



## LANDMARK COMMISSION

April 6, 2026

FILE NUMBER: COA-26-000127  
LOCATION: 407 S Rosemont Ave  
STRUCTURE: Contributing

PLANNER: Christina Pares  
DATE FILED: March 9, 2026  
DISTRICT: Winnetka Heights (H-15)  
ZONING: PD-87

**APPLICANT:** Evelin Perez

**REPRESENTATIVE:** N/A

**OWNER:** Conrado Castillo

**REQUEST(S):**

A Certificate of Demolition to demolish existing detached shed and concrete foundation. Standard: Imminent threat to public health/safety.

**STAFF RECOMMENDATION:**

That the request for a Certificate of Demolition to demolish an accessory structure (Standard: Imminent threat to public health/safety) be approved in accordance with supporting documentation dated 3/5/2026 with findings of fact that the structure constitutes a documented major and imminent threat to public health and safety, that the demolition is required to alleviate the threat, and that there is no reasonable way other than demolition to eliminate the threat in a timely manner. The proposed work, therefore, meets the standards in City Code Section 51A-4.501(h)(4)(C) and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

**TASK FORCE RECOMMENDATION:**

That the request for a Certificate of Demolition to demolish an accessory structure (Standard: Imminent threat to public health/safety) be approved. Recommends reviewing Sanborn maps to verify period of significance.

**BACKGROUND / HISTORY:**

**RELEVANT PRESERVATION CRITERIA:**

1. Winnetka Heights Historic District (H-15); Ordinance No. 87
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.

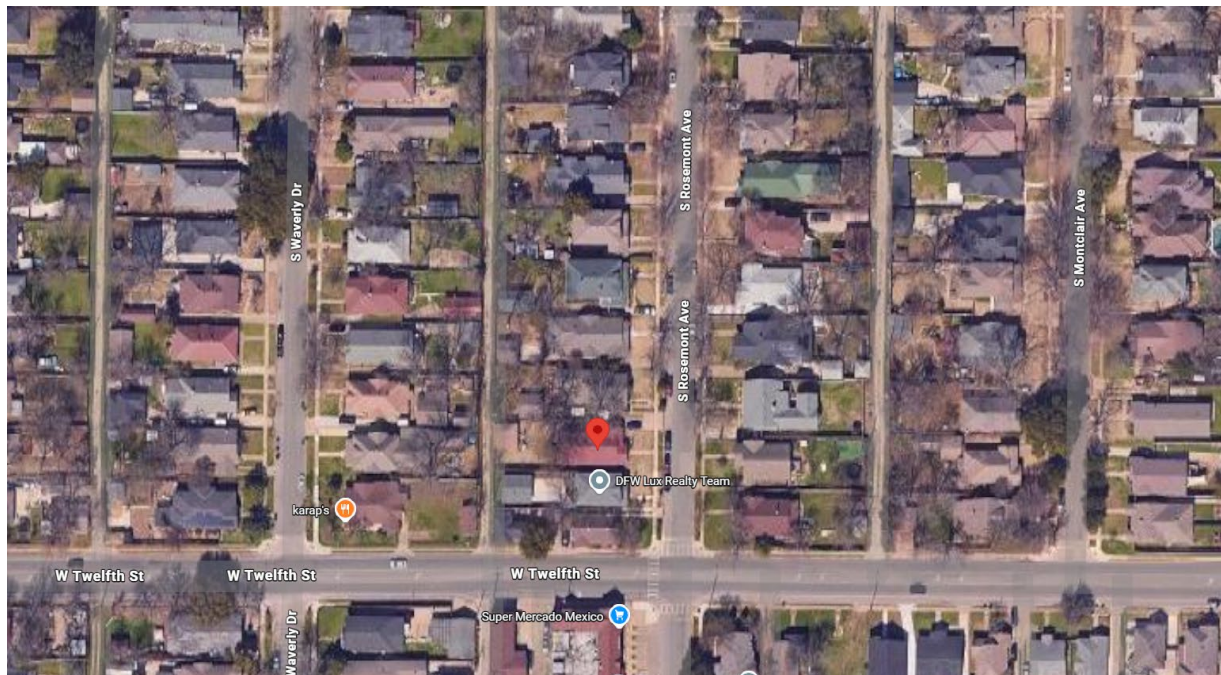
3. City Code Section 51A-4.501(g)(6)(C)(i):

*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 MAPS

407 S Rosemont Ave

Source: Google Map



**CURRENT PHOTOS**  
407 S Rosemont Ave.





**CONTEXT PHOTOS**  
**407 S Rosemont Ave**



**ATTACHMENTS:**

- **Task Force Recommendation Form**
- **Current Drawings**

# SANBORN MAPS

My Apps Dashboard | City of Dallas | Accela Automation | Image 23 of Sanborn Fire Insuranc

https://www.loc.gov/resource/g4034dm.g4034dm\_g08492195005A/7sp=23&st=image&r=0.632,0.339,0.175,0.073,0

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## 1950

My Apps Dashboard | City of Dallas | Accela Automation | Image 44 of Sanborn Fire Insuranc | 407 S Rosemont Ave - Google Ma

https://www.loc.gov/resource/g4034dm.g4034dm\_g08492192205/7sp=44&st=image&r=0.528,0.285,0.356,0.148,0

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## 1922

**TASK FORCE  
RECOMMENDATION(S)**

**TASK FORCE RECOMMENDATION REPORT**  
Winnetka Heights and Lake Cliff Historic Districts

DATE: 3/12/2026  
TIME: 4:00 p.m.  
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Conrado Castillo/Evelin Perez *Fence - routine maint.*  
Address: 407 S Rosemont St  
Request Type: CA

Request: *✓1. Change paint colors ✓3. Demo accessory building*  
*✓2. Windows ✓4. Landscaping front yard*

Recommendation: *paint + windows + demo + plants*

Approve  Approve with conditions  Deny w/o prejudice  Deny

Comments: *- indicate where accent color is going*

*- add photos of neighboring houses*

*- consider divided light for top of front 2 windows*

*shed - check Sanborn map, appears newer than period of significance*

Task force members present:

Christine Escobedo  
 Mia Ovcina  
 Caitlin Parish

Alfred Pena (Vice-chair)  
 Troy Sims  
 Michelle Walker (Chair)

*- look for another color mulch - not black*

Ex Officio staff members present:  Christina Paress

Quorum:  Yes  No (four makes a quorum)

Maker: *1, 3, 4 Michelle 2. Christine* 2<sup>nd</sup>: *1, 4 Christine 2. Michelle 3. Fred*

FOR: *all* AGAINST: *—*

Basis for opposition:

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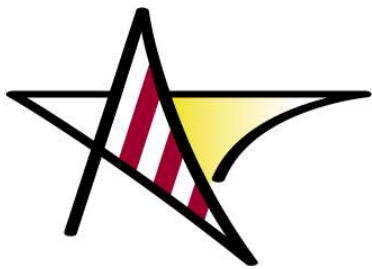
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**APPLICATION FOR  
CERTIFICATE OF DEMOLITION**

# Lighthouse Engineering, L.L.C.



Pictures 1 - 6: General structural condition of detached structure.



# LIGHTHOUSE ENGINEERING, L.L.C.

Texas Professional Engineer (TX: 95672)  
Oklahoma Professional Engineer (OK: 22438)  
Arkansas Professional Engineer (AR: 17788)  
New Mexico Professional Engineer (NM: 26495)  
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Website: [www.LighthouseEng.com](http://www.LighthouseEng.com)  
Email: [Office@LighthouseEng.com](mailto:Office@LighthouseEng.com)

DATE: Thursday, March 5, 2026

TO: Conrad Castillo  
Homeowner, City of Dallas and the Winnetka Heights Historic District

RE: Evaluation of Detached Structure - Not Safe for Occupancy - Recommend Demo  
407 South Rosemont Avenue, Dallas, TX 75208

Jason Conklin, PE physically inspected the above referenced property to investigate the structural integrity of the rear detached structure. The structure appears to have been utilized as a shed/garage/carport structure. It is uncertain the exact age of the structure.

Based on my observations, experience and judgment, I concluded that the rear detached structure should be demolished. There are obvious structural failures of the structure. These structural failures condemn the building as "not safe for occupancy" or re-construction.

Because the structure appears to be constructed in several piece components connected together, the structure is not capable of being repaired or re-constructed. The structure violates most safety building codes and standards of the 2021 International Residential Code as adopted by the City of Dallas. It is recommended to demolish the rear detached structure.

**All work is intended to meet the intent of these engineering recommendations and the 2021 International Residential Code (IRC) as adopted by the City of Dallas.**

In Good Faith,  
Michael Gandy, P.E.

Thursday, March 5, 2026  
Registered Engineering Firm F-9334



# Lighthouse Engineering, L.L.C.

## AGREEMENTS AND LIMITATIONS

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of Lighthouse Engineering, LLC and is based upon a limited evaluation of the property. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report.

This report does not constitute a structural warranty or performance contract with the purchaser of this report to or with any other party. It only states conditions observed at the time of the inspection. Unless written in the report, the original design drawings and any design conditions were not known. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation.

It is possible that future repairs could be required for the subject foundation/framing. This evaluation only addresses the current condition of the foundation/framing. Lighthouse Engineering, LLC does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs.

The fee collected is for this inspection only. Additional engineering services are available at an additional cost. Requests for these services must be made in a timely manner before commencement of work. Please contact this office for additional inspection scheduling and fee arrangements.

Sincerely,



*Michael Gandy*

Michael Gandy, P.E.  
Thursday, March 5, 2026  
Registered Engineering Firm F-9334