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CITY SECRETARY  
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City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

250638

POSTED CITY SECRETARY  
DALLAS, TX

July 7, 2025, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Briefing Room and Videoconference

Video Conference: (24934713648 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 249 347 13648

Password July25LMC (58632556 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=m94dffb3952946d2953c7d85c56e6b521>

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>                     |                             |
|      | - June 2, 2025, regular meeting minutes        |                             |
| IV.  | <b>Staff Reports/Briefings</b>                 | Historic Preservation Staff |
| V.   | <b>Briefing Items</b>                          |                             |
|      | - Designation Committee Activity Update        | Commissioner David Preziosi |
|      | - Report on building community WORKSHOP        |                             |
|      | - Presentation on Tax Exemption Qualifications | Historic Preservation Staff |
|      | - Certificate of Eligibility (CE) Items        |                             |
|      | - Consent Items                                |                             |
|      | - Courtesy Review Items                        |                             |
|      | - Discussion Items                             |                             |
| VI.  | <b>Public Hearing</b>                          |                             |
| VII. | <b>Adjournment</b>                             |                             |

**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 weapons 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]

**CONSENT AGENDA:**

**1. 714 Glendale St**

Junius Heights Historic District  
CE245-007(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 \$99,016 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant** Jacob Wilson

**Application Filed** 5/23/2025

**Staff Recommendation**

**Approval** of the Certificate of Eligibility and approval of an estimated \$99,016 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 208 N Rosemont Ave**

Winnetka Heights Historic District  
CE245-008(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 \$86,162 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant** Tara Bohme

**Application Filed** 6/27/2025

**Staff Recommendation**

**Approval** of the Certificate of Eligibility and approval of an estimated \$86,162 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 214 S Windomere Ave**

Winnetka Heights Historic District  
CE245-009(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 \$250,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant** Tina Busch

**Application Filed** 4/28/2025

**Staff Recommendation**

**Approval** of the Certificate of Eligibility and approval of an estimated \$250,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**4. 707 N. GLASGOW DR.**

Junius Heights Historic District  
COA-25-000028  
Christina Paress

**Request**

A Certificate of Appropriateness for landscaping – additional flower bed.

**Applicant** Joseph Kaplor

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness for landscaping – additional flower bed be **approved** in accordance with specifications dated 7/7/2025. The proposed work is consistent with preservation criteria Section 3.5; 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 (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness for landscaping – additional flower bed be **approved** as shown.

**5. 5733 TREMONT ST.**

Junius Heights Historic District  
COA-25-000096  
Christina Paress

**Request**

A Certificate of Appropriateness to amend previously approved plans for a rear addition.

**Applicant** Fred Pena

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to amend previously approved plans be **approved** in accordance with specifications dated 7/7/2025. The proposed work is consistent with preservation criteria Section 8 pertaining to Main Structure: 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.

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to amend previously approved plans be **approved** as shown.

**6. 307 N. WINDOMERE AVE.**

Winnetka Heights Historic District  
COA-25-000017  
Christina Paress

**Request**

A Certificate of Appropriateness to remove two aging Bradford Pear trees in front yard.

**Applicant** Robbie Christopher

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to remove two aging Bradford Pear trees in front yard be **approved** with a finding of fact that this species of tree is

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### 7. 307 N. WINDOMERE AVE.

Winnetka Heights Historic District  
COA-25-000077  
Christina Paress

considered invasive, that it is not an appropriate tree in the historic district, and that its removal will not have an adverse effect on the district. Therefore, the proposed work is consistent with preservation criteria Sec. 51P-87.111(b); 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**

That the request for a Certificate of Appropriateness to remove two aging Bradford Pear trees be **approved**.

#### **Request**

1. A Certificate of Appropriateness to paint main structure: Trim – SW6186 “Dried Thyme”, Accent – SW2818 “Renwick Heather”, Porch Ceiling – SW0050 “Classic Light Buff”.
2. A Certificate of Appropriateness to paint accessory structure: Body – SW6186 “Dried Thyme”, Trim – SW0050 “Classic Light Buff”, Garage doors – SW2818 “Renwick Heather”.

**Applicant** Robbie Christopher

**Applicant Filed** 05/27/2025

#### **Staff Recommendation**

1. That the request for a Certificate of Appropriateness paint main structure: Trim – SW6186 “Dried Thyme”, Accent – SW2818 “Renwick Heather”, Porch Ceiling – SW0050 “Classic Light Buff” be **approved with the condition that brick or other masonry not be painted**. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sec. 51P-87.111(a)(8); 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 for a Certificate of Appropriateness paint accessory structure: Body – SW6186 “Dried Thyme”, Trim – SW0050 “Classic Light Buff”, Garage doors – SW2818 “Renwick Heather” be **approved**. The proposed work is consistent with preservation criteria Sec. 51P-87.111(a)(8); 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 for a Certificate of Appropriateness paint main structure: Trim – SW6186 “Dried Thyme”, Accent – SW2818 “Renwick Heather”, Porch Ceiling – SW0050 “Classic Light Buff” be **approved**.

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2. That the request for a Certificate of Appropriateness paint accessory structure: Body – SW6186 “Dried Thyme”, Trim – SW0050 “Classic Light Buff”, Garage doors – SW2818 “Renwick Heather” be **approved** with conditions. Consider adding cream color accents to accessory building.

Note: Recommendations have been satisfied.

### **DISCUSSION AGENDA:**

#### **1. 315 S ROSEMONT AVE**

Winnetka Heights Historic District  
CE245-010(CP)  
Christina Paress

#### **Request**

A Certificate of Eligibility (CE) to determine if the accessory building is a contributing structure, and therefore eligible for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$99,016 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant** Jacob Wilson

**Application Filed** 6/5/2025

#### **Staff Recommendation**

**Approval** of the Certificate of Eligibility and approval of an estimated \$99,016 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility **with the condition** that the accessory structure is deemed contributing to the historic district per Sec.51A-11.201(b) and (c).

#### **2. 3750 COTTON BOWL PLAZA**

Fair Park Historic District  
COA-25-000068  
Rhonda Dunn

#### **Request**

A Certificate of Appropriateness to remove an existing mature tree (Total: one tree).

**Applicant** Norman Alston

**Application Filed** 05/27/2025

#### **Staff Recommendation**

That the request for a Certificate of Appropriateness to remove an existing mature tree (total: one tree) be **approved** in accordance with specifications dated 05/27/2025 with the following condition: that a mitigation plan be prepared and executed in accordance with Dallas City Code Article X. Implementation of the recommended condition would allow the proposed work to be consistent with Article X of the Dallas City Code Division 51A-10.100.

#### **Task Force Recommendation:**

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No quorum – comments only. Supportive, with the following comment(s): this is necessary to move forward with the stadium’s renovation project.

### 3. 5601 EASTSIDE AVE

Junius Heights Historic District  
COA-25-000091  
Christina Paress

#### Request

A Certificate of Appropriateness to install solar panels on the roof of the main structure: Submitted (1) Plans A and (2) Plans B.

Owner David Dawson

Filed 6/1/2025

#### Staff Recommendation

1. That the request for a Certificate of Appropriateness to install solar panels on the roof of the main structure per submitted Plans A be **denied without prejudice** with the finding of fact that the proposed work will have an adverse effect on the historic district and is inconsistent with preservation criteria Section 6.4, 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 for a Certificate of Appropriateness to install solar panels on the roof of the main structure per submitted Plans B be **approved**. The proposed work is consistent with preservation criteria Section 6.4, 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

That the request for a Certificate of Appropriateness to install solar panels on roof of main structure be **denied without prejudice** per Section 6.9 – panels should not be visible from the public way.

### 4. 5107 JUNIUS ST.

Munger Place Historic District  
COA-25-000092  
Christina Paress

#### Request

A Certificate of Appropriateness to install gutters in the color “bronze” on main structure.

Applicant Travis Ripley

Application Filed 05/27/2025

#### Staff Recommendation

That the request for a Certificate of Appropriateness install gutters in the color “bronze” on main structure be **approved with the condition** that the gutter color be painted or colored to match the portion of the structure to which they are attached rather than “bronze.” Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sec.51P-97.111(c)(1)(iv); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for

**5. 921 N. FITZHUGH AVE.**

Peak's Suburban Addition Historic District  
COA-25-000021  
Christina Paress

contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

That the request for a Certificate of Appropriateness install gutters in the color "bronze" on main structure be **denied without prejudice**. The ordinance clearly requires gutters and downspouts to be colored to match the portions of the structure in which they are attached. However, many task force members liked the bronze color of the gutters and would approve if downspout placement is not obtrusive, and the ordinance allowed.

**Request**

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

**Owner** Janet Sipes

**Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a rear addition to the main structure be **denied without prejudice** with the finding of fact that the massing is inconsistent with preservation criteria Section 4.2 and would, therefore, have an adverse effect on the historic district under 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 (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct a rear addition to the main structure be **denied without prejudice**. Siding, windows, and setbacks are inappropriate for the district. Insufficient information has been provided. Need pictures of the existing structure, and a site plan that shows existing structure, not the properties adjacent.

Comments: In addition to the above, this Task Force has concerns regarding the existing structure. It appears to have been built between historic structures and may not have been permitted. The 1922 Sanborn map certainly does not show it, nor does the June 1993 inventory document for Peak's Suburban Addition.

Additionally, there is question as to whether adding to the structure meets the FAR for this area, and whether it exceeds the allowed lot coverage. With respect to setback, the side-yard setback is insufficient, and violates the Fire Code.



**6. 2326 DATHE ST.**

Predesignation Moratorium -- Queen City  
COA-25-000126  
Rhonda Dunn

**Request**

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

**Applicant** Joseph Ray

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure – a rear two car garage be **approved** in accordance with drawings and specifications dated 06/27/2025 with the following conditions: (1) that paired windows be separated by a mullion (i.e., a trim piece) with a minimum width of four inches wide; (2) that foundation height be a minimum of 15 inches above grade; (3) that roof rafter tails be exposed; (4) that exterior lighting be Craftsman style; 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 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**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure – a rear two car garage be **approved** with the following conditions/comments:

1. Paired windows on front porch should have a mullion between them.
2. Foundation should be raised to 15 inches.
3. A louvered vent should be added to both the porch and main gable(s).
4. Rafter tails should be added (at roof overhangs).
5. Exterior lighting should be Craftsman style.
6. [Dimensions of] trim around rear door appear (s) to be incorrect.

**7. 2615 PARK ROW.**

South Boulevard Park Row Historic District  
COA-25-000035  
Marcus Watson

**Request**

A Certificate of Demolition to demolish the main structure.  
(Standard: Imminent Threat to Public Health or Safety)

**Applicant** Terry Marsaw

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Demolition to demolish the main structure (Standard: Imminent Threat to Public Health or Safety) be **approved** with the findings that the structure constitutes a documented major and imminent threat to public health and safety; that the demolition or removal is required to alleviate the threat to public health and safety; and that there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner. The proposed demolition, therefore, meets the standards in City Code Section 51A-4.501(h)(4)(C).

**Task Force Recommendation**

No quorum - Members present agreed that demolition of the structure would benefit the community.

2615 Park Row is not a contributing historic structure to the district. The existing roof replaced the historic Tudor geometry in the 1970's/1980's. There is evidence of a fire and other major structural issues. Dallas code compliance has tagged the building as a hazard. The owner has expressed interest in building a new home that meets the historic district ordinance after the existing building is demolished.

Hearing these factors we are hopeful that removing an unsafe structure and non-historic building will make way for a new home that will add value to the people in the neighborhood and historic district.

**8. 108 N. CLIFF ST. – Lot 3**

Tenth Street Historic District  
COA-25-000099  
Rhonda Dunn

**Request**

1. A Certificate of Appropriateness to construct a new rear horizontal addition to the main building.
2. A Certificate of Appropriateness to replace roof – decking and shingles. (Brand: Tamko Heritage; Color: “Rustic Hickory”)
3. A Certificate of Appropriateness to replace exterior siding with in-kind materials.

**Applicant** James McGee

**Application Filed** 05/27/2025

**Staff Recommendation**

1. That the request for a Certificate of Appropriateness to construct a new rear horizontal addition to the main

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building be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that paired windows be separated by a mullion (not exterior siding), with a minimum width of four inches wide; (2) that roof ridge of rear addition be raised to same height over entirety of addition (to distinguish from existing); and (3) that foundation of addition be pier and beam to match the existing foundation in height and form. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b), and (e) 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 for a Certificate of Appropriateness to replace roof – decking and shingles (brand: Tamko Heritage; color: “Rustic Hickory”) be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that structural engineer's recommendations to install collar braces at all roof rafters and to install rafter purlin and braces at 48 inches be followed precisely; and (2) that roof height, pitch and profile, of main building NOT be altered. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria (a) and (b) 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.
3. That the request for a Certificate of Appropriateness to replace exterior siding with in-kind materials be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that only cracked and/or deteriorated boards/siding be replaced; (2) that replacement siding be all wood horizontal lap-siding, matching the existing in dimensions, profile and texture; and (3) that replacement of sheathing and structural framing are NOT included in this request. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section (f) 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.

#### **Task Force Recommendation**

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1. That the request for a Certificate of Appropriateness to construct a new rear horizontal addition to the main building be **approved** with the following conditions/comments:
  - a. Add windows to the new addition.
  - b. Consider an alternate design – one and a half story similar to 212 N. Cliff St.
  - c. Select paint colors from a historic paint palette/collection e.g., Sherwin Williams Arts & Crafts collection.
2. That the request for a Certificate of Appropriateness to replace roof – decking and shingles (brand: Tamko Heritage; color: “Rustic Hickory”) be **approved** with the following condition(s)/comment(s): Obtain a structural engineer’s report.
3. That the request for a Certificate of Appropriateness to replace exterior siding with in-kind materials be **approved** as submitted.

### 9. 108 N. CLIFF ST. – Lot 4

Tenth Street Historic District  
COA-25-000100  
Rhonda Dunn

#### **Request**

1. A Certificate of Appropriateness to construct a new rear horizontal addition to the main building.
2. A Certificate of Appropriateness to replace roof – decking and shingles. (Brand: Tamko Heritage; Color: “Rustic Hickory”)
3. A Certificate of Appropriateness to replace exterior siding with in-kind materials.

**Applicant** James McGee

**Application Filed** 05/27/2025

#### **Staff Recommendation**

1. That the request for a Certificate of Appropriateness to construct a new rear horizontal addition to the main building be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that paired windows be separated by a mullion (not exterior siding), with a minimum width of four inches wide; (2) that (main) roof ridge of rear addition be raised a minimum of six inches (to distinguish it from the existing); and (3) that foundation of addition be pier and beam to match the existing foundation in height and form. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b), and (e) 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.

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2. That the request for a Certificate of Appropriateness to replace roof – decking and shingles (brand: Tamko Heritage; color: “Rustic Hickory”) be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that structural engineer’s recommendations to install collar braces at all roof rafters and to install rafter purlin and braces at 48 inches be followed precisely; and (2) that roof height, pitch and profile, of main building NOT be altered. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria (a) and (b) 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.
3. That the request for a Certificate of Appropriateness to replace exterior siding with in-kind materials be **approved** in accordance with drawings and specifications dated 6/3/2025 with the following conditions: (1) that only cracked and/or deteriorated boards/siding be replaced; (2) that replacement siding be all wood horizontal lap-siding, matching the existing in dimensions, profile and texture; and (3) that replacement of sheathing and structural framing are NOT included in this request. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section (f) 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.

#### **Task Force Recommendation**

1. That the request for a Certificate of Appropriateness to construct a new rear horizontal addition to the main building be **approved** with the following conditions/comments:
  - a. Consider an alternate design – one and a half story similar to 212 N. Cliff St.
  - b. If a different model/example is selected include photos of that building(s).
2. That the request for a Certificate of Appropriateness to replace roof – decking and shingles (brand: Tamko Heritage; color: “Rustic Hickory”) be **approved** with the following condition(s)/comment(s):
  - a. Obtain a structural engineer’s report.
  - b. At roofline show the difference between old and new.

3. That the request for a Certificate of Appropriateness to replace exterior siding with in-kind materials be **approved** as submitted.

**10. 312 LEADS ST.**

Tenth Street Historic District  
COA-25-000048  
Rhonda Dunn

**Request**

A Certificate of Appropriateness to remove a mature pecan tree (damaging main building).

**Applicant** Justin Faucher

**Application Filed** 05/27/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to remove a mature pecan tree (damaging main building) be **denied without prejudice**. The main building is "leaning" on the tree and without proper bracing and planning, is in danger of collapse. The proposed work is inconsistent with preservation criterion Section (h) 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 remove mature pecan tree (damaging main building) be **denied without prejudice**; main building is on pier and beam foundation and should be stabilized and moved five inches to the left, to avoid the tree.

**11. 3313 MEADOW ST.**

Wheatley Place Historic District  
COA-25-000185  
Rhonda Dunn

**Request**

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

**Applicant** Lisbeth C Araque

**Application Filed** 05/27/2025

**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 6/27/2025 with the following conditions: (1) that a fascia/frieze board be added to all elevations – including above the front porch columns – minimum height eight inches, preferably cedar; (2) that two-part, front porch columns be tapered at the top(s) (NOT the bottom(s)) with brick bottoms being a minimum of 16 inches by 16 inches; (3) that (two) box columns be used to support the right side portico and that the exterior side door be centered between the box columns; (4) that the rear window be centered in the rear gable wall; (5) that roof rafter tails be expressed at roof overhangs and (6) that driveway(s), walkway(s) and steps be of brush

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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 for a Certificate of Appropriateness to construct a new main residential building on a vacant lot be **approved** with the following conditions/comments:

1. That two-part porch columns have a base of 16 inches across at the bottom(s) and tapered to no less than eight to ten inches at the top(s).
2. That two-part porch columns should rest on grade.
3. That Materials Sheet be corrected to match drawings.
4. That a window be added to the rear elevation in the shower stall.
5. That rafter tails be exposed.
6. That porch be extended to the left by one foot.
7. That door hardware be Craftsman style.
8. That roof pitch of porch gable and main gable match (six-over-twelve).

### **12. 1510 W. JEFFERSON BLVD.**

Winnetka Heights Historic District  
COA-25-000079  
Christina Paress

### **Request**

A Certificate of Appropriateness to renovate an existing noncontributing multi-family building.

**Applicant** Jose Pendroza

**Application Filed** 05/27/2025

### **Staff Recommendation**

That the request for a Certificate of Appropriateness to renovate an existing noncontributing multi-family building be **approved** in accordance with plans and specifications dated 7/7/2025 **with the following conditions**: (1) that all new siding be wood, (2) that all replacement windows be metal or wood, and (3) that the brick not be painted. Implementation of the recommended conditions would prevent the proposed work from adversely affecting the historic district and, therefore, allow the work to meet 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 for a Certificate of Appropriateness to renovate existing noncontributing multi-family building be **denied without prejudice**. Need new plans that coincide with updated work description.



**13. 311 S. ROSEMONT AVE.**

Winnetka Heights Historic District  
COA-25-000103  
Christina Paress

**Request**

A Certificate of Appropriateness to install a nine (9) foot cedar wood fence in the south side yard forward of 50% on the main structure.

**Applicant** Nestor Pimentel

**Application Filed** 4/28/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to install a nine (9) foot cedar wood fence in south side yard forward of 50% on the main structure be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Sec. 51P-87.111(b)(C); 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**

That the request for a Certificate of Appropriateness to install 9 ft cedar wood fence in south side yard forward of 50% on the main structure be **denied without prejudice**. Fence is past 50% line.

**14. 307 N. WILLOMET AVE.**

Winnetka Heights Historic District  
COA-25-000066  
Christina Paress

**Request**

1. A Certificate of Appropriateness to construct a rear addition to the main structure.
2. A Certificate of Appropriateness to paint the main structure: Body - Sherwin Williams SW 7747 "Recycled Glass" and Trim - Sherwin Williams SW 7531 "Canvas Tan".

**Applicant** Victor Tapia

**Application Filed** 05/27/2025

**Staff Recommendation**

1. That the request for a Certificate Appropriateness to construct a rear addition **approved** in accordance with plans and specifications dated 7/7/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(2); 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 for a Certificate of Appropriateness to change paint colors of main structure: Body - Sherwin Williams SW 7747 "Recycled Glass" and Trim - Sherwin Williams SW 7531 "Canvas Tan" be **approved** in accordance with specifications dated 7/7/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing



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structures; and the Secretary of the Interior's Standards for Rehabilitation.

### **Task Force Recommendation**

1. That the request for a Certificate of Appropriateness to construct a rear addition be **denied without prejudice** – addition is not historically compatible.  
*Note: Revisions were made to reflect Task Force recommendations.*
2. That the request for a Certificate of Appropriateness to change paint colors be **approved**. Include photos of neighboring houses (2 next door and three across street).

### **15. 307 N WILLOMET AVE.**

Winnetka Heights Historic District  
COA-25-000074  
Christina Paress

**Request** A Certificate of Appropriateness to construct a new accessory building in the rear yard.

**Applicant** Victor Tapia

**Application Filed** 05/27/2025

### **Staff Recommendation**

That the request for a Certificate Appropriateness to construct a new accessory building in the rear yard be **approved** in accordance with plans and specifications dated 7/7/2025 with the following conditions: (1.) Ridge height is not higher than the main structure and (2.) siding matches the existing wood siding of the main structure. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sec. 51P-87.111(a)(1); 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**

That the request for a Certificate Appropriateness to construct a new accessory building in the rear yard be denied without prejudice. Not historically compatible.

### **16. 307 N. WILLOMET AVE.**

Winnetka Heights Historic District  
COA-25-000073  
Christina Paress

### **Request**

A Certificate of Demolition to demolish an accessory structure. Standard: Replace with a more appropriate/compatible structure

**Applicant** Victor Tapia

**Applicant Filed** 05/27/2025

### **Staff Recommendation**

That the request for a Certificate of Demolition to demolish an accessory structure be **approved**. The proposed work is consistent with finding that the work meets 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 an accessory structure be **denied without prejudice**. Not enough information provided to determine existing conditions and age.

**17. 207 S. HOUSTON ST.**

The Federal Building Annex  
Rhonda Dunn

A public hearing to consider initiation of the historic designation process for 207 S. Houston Street (The Federal Building Annex – Terminal Annex).

**Owner** USA (GSA Public Building Services)

**18. 1515 S. HARWOOD ST.**

Old City Park  
Rhonda Dunn

**Request**

A Landmark Commission Authorized Hearing to consider a historic overlay for 1515 S. Harwood Street (Old City Park), bounded by R.L. Thorton Freeway (west), S. Harwood St. (north), Gano St. (east) and S. Ervay St. (south).

**Owner** City of Dallas, Park and Recreation Department

**Filed** 6/18/2025

**Staff Recommendation**

**Approve**, subject to preservation criteria with minor edits to the nomination form.

**Designation Committee Recommendation(s)**

1. **Approval** in principle of Designation Report (i.e., nomination form) with any comments or corrections to be submitted to staff within one week.
2. **Approval** of preservation criteria with minor edits.

**DESIGNATION COMMITTEE:**

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.