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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

Public Notice

251126

POSTED CITY SECRETARY
DALLAS, TX

January 5, 2026, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference

(The Landmark Commission may be briefed on any item on the agenda if it becomes necessary)

Video Conference: (24927675063 @dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 249 276 75063

Password JanLMC26 (52656226 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=m656131781c3624aef685870b1333467c>

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

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

AGENDA

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
 - December 1, 2025, Regular meeting minutes
- IV. **Reports and Briefing Items**
 - Designation Committee Activity Update
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
 - Miscellaneous ItemsCommissioner David Preziosi
Staff
- V. **Public Hearing**
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Miscellaneous**
 - Historic Preservation Economic Impact Study Presentation
Donovan Rypkema, Place Economics and Staff
 - Recommendation for Approval of Addition of the Queen City [Predesignation Moratorium] District to Endangered
Historic Districts Category for type of exemption of the Historic Tax Exemption Program
- VII. **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 pistol 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. 102 N Cliff St

Tenth Street Historic District
CE256-004(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$350,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Southern Dallas Progress Community Development Corporation

Application Filed 11/24/2025

Staff Recommendation

That the Certificate of Eligibility and an estimated \$350,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

2. 5733 TREMONT ST.

Junius Heights Historic District
COA-25-000536
Christina Paress

Request

A Certificate of Appropriateness to revise previously approved plans by amending the window sizes and roof design of the second-story rear addition.

Applicant Fred Pena

Application Filed 11/18/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to revise previously approved plans by amending the window sizes and roof design of the second-story rear addition be **approved** in accordance with drawings and plans dated 1/5/2026. The proposed work is consistent with preservation criteria Section 4.2; meets 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 Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to revise previously approved-plans by amending the window sizes and roof design of the second-story rear addition be **approved** with the following conditions: 1. Clarify what is being proposed, 2. Change rear roof to hip, 3. Change framing that was necessary because of construction, 4. Window revisions for second story, and 5. Remove clouds on driveway and only show what is needed for this proposal.

3. 5802 TREMONT ST.

Junius Heights Historic District

COA-25-000518

Christina Paress

Request

1. A Certificate of Appropriateness to remove two diseased trees from the front yard.
2. A Certificate of Appropriateness to plant two mature maple trees in the front yard.

Applicant Elisabeth Evert

Application Filed 11/11/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to remove two diseased trees from the front yard be **approved**. The proposed work is consistent with preservation criteria 3.5(c); meets the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to plant two mature maple trees in the front yard be **approved** in accordance with site plan dated 1/5/2025. The proposed work is consistent with preservation criteria 3.5(c); meets the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to remove two diseased trees from the front yard be approved.
 2. That the request for a Certificate of Appropriateness to plant two mature Maple trees in the front yard be approved.
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4. 5003 WORTH ST.

Munger Place Historic District

COA-25-000522

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 in the side yard.

Applicant Travis Ripley

Application Filed 11/7/2025

Staff Recommendation

That the request for 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 in the side yard be **approved** in accordance with drawings and specifications dated 1/5/2026 and with the finding of fact that the property has no rear yard and that the proposed work would not have an adverse effect on the historic district. 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 for a Certificate of Appropriateness to replace existing fence with stained (Oxford Brown) 8-foot board-on-board cedar wood fence and motorized gate and relocate corner of existing retaining wall further into side yard be **approved**.

5. 2706 HIBERNIA ST.

State-Thomas Historic District

COA-25-000540

Marcus Watson

Request

A Certificate of Appropriateness to enclose a rear balcony/porch.

Applicant Mysliwy, Deborah

Application Filed 12/4/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to enclose a rear balcony/porch be **approved** in accordance with drawings and specifications dated 12/29/2025 with a finding of fact the main structure is a noncontributing structure, that the proposed enclosure will not be visible from the public right-of-way, and that the work will not have an adverse effect on the historic district. The work, therefore, meets the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

No quorum. Task force in favor of enclosing balcony and recommend windows be the same height and dimensions as other windows.

6. 2601 STATE ST.

State-Thomas Historic District

COA-25-000478

Marcus Watson

Request

A Certificate of Demolition to demolish the existing main structure (Standard: Noncontributing Because the Structure is Newer Than the Period of Significance).

Applicant

Hiromoto, Jennifer

Application Filed

12/04/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish the existing main structure (Standard: Noncontributing Because the Structure is Newer Than the Period of Significance) be **approved** with a finding of fact that the structure was built after 1950 and is noncontributing to the historic district. The proposed demolition, therefore, meets the standards in City Code Section 51A-

4.501(h)(4)(D) for demolition of noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

No quorum. Task force in favor of demolition of noncontributing structure.

7. 311 N. CLINTON AVE.

Winnetka Heights Historic District

COA-25-000461

Christina Paress

Request

1. A Certificate of Appropriateness to construct a pergola in the rear yard.
2. A Certificate of Appropriateness to install a column on front porch of main structure.
3. A Certificate of Appropriateness to remove two trees from front yard of main structure.

Applicant Erek Narvis

Application Filed 12/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a pergola in the rear yard be **approved** in accordance with drawings and specifications dated 1/5/2026. The proposed work to be consistent with the preservation criteria in Sec. 51P-87.111(b); 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.
2. That the request for a Certificate of Appropriateness to install a column on front porch of main structure be **approved** in accordance with drawings and specifications dated 1/5/2026 with the finding of fact that the proposed work will not have an adverse effect on the structure or district. The proposed work to be consistent with the preservation criteria in Sec. 51P-87.111(a)(9); 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.
3. That the request for a Certificate of Appropriateness to remove two trees from front yard of main structure be **approved**. The proposed work to be consistent with the preservation criteria in Sec. 51P-87.111(b); 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 Settings.

Task Force Recommendation

No quorum. Task force in favor of installation of pergola and removal of trees however not in favor of additional column.

COURTESY REVIEWS

1. 3521 LATIMER ST.

Queen City [Predesignation Moratorium]

COA-25-000471

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Zachary Torres

Application Filed 12/15/2025

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building (on a vacant lot) 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 comment(s):

1. Cover rear door with a shed roof.
 2. Add trim not siding between paired/ganged windows.
 3. Siding should be all-wood horizontal lap-siding either pattern #105 or #117.
 4. Front door should be paneled (minimum six panels), with no top lites.
 5. Slab should be raised or pier and beam with a minimum of two steps leading to porch.
 6. Porch floor should be tongue and grove.
 7. Windows should be all aluminum or all wood, one-over-one.
 8. Doors to rear patio should be French doors not sliding glass.
 9. Roof shingle color should not be black.
 10. Select paint colors from a historic paint pallet (period: Arts & Crafts).
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2. 2937 WARREN AVE.

Wheatley Place Historic District

COA-25-000551

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Pascual Mojica

Application Filed 11/24/2025

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building (on a vacant lot) 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:

1. Check current zoning, lot may be commercial.
 2. NO shotgun style. There is only ONE shotgun style house in Wheatley Place.
 3. Switch rear master bedroom configuration to allow windows on rear elevation.
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-

3. 2941 WARREN AVE.

Wheatley Place Historic District

COA-25-000552

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Pascual Mojica

Application Filed 11/24/2025

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building (on a vacant lot) 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:

1. Check current zoning, lot may be commercial.
2. NO shotgun style. There is only ONE shotgun style house in Wheatley Place.
3. Switch rear master bedroom configuration to allow windows on rear elevation.
4. Change second house to be different from the first, the two buildings should NOT be exactly the same.

<u>DISCUSSION AGENDA</u>

1. 3014 OAK LAWN AVE.

Oak Lawn Methodist Church Historic District

COA-25-000529

Rhonda Dunn

Request

A Certificate of Appropriateness to install a temporary art installation on the main building, which includes painting main entrance steps (unauthorized work) and installation of temporary banners on existing banner rails.

Applicant Ryan Wager

Application Filed 12/10/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install a temporary art installation on the main building, which includes painting main entrance steps (unauthorized work) and installation of temporary banners on existing banner rails be **approved** in accordance with drawings and specifications dated 12/10/2025 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 existing banner rail system only; (3) that art installation be removed within 12 months after installation; and (4) that any light installation, configuration, and timing be in compliance with Dallas City Code Section 51A-13.601 pertaining to site lighting with findings of fact that the steps had been previously painted so the current paint has no adverse material effect and is reversible, that the intention of the art is to be temporary, and that the installation is considered a source of community pride by the surrounding neighborhood. Implementation of the recommended conditions would allow the proposed work to be consistent with 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 **denied without prejudice**. Painting of the steps does not comply with Chapter 51, "Dallas Development Code," Ordinance 18357 dated 8/2/1984 paragraph 5 pertaining to color (... Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials.)

2. 1022 N. BECKLEY AVE.

Lake Cliff Historic District

COA-25-000521

Christina Paress

Request

A Certificate of Appropriateness to install a 12'WX24'LX14'6"H accessory building in rear yard.

Applicant Tom Saurey

Application Filed 12/11/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install a 12'WX24'LX14'6"H accessory building in rear yard be **denied without prejudice** with findings of fact that architectural style of the proposed accessory building does not compliment the main structure or neighborhood of the historic district. The proposed work would, therefore, have an adverse effect on the historic district and would not be consistent with preservation criteria Sections 9.4 and 10.2; the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install a 12'WX24'LX14'6"H accessory building in rear yard be **denied without prejudice** with the recommendations that the applicant look for a simpler design, closer to craftsman and that is more complimentary to the style of the house and its materials and style. The size is too large to approve as a shed and applicant needs to provide photos of the main structure.

3. 1023 BETTERTON CIR.

Tenth Street Historic District

COA-00-000502

Rhonda Dunn

Request

A Certificate of Demolition to demolish main residential building. Standard: Imminent threat to public health or safety.

Applicant Juan Carranza

Application Filed 11/24/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish main residential building (Standard: Imminent threat to public health or safety) be **denied with prejudice**. The proposed work is inconsistent with the standards in City Code Section 51A-4.501(h)(4)(C).

Task Force Recommendation

That the request for a Certificate of Demolition to demolish main residential building (Standard: Imminent threat to public health or safety) be **denied without prejudice**. The building is salvageable. Applicant should install construction fencing to secure the property and "mothball" the structure. This is demolition by neglect.

4. 2815 MCDERMOTT AVE.

Wheatley Place Historic District
COA-25-000575
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure – a rear detached two-car garage.

Applicant Mark Ellis

Application Filed 12/16/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building on a vacant lot with an accessory structure – a rear detached two-car garage be **approved** in accordance with drawings and specifications dated 12/16/2025 with the following conditions: (1) that building's front door be centered between corresponding porch columns; (2) that porch columns (front and rear) be a minimum of eight inches in width with a simple rectangular/square base and capital; (3) that frieze board above front porch columns be at least eight inches in height; (4) that foundation height be a minimum of 18 inches above grade; and (5) 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 with an accessory structure – a rear detached two-car garage be **approved** with the following condition(s)/comment(s): remove the rear door in the laundry room and provide alternate front elevations, one with an inset porch.

5. 400 N. ST. PAUL ST.

Dallas Downtown Historic District (Boundary Increase for Hartford Building)
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register Nomination Form for 400 North Saint Paul Street (the Hartford Building), at the behest of the Texas Historical Commission (THC).

Owner DALLAS HARTFORD INVESTMENT LLC

6. 1928 ROSS AVE.

First Methodist Episcopal Church South
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register nomination form for 1928 Ross Avenue (First Methodist Episcopal Church South), at the behest of the Texas Historical Commission (THC).

Owner FIRST UNITED METHODIST CHURCH OF DALLAS

7. 2324 N. JIM MILLER RD.

White Rock Bluffs
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register nomination form for 2324 North Jim Miller Road (White Rock Bluffs – municipal parkland collection), at the behest of the Texas Historical Commission (THC).

Owner City of Dallas (Park and Recreation)

8. 1159 N. MADISON AVE.

The Wesley Inn
Rhonda Dunn and Raeesa Parvez Patel

Request

A Landmark Commission Authorized Hearing to consider a historic overlay for the Wesley Inn, on the north side of N. Madison Avenue and west of Ballard Avenue.

Owner BISHOP MADISON LLC

Application Filed 8/4/2025

Staff Recommendation

Approval with minor edits.

Task Force Recommendation

Approval with minor edits.

9. Consideration of addition of the Queen City [Predesignation Moratorium]

Historic Tax Exemption Historic District Category
Christina Paress

Request

Recommendation for approval of addition of the Queen City [Predesignation Moratorium] to the Endangered Historic Districts Category for type of exemption of the Historic Tax Exemption Program.

<u>DESIGNATION COMMITTEE:</u>

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. Please review the official agenda for location and time.