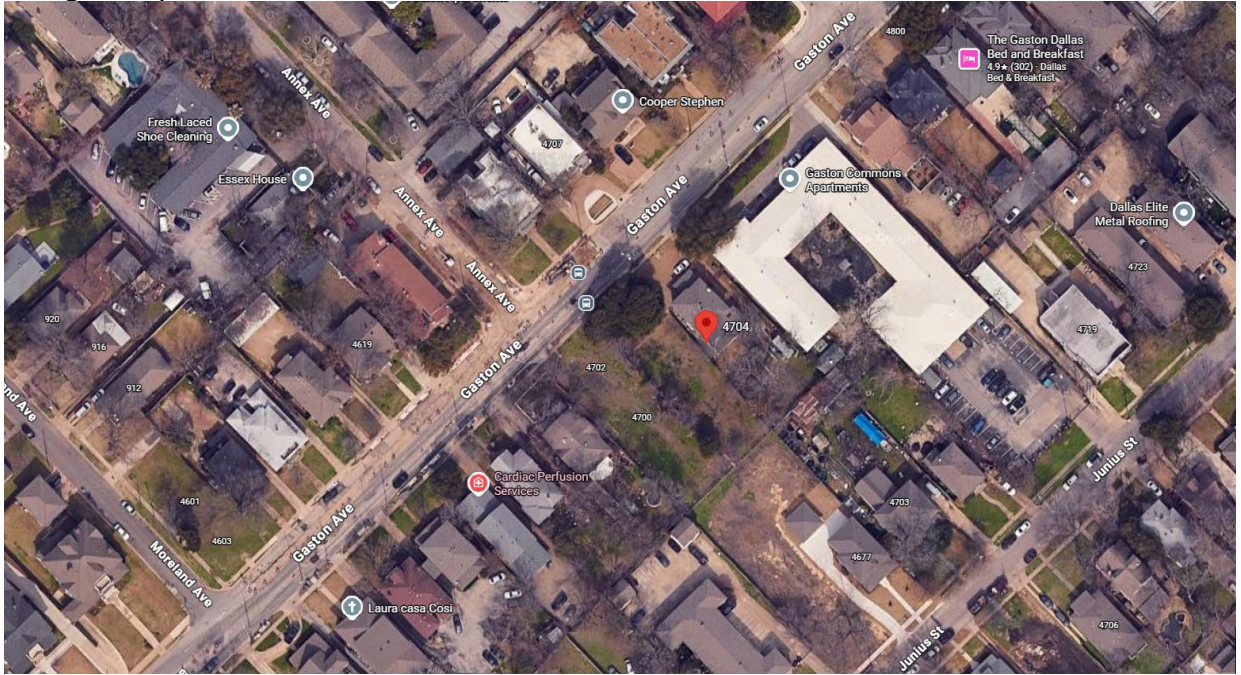


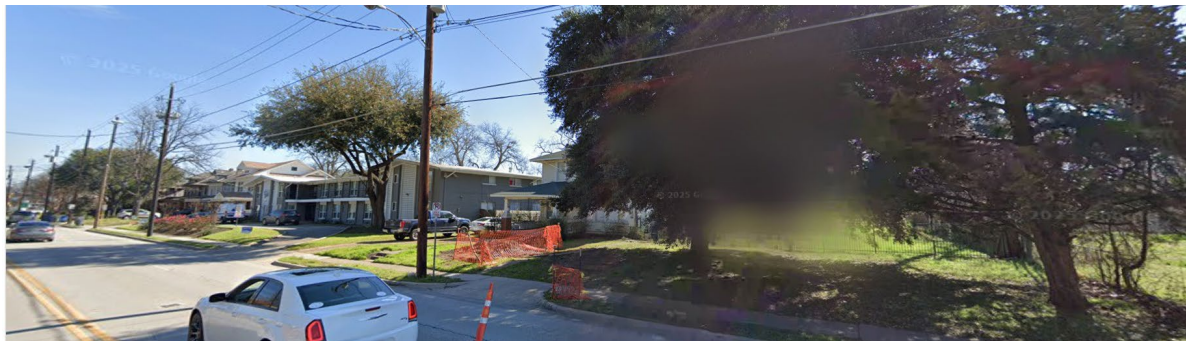
Figure 1 – Aerial View of the property.

CURRENT PHOTOS
4704 Gaston Ave



CONTEXT PHOTOS

4704 Gaston Ave



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**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: 4704 Gaston Avenue
Request Type: CA

Recommendation:

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

Comments: 1- Column bases should be brick if going to the ground
2- The plan with the full length porch gable is preferred as this allows for the columns to lay out better against the fenestrations of the door and windows
3- A sidewalk should be added to the front which is 5' wide, beveling at 45 degrees as it approaches the steps, and then as wide as the steps as it advances to the front of the house.
4- Steps should be squared, not rounded
5- Materials List needs to include beveled lap siding with 6" reveal, Jeldwyn Windows with window survey and labeled on plans
6- Garage door should not have raised panels
7- Future application should be submitted for paint colors and roof/shingle colors

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

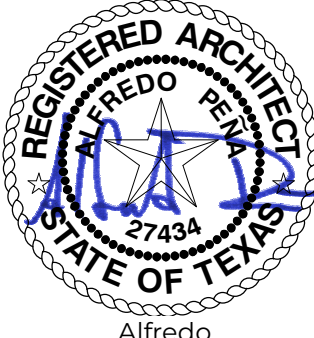
**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

4704 Gaston Avenue
Dallas, Texas 75246
New Construction

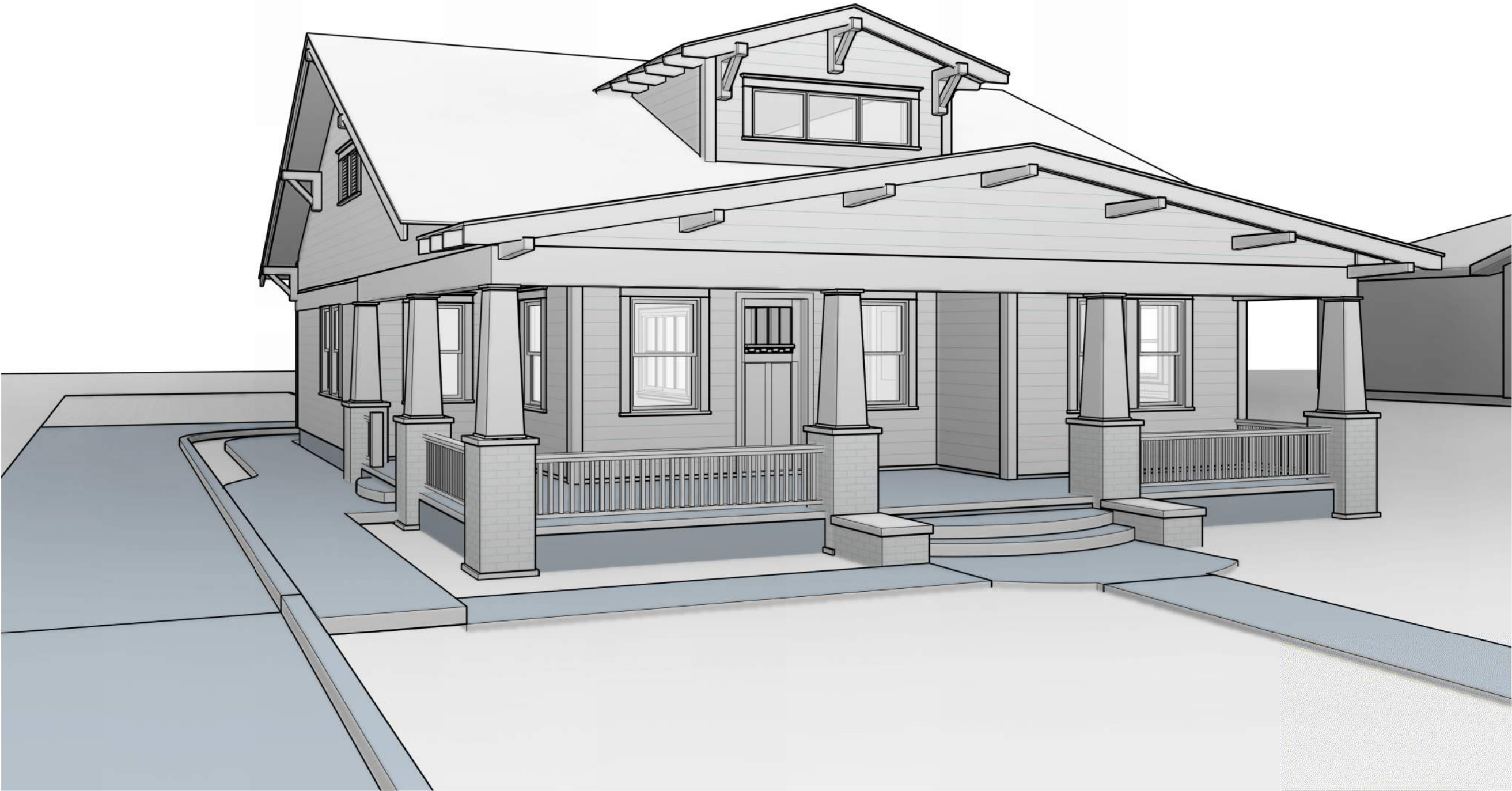


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07-22-26

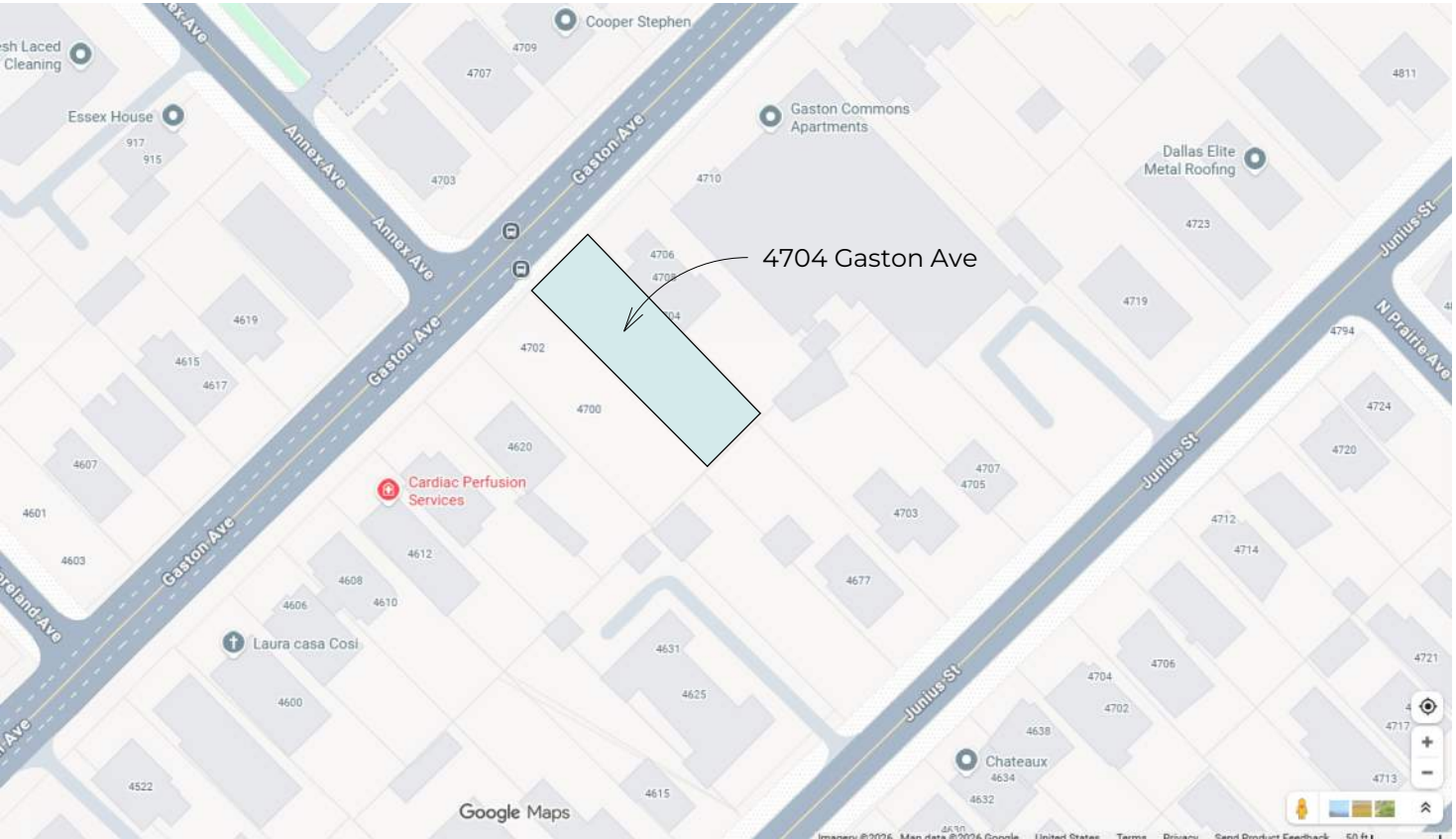


1 PERSPECTIVE VIEW

CONSTRUCTION DOCUMENTS DRAWING INDEX	
NUMBER	NAME
1 - GENERAL	
G-0.00	COVER SHEET
G-0.01	SITE INFORMATION
G-0.02	GENERAL INFORMATION
5 - PLANS	
A-1.01	FLOOR PLAN
A-1.02	ROOF PLAN
6 - ELEVATIONS	
A-2.01	ELEVATIONS
7 - SECTIONS	
A-3.01	BUILDING SECTIONS
9 - DETAILS	
A-4.01	SECTION DETAILS
A-5.01	DETAILS
12 - 3D VIEWS	
A-6.01	3D VIEWS

PROJECT DESCRIPTION

THIS PROJECT CONSISTS A NEW STRUCTURE ON A VACANT LOT IN PEAK'S SUBURBAN ADDITION HISTORIC DISTRICT. THE BUILDING IS DESIGNED TO LOOK LIKE A CRAFTSMAN STYLE HOUSE. IT WILL BE USED FOR PROFESSIONAL SERVICES. THE STRUCTURE INCLUDES TWO PRIVATE OFFICES, A KITCHENETTE FOR EMPLOYEES, A RESTROOM, RECEPTION AREA AND STORAGE/WORK AREAS AND A SECOND PRIVATE BATHROOM. THERE IS AN ATTACHED GARAGE AT THE REAR FOR THE OWNER. THE INTENT IS TO HAVE A CONCRETE DRIVEWAY LEADING YOU TO A GRAVEL PARKING AREA AT THE REAR.



VANDANA AND RAJESH RAO

4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

COVER SHEET

Project number: 26.03-01
Date: 07-22-26

G-0.00

SET FOR CERTIFICATE OF APPROPRIATENESS



2 NEIGHBORING SETBACKS
1" = 20'-0"



1 SITE DIAGRAM
1/16" = 1'-0"

ZONING REGULATIONS:	
GENERAL SITE RESTRICTIONS:	
FRONT SETBACK:	PD-362 25 FT Or Within 5' of average of 3 closest structures on each side
SIDE SETBACKS: REAR SETBACK:	HD72 AVERAGE OF BLOCK
FLOOR AREA RATIO:	0.5
HEIGHT:	35 FT
LOT COVERAGE:	60%
LOT COVERAGE:	
LOT SQUARE FOOTAGE:	10,562.64 S.F.
SITE COVERAGE ALLOWED (PER ZONING):	60% (6,337 S.F.)

No.	Description	Date

SITE INFORMATION

Project number: 26.03-01
Date: 07-22-26

HOUSES ON SYCAMORE



GRIGSBY AND SYCAMORE



HOUSE ON WORTH



HOUSE ON WORTH



HOUSE ON JUNIUS



SIDE GABLED STRUCTURES IN DISTRICT

3

12" = 1'-0"

NEXT DOOR NEIGHBOR TO THE NORTHEAST



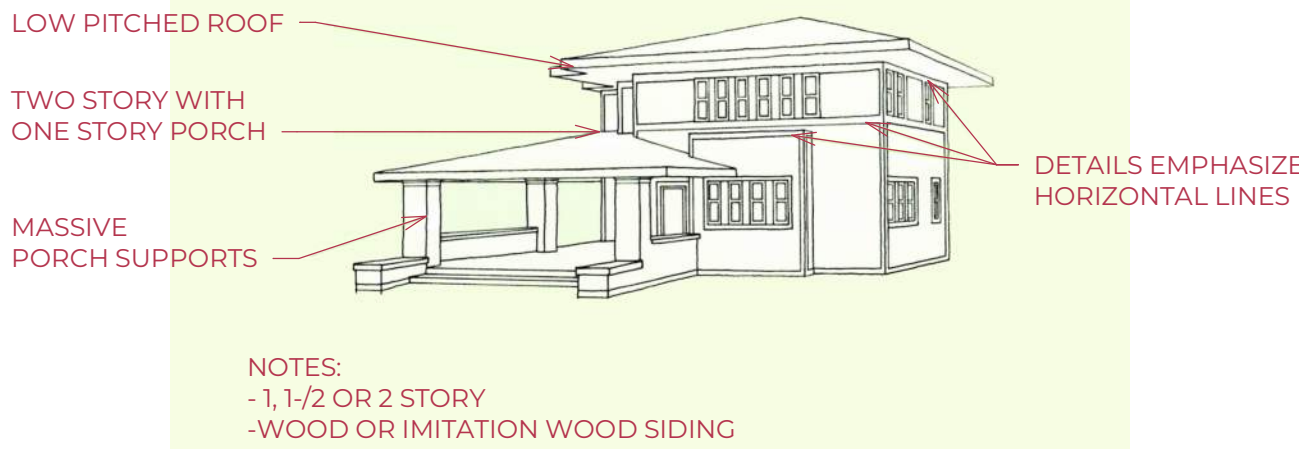
NEIGHBORS AFTER EMPTY LOT TO THE SOUTHWEST



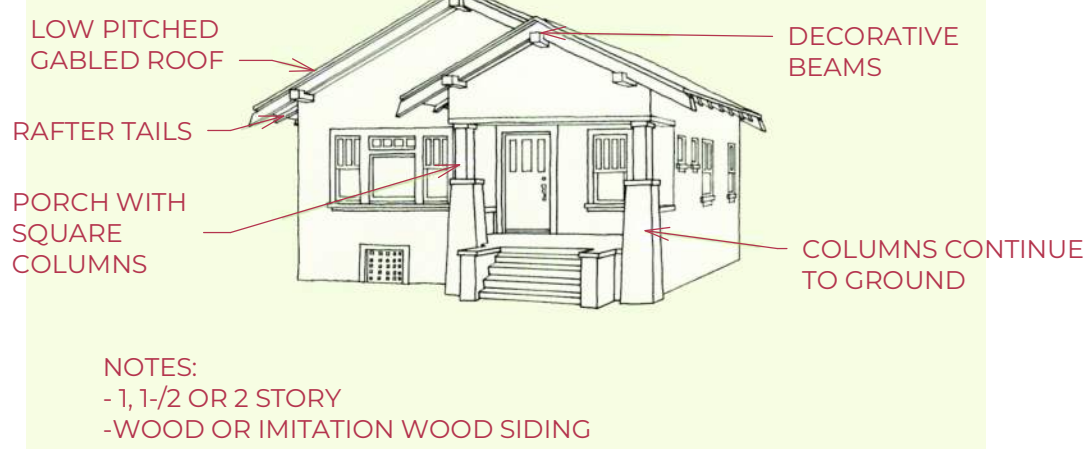
DIRECTLY ACROSS THE STREET



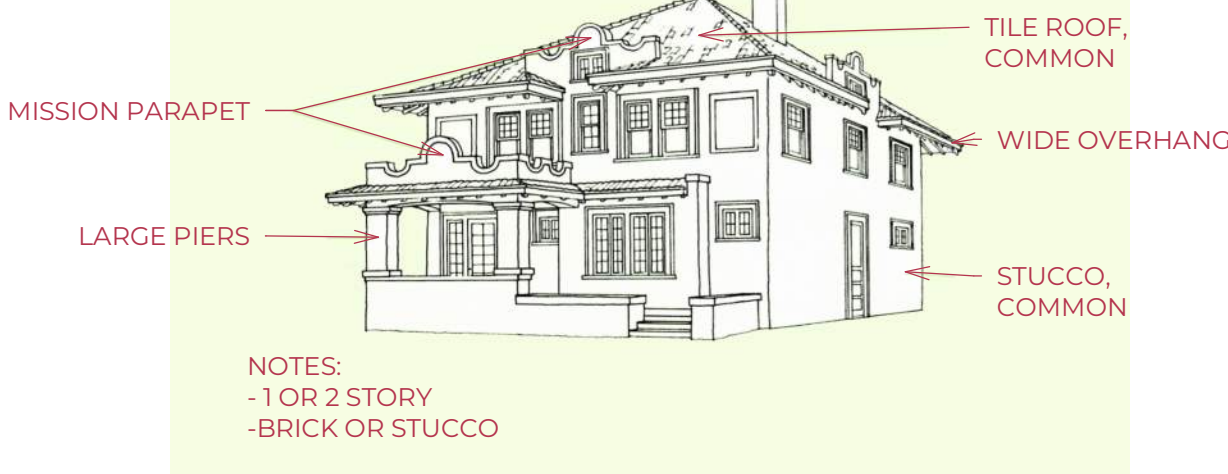
PRAIRIE STYLE



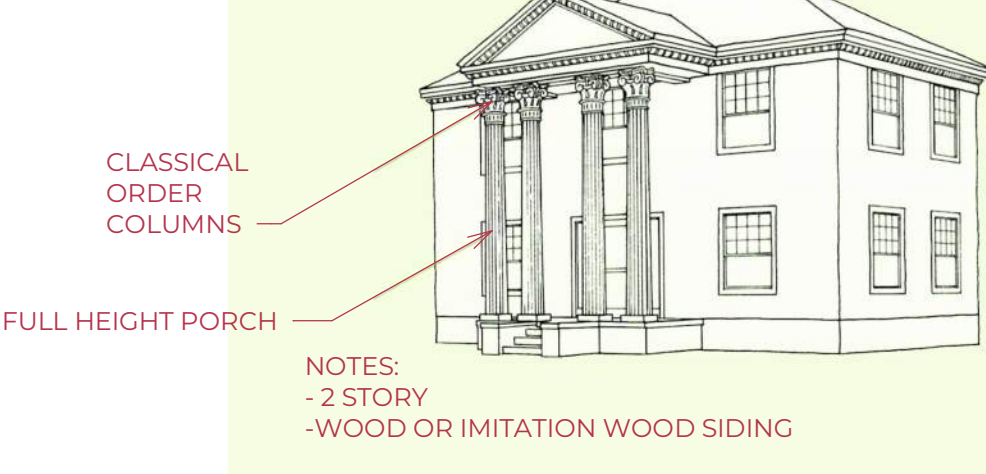
CRAFTSMAN STYLE



MISSION STYLE



NEOCLASSICAL STYLE



ALLOWED STYLES

1

12" = 1'-0"

CONTEXT PHOTOS

2

12" = 1'-0"

SET FOR CERTIFICATE OF APPROPRIATENESS

VANDANA AND RAJESH RAO

4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

GENERAL INFORMATION

Project number: 26.03-01

Date: 07-22-26

G-0.02

Window Schedule						
Type Mark	Rough Opening		Type	Manufacturer	Material	Head Height
	Width	Height				
A	2' - 6"	4' - 6"	Window-Single-Hung	JELD-WEN	WOOD	7' - 0"
B	3' - 0"	4' - 6"	Window-Single-Hung	JELD-WEN	WOOD	7' - 0"
C	2' - 6"	3' - 6"	Window-Single-Hung	JELD-WEN	WOOD	7' - 0"
D	3' - 0"	4' - 0"	Window-Fixed			INTERIOR WINDOW
E	5' - 0"	3' - 6"	Window-Sliding-Double			INTERIOR WINDOW
F	2' - 0"	2' - 0"	Louver Panel	CUSTOM	WOOD	4' - 0"
G	2' - 6"	2' - 0"	Window-Fixed	JELD-WEN	WOOD	5' - 6"
						DORMER WINDOWS

DOOR SCHEDULE							
TAG	ROOM	SIZE	DOOR		FRAME		REMARKS
			TYPE	MATERIAL	CORE	TYPE	
1	WAITING	36" x 84"	CUSTOM	WOOD		SWING	CRAFTSMAN STYLE WOOD DOOR
2	RECEPTION	34" x 84"	FLUSH		HOLLOW	SWING	
3	OFFICE 1	36" x 84"	FLUSH		HOLLOW	SWING	
3a	CLOSET	30" x 84"	FLUSH		HOLLOW	SWING	
3b	OFFICE 1	28" x 84"	FLUSH		SOLID	SWING	
4	HALLWAY	36" x 84"	CUSTOM	WOOD		SWING	CRAFTSMAN STYLE WOOD DOOR
5	GARAGE	36" x 84"	FLUSH		SOLID	SWING	
6	BATHROOM	30" x 84"	FLUSH		SOLID	SWING	
7	OFFICE 2	36" x 84"	FLUSH		SOLID	SWING	
7a	OFFICE 2	28" x 84"	FLUSH		SOLID	SWING	
7b	CLOSET	30" x 84"	FLUSH		HOLLOW	SWING	
8	RESTROOM	36" x 84"	FLUSH		SOLID	SWING	
9	BREAK ROOM	30" x 84"	FLUSH		SOLID	POCKET	
10	GARAGE	96" x 84"	PANEL	FIBERGLASS		OVERHEAD	OVERHEAD SECTIONAL DOOR
10a	STORAGE	36" x 84"	FLUSH		HOLLOW	SWING	

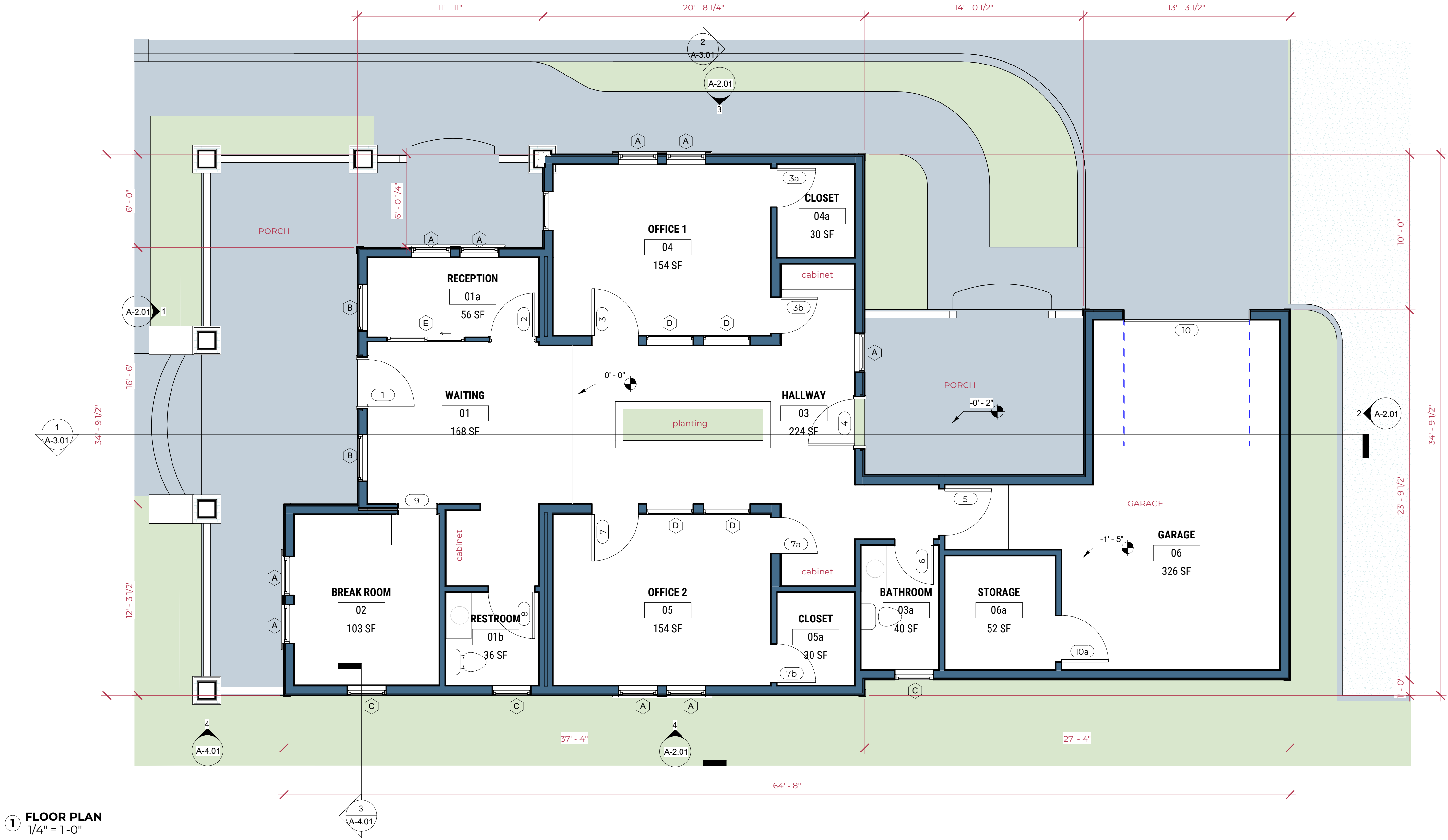


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AREA CLEAR FOR REVIEW STAMPS



SET FOR CERTIFICATE OF APPROPRIATENESS

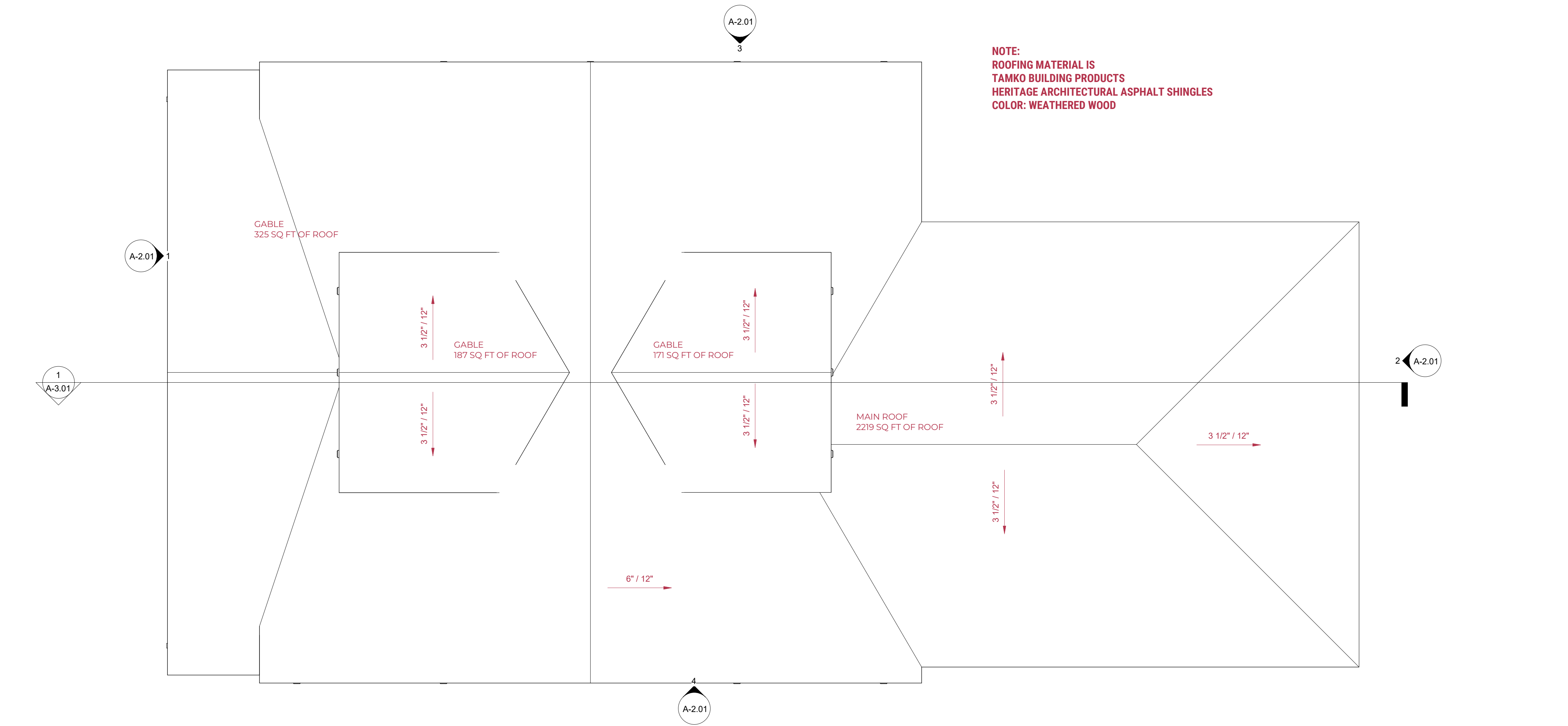
VANDANA AND RAJESH RAO
4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

FLOOR PLAN

Project number: 26.03-01
Date: 07-22-26

AREA CLEAR FOR REVIEW STAMPS



1 OVERALL ROOF PLAN
1/4" = 1'-0"

SET FOR CERTIFICATE OF APPROPRIATENESS

VANDANA AND RAJESH RAO
4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

ROOF PLAN

Project number: 26.03-01
Date: 07-22-26

NOTE: COLORS WILL BE APPLIED FOR SEPARATELY



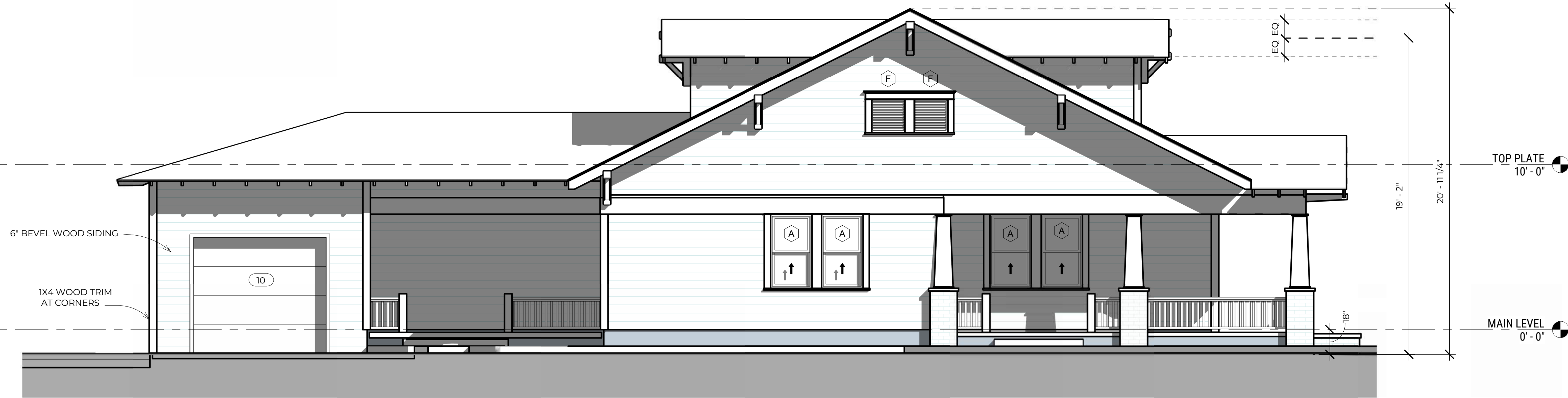
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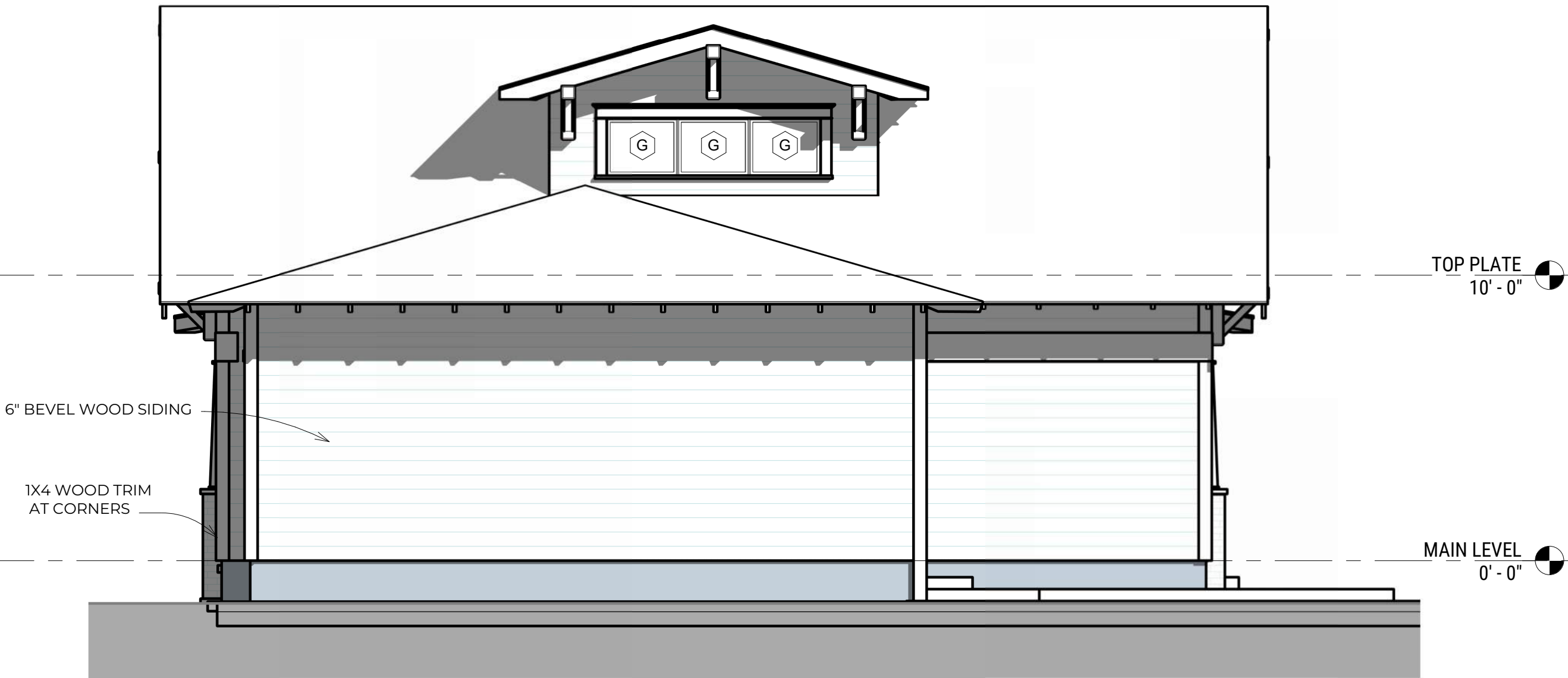
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4 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



3 **NORTHEAST ELEVATION**
1/4" = 1'-0"



2 **SOUTHEAST ELEVATION (REAR)**
1/4" = 1'-0"



1 **NORTHWEST ELEVATION (FRONT)**
1/4" = 1'-0"

AREA CLEAR FOR REVIEW STAMPS

SET FOR CERTIFICATE OF APPROPRIATENESS

VANDANA AND RAJESH RAO
4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

ELEVATIONS

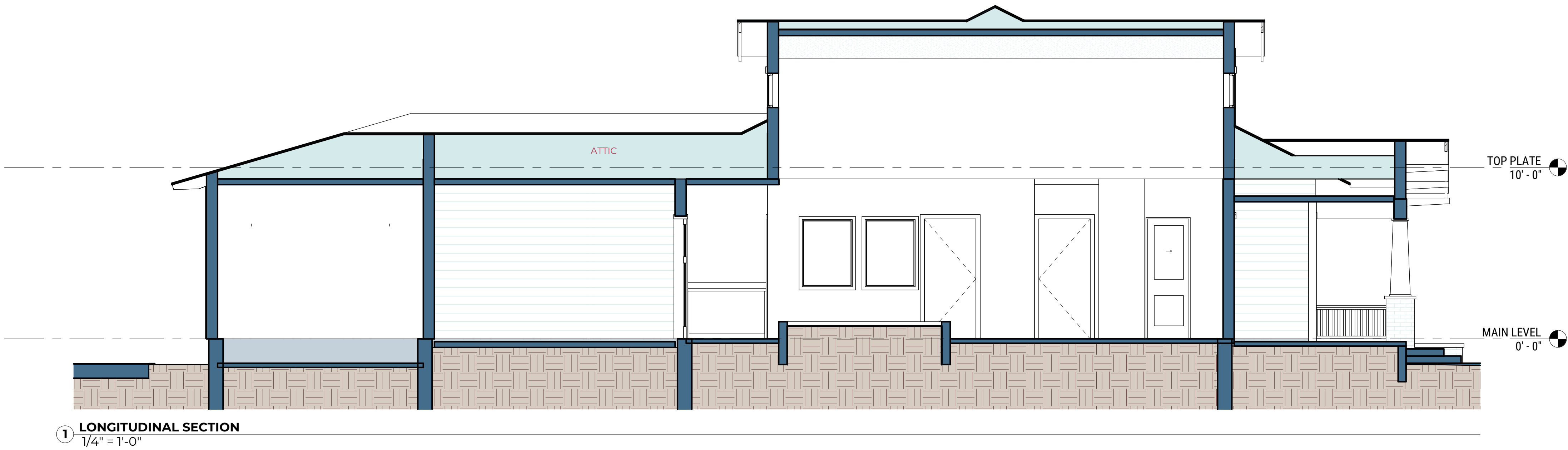
Project number: 26.03-01

Date: 07-22-26

No.	Description	Date

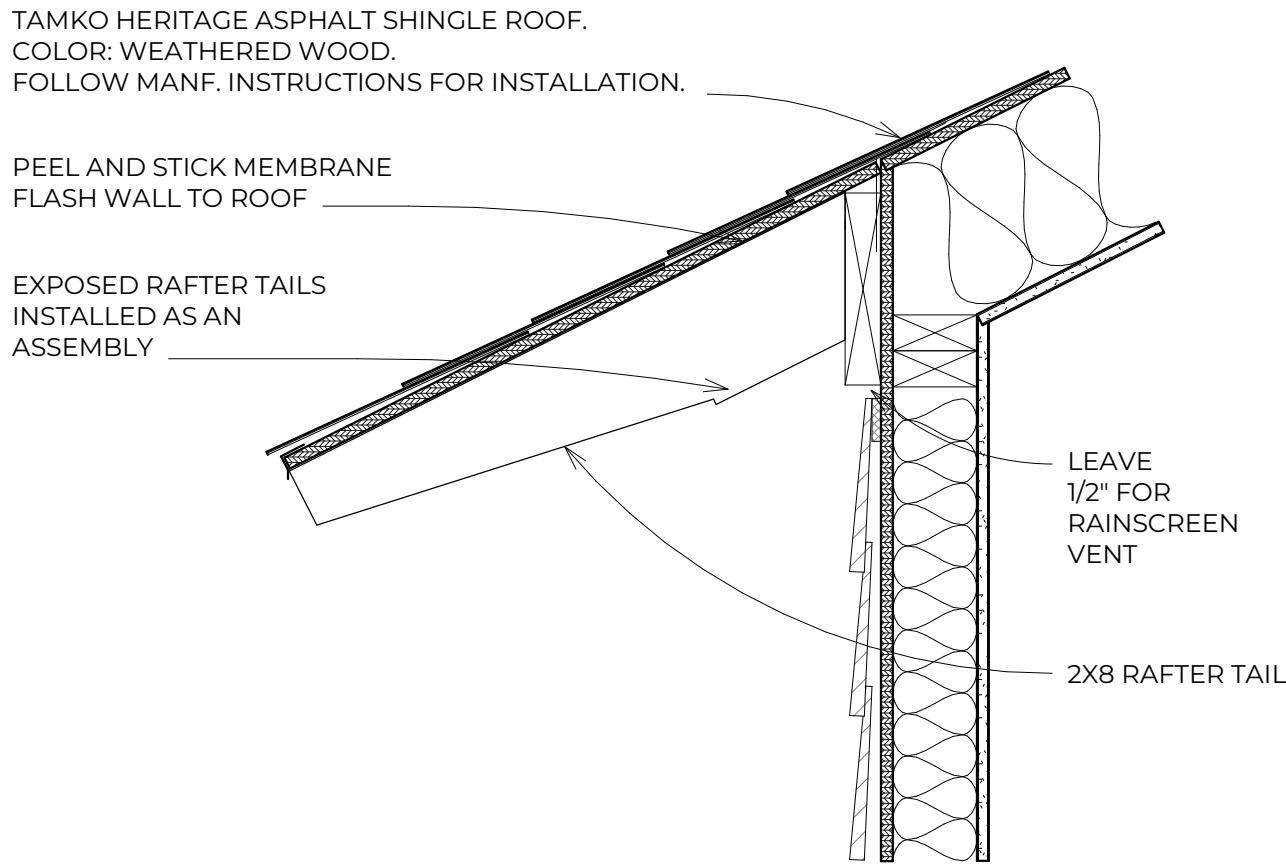
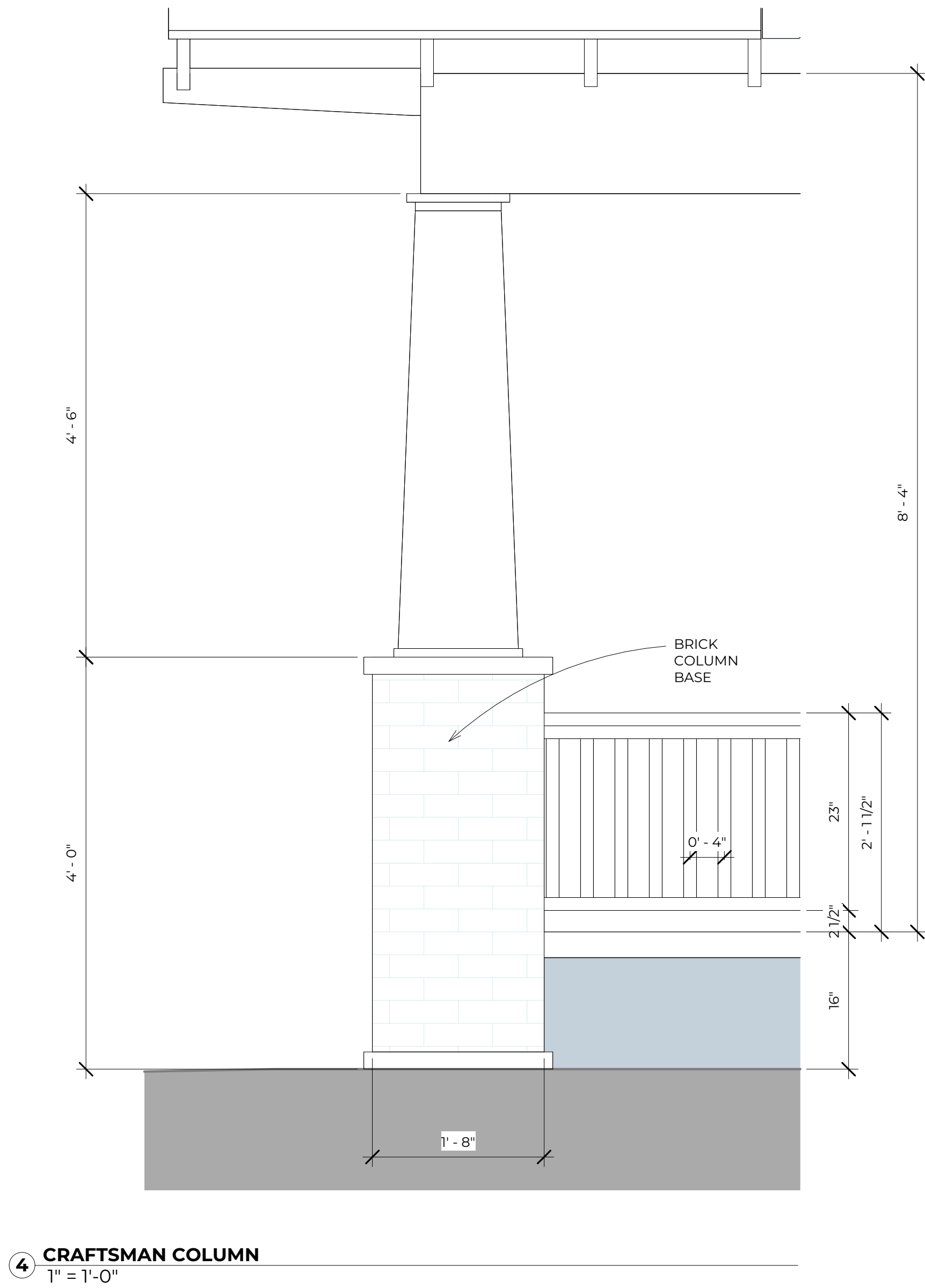
BUILDING SECTIONS

Project number: 26.03-01
Date: 07-22-26

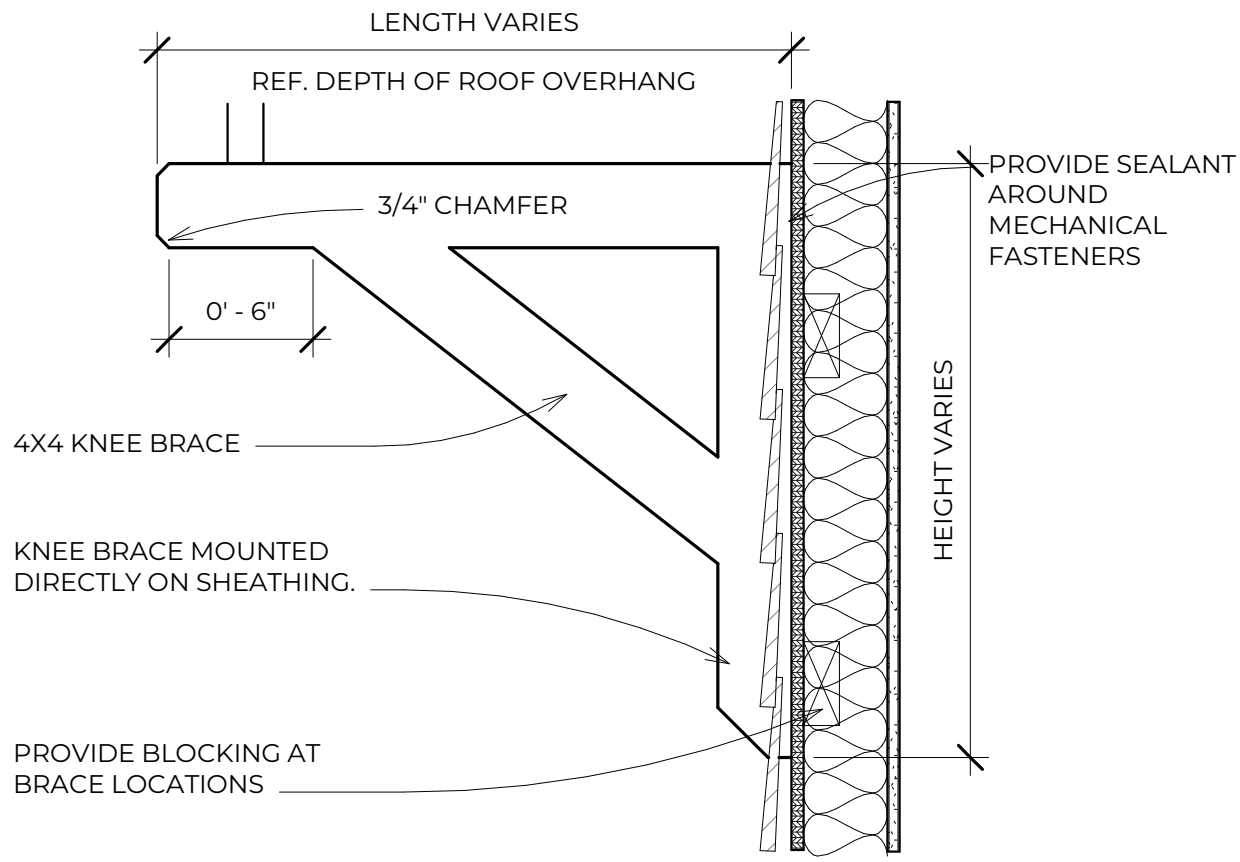


AREA CLEAR FOR REVIEW STAMPS

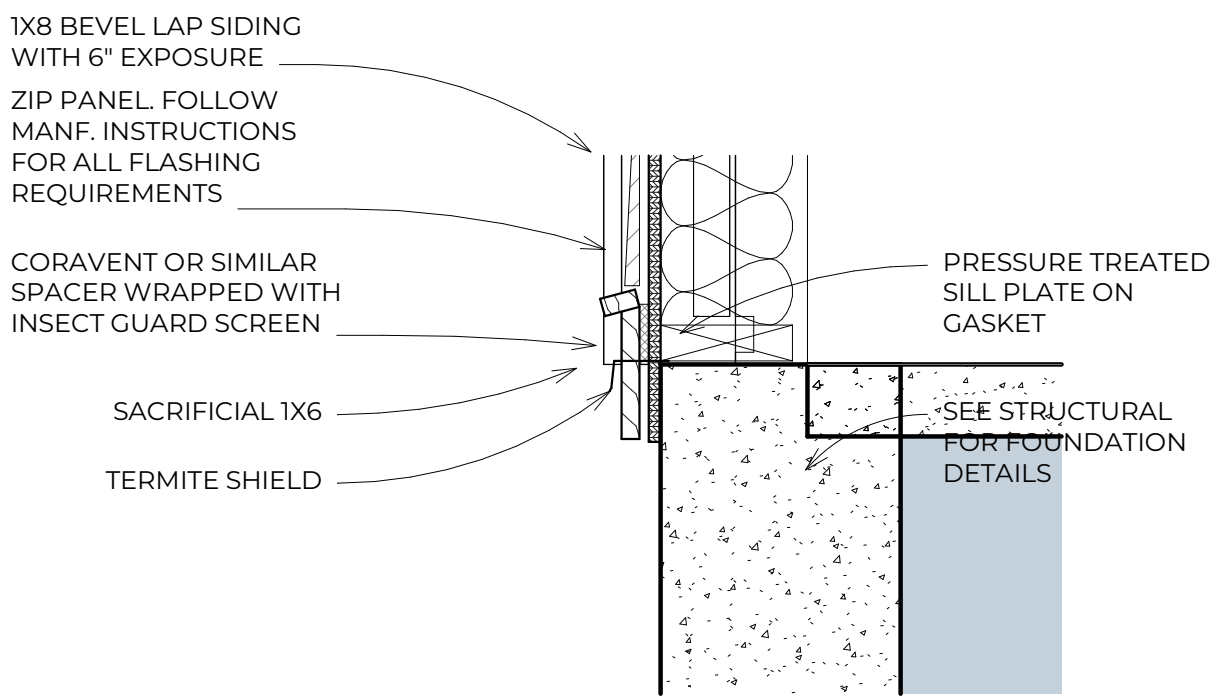
7/22/2026 2:30:25 PM



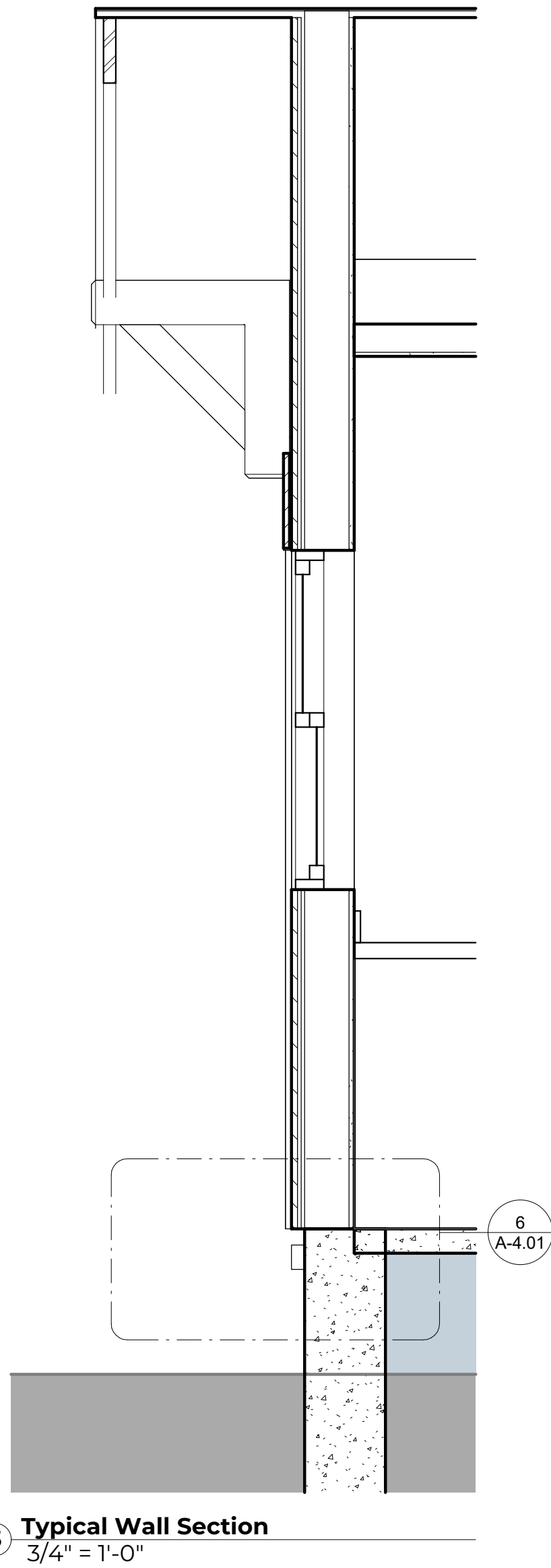
1 Rafter Tail Detail
1 1/2" = 1'-0"



2 Section Details - Knee Brace
1 1/2" = 1'-0"



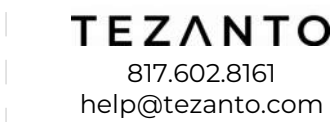
6 Section Detail @ Foundation
1 1/2" = 1'-0"



AREA CLEAR FOR REVIEW STAMPS

No.	Description	Date

SECTION DETAILS



SET FOR CERTIFICATE OF APPROPRIATENESS

VANDANA AND RAJESH RAO

4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

DETAILS

Project number: 26.03-01

Date: 07-22-26

A-5.01



Structure	Profile
Solid	Bevel Lap

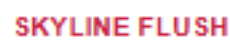
Structure	Profile
Solid	Bevel Lap
Thickness	Sizes
3/4"	N/A
Texture	Length
Paneling Rough, Smooth Face	N/A
Width	Use
5-1/2", 7-1/4", 9-1/4"	Exterior



SMOOTH PANEL SECTIONAL DOOR

WIDTH: 8' 0" X HEIGHT: 7' 0"

Products



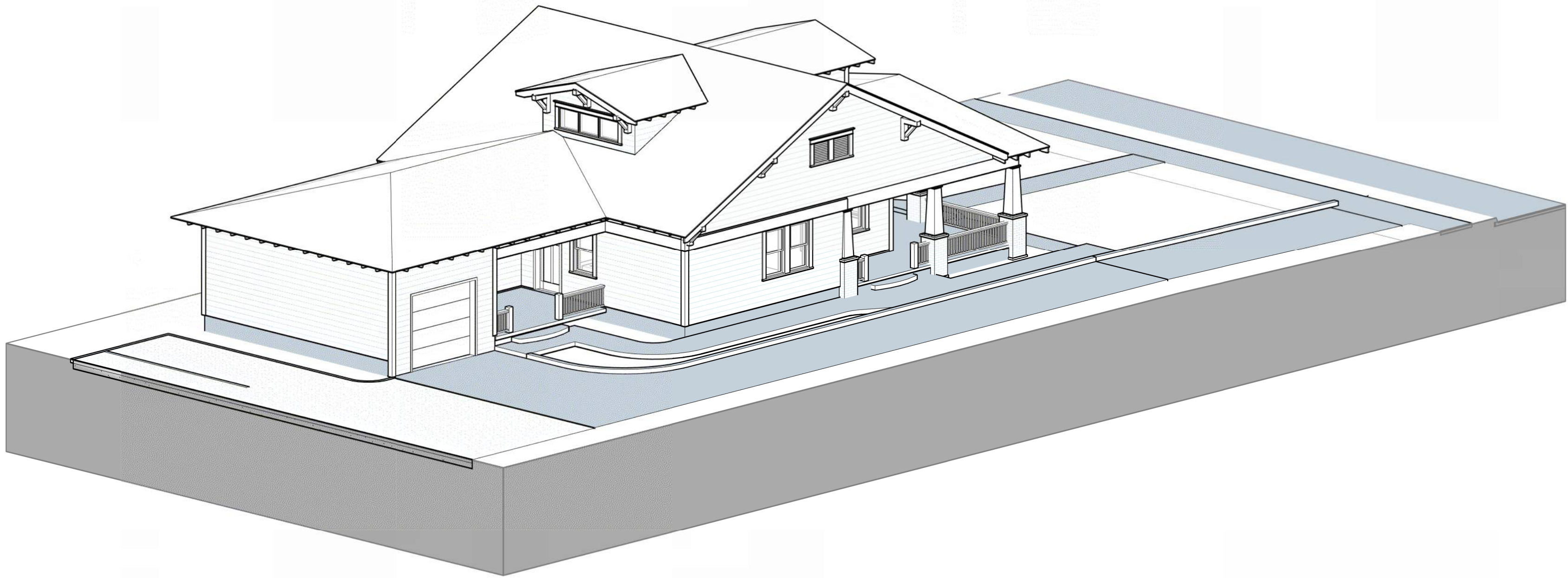
Design



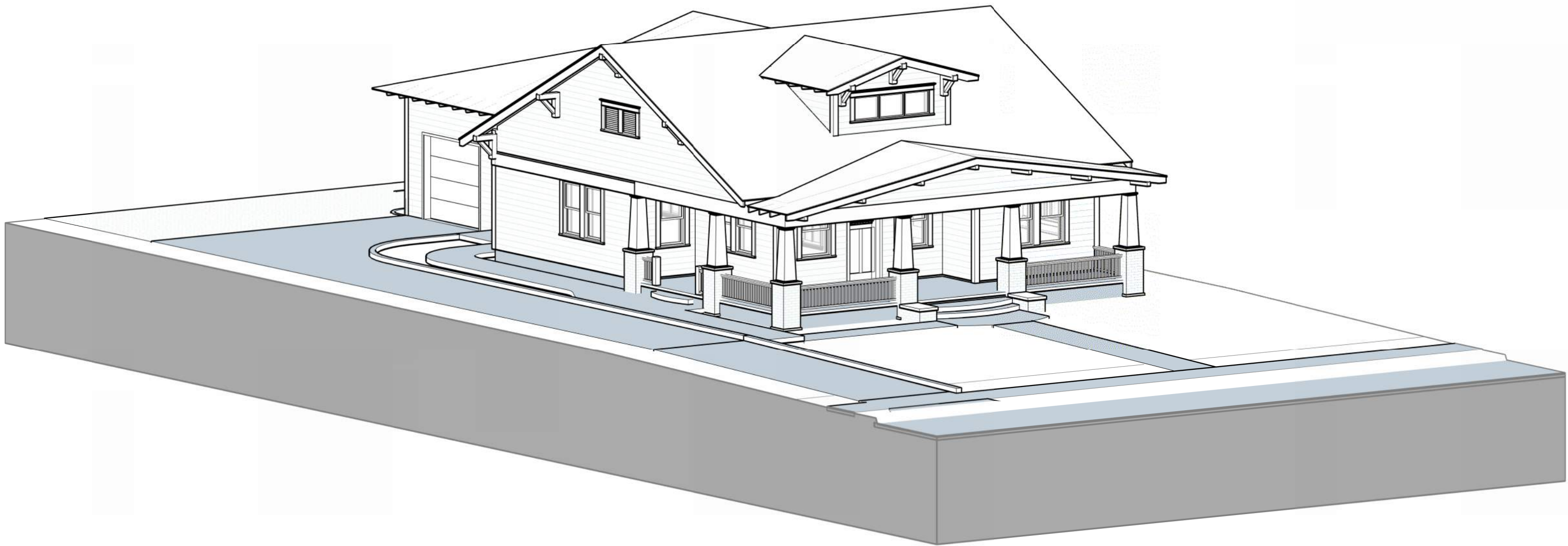
1 PRODUCTS
12" = 1'-0"

$$12'' = 1'-0''$$

AREA CLEAR FOR REVIEW STAMPS



2 AXONOMETRIC - REAR



1 AXONOMETRIC - FRONT

SET FOR CERTIFICATE OF APPROPRIATENESS

VANDANA AND RAJESH RAO
4704 GASTON AVENUE
DALLAS, TX 75246

No.	Description	Date

3D VIEWS

Project number: 26.03-01
Date: 07-22-26

COURTESY REVIEW RECOMMENDATION FORM

ONLY FOR RECOMMENDATIONS PUBLICALLY SPOKEN AT THE HEARING

Case # 26-2223A-CR Date: 7-6-26 Page 1 of 1

Commissioner: RENAUD

Address: 4704 GASTON

Courtesy Review Recommendations:

- 1) ADD SIDEWALK TO ~~WALK~~ FRONT OF STREET
FACING ELEVATION OF PORCH - ADD CHEEK
WALLS TO STAIR (BRICK W/ CAST STONE TOP)
- 2) AT 2 PART PORCH COLUMNS ADD BRICK @
BOTTOM PORTION

Hill, Phyllis

From: Jim Anderson <jimandersonpreservation@gmail.com>
Sent: Monday, July 6, 2026 6:07 PM
To: Hill, Phyllis
Subject: Jim Anderson's comments for Courtesy Revue

Follow Up Flag: Follow up
Flag Status: Flagged

External Email!

Elaine,

It was strange, not being there in person. I really don't like attending remotely.

Here are my comments for the courtesy review of 4704 Gaston Ave.

The columns should have brick column bases down to the ground.

There should be centered steps on the front of the porch. There should be brick cheeks walls on these steps.

They should be cast stone caps on the brick cheek walls and the column bases

Thanks

Jim

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.