

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



Landmark Commission

June 1, 2026

9:30 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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."

Landmark Commission
REGULAR MEETING
MONDAY June 1, 2026
ORDER OF BUSINESS

The Landmark Commission may be briefed on any item on the agenda.

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 The Landmark Commission may be briefed on any item on the agenda. 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>.

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The public may listen to the meeting as an attendee at the following videoconference link:

(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

Call to Order

Public Speakers

Approval of Minutes

Reports and Briefing Items

- Designation Committee Activity Update

Public Hearing

- Consent Items

- Courtesy Review Items

- Discussion Items

Miscellaneous

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REGULAR MEETING
MONDAY, MONTH DD, YYYY
ORDER OF BUSINESS**

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 - Courtesy Review Items
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- Miscellaneous
- Adjournment

APPROVAL OF MINUTES**REPORTS AND BRIEFING ITEMS****DESIGNATION COMMITTEE ACTIVITY REPORT****PUBLIC HEARINGS****CERTIFICATE OF ELIGIBILITY****CONSENT ITEMS**1. [26-1503A](#) **5020 SWISS AVE**

Swiss Avenue Historic District

CE256-014(CP)

Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years, and approval of an estimated \$1,228,061 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant William and Suzanne Munck**Application Filed** 4/29/2026**Staff Recommendation**

That the Certificate of Eligibility and an estimated \$1,228,061 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: [C - 5020 Swiss Ave CE256-014\(CP\) Case Report](#)

2. [26-1147A](#) **2830 METROPOLITAN AVE**
Wheatley Place Historic District
CE256-013(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 \$100,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Melissa Davenport

Application Filed 5/1/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated \$100,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: [C - 2830 Metropolitan Ave CE256-013\(CP\) Case Report](#)

3. [26-1838A](#) **3750 COTTON BOWL PLAZA**

Council District 7
Fair Park Historic District
COA-26-000213
Rhonda Dunn

Request

A Certificate of Appropriateness to install eight (8) 5-foot-wide by 9-foot-high SEG “Snap” frame systems on the south-facing exterior walls of the east and west team rooms at the Cotton Bowl Stadium (i.e., signage).

Applicant Jason Hays

Application Filed 4/27/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install eight (8) 5-foot-wide by 9-foot-high SEG “Snap” frame systems on the south-facing exterior walls of the east and west team rooms at the Cotton Bowl Stadium (i.e., signage) be **approved** as submitted in accordance with drawings and specifications dated April 27, 2026. The proposed work is located within the Rehabilitation Zone, specifically the Cotton Bowl Subdistrict, where preservation, rehabilitation, restoration, and reconstruction are the preferred treatments, and alterations or additions may be permitted when compatible with the character of the subdistrict and when they do not diminish historic features (Section 5; Cotton Bowl Subdistrict criteria, especially 5.3). The installation of wall-mounted SEG frame systems does not affect any protected historic materials, architectural elements, or artwork, and the proposed work is reversible and limited to non-character-defining facades within the stadium complex. The work is compatible with the character of the Cotton Bowl Subdistrict and maintains the historic axial relationships and protected views described in Section 5.3. The proposed work is consistent with the following preservation criteria Section 5.3 under Cotton Bowl Subdistrict and Section 9.4 (permitted signage systems that do not obscure or damage historic features); meets 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.

Task Force Recommendation

That the request for a Certificate of Appropriateness to install eight (8) 5-foot-wide by 9-foot-high SEG “Snap” frame systems on the south-facing exterior walls of the east and west team rooms at the Cotton Bowl Stadium (i.e., signage) be **approved** as submitted.

Attachments: [C - 3750 Cotton Bowl Plz COA-26-000213 Case Report](#)

4. [26-1839A](#) **5208 WORTH STREET**

Council District 14
Munger Place Historic District
COA-26-000217
Christina Paress

Request

A Certificate of Appropriateness to revise previously-approved plans on COA-25-000316 and COA-26-000495 with window placement and replacement modifications to the main structure.

Applicant Travis Ripley

Application Filed 4/27/2026

Staff Recommendation

That the request to revise previously-approved plans on COA-25-000316 and COA-26-000495 with window placement and replacement modifications to the main structure be **approved** in accordance with drawings and specifications dated 6/1/2026. The proposed work will not have an adverse effect on the district and is, therefore, consistent with preservation criteria Sec. 51P-97.111(c)(S)(i); meets 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 Rehabilitation.

Task Force Recommendation

That the request to revise previously-approved window placement and replacement on the main structure be **approved** as submitted.

Attachments: [C - 5208 Worth St COA-26-000217 Case Report](#)

5. [26-1840A](#) **4315 JUNIUS STREET**

Council District 2
Peak's Suburban Addition Historic District
COA-26-000207
Christina Paress

Request

A Certificate of Appropriateness to revise previously-approved plans on COA-25-000313 by modifying the height of the foundation on the main structure.

Applicant Aaron Trecartin

Application Filed 4/24/2026

Staff Recommendation

That the request to revise previously-approved plans on COA-25-000313 by modifying the height of the foundation on the main structure be **approved** in accordance with drawings and specifications dated 6/1/2026 with the finding of fact that proposed foundation height is consistent with the neighboring main structures and would not have an adverse effect on the district. The proposed work is, therefore, consistent with preservation criteria Section 4; meets 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 Rehabilitation.

Task Force Recommendation

That the request to revise previously approved foundation height on the main structure be approved as submitted.

Attachments: [C - 4315 Junius St COA-26-000207 Case Report](#)

6. [26-1855A](#) **5908 SWISS AVENUE**

Council District 14
Swiss Ave Historic District
COA-26-000204
Christina Paress

Request

A Certificate of Appropriateness to install patio doors at existing window opening of accessory structure.

Applicant Aaron Trecartin

Application Filed 4/23/2026

Staff Recommendation

That the request to install patio doors at existing window opening of accessory structure be **approved** in accordance with drawings and specifications dated 6/1/2026. The proposed work will not be seen from the public right-of-way, will not have an adverse effect on the district and is, therefore, consistent with preservation criteria Sec. 51P-63.116(1)(A); meets 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 Rehabilitation.

Task Force Recommendation

That the request to install patio doors at existing window opening of accessory structure be approved as submitted.

Attachments: [C - 5908 Swiss Ave COA-26-000204 Case Report](#)

COURTESY REVIEW ITEMS

7. [26-1856A](#) [4422 SWISS AVENUE](#)

Council District 2
Swiss Ave Historic District
COA-26-000211
Christina Paress

Request

A Courtesy Review of the construction of a new multifamily structure (three (3) townhouses) on a vacant (corner) lot with attached garages.

Applicant Anish Prabhu

Application Filed 4/24/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct of a new multifamily structure (three (3) townhouses) on a vacant (corner) lot with attached garages 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- 18" minimum height from finished grade for porch foundation
- 2- Minimum 24" wide soffit, 8-12" fascia, 12" freize board
- 3- Windows must be wood on wood; no cladding, no internal mullions, and no more than 3 different sizes on the entire structure
- 4- No hardi-board; recommend one brick color rather than two
- 5- Gang windows with a minimum 4 ½-6" trim board in between windows
- 6- Hip roof on garage overhang
- 7- Solid-to-void ratio needs improvement. We recommended adding and ganging windows on the front façade and on the right and left side facades. The size of windows should be more consistent and of an appropriate size for the structure
- 8- Porch should be at least 12" deep, which would improve the slope on the front porch roof, bringing the top of it to the bottom of the second-floor windows
- 9- Porch columns should be brick to one-third of the height and tapered wooden columns on top 2/3
- 10- Brick columns flanking the fence is unusual, but we recommend that columns be added at the corners and at the front façade of the structure
- 11- Must provide a site plan which includes adjacent properties on the block face to evaluate setback.

Attachments: [CR - 4422 Swiss Ave COA-26-000211 Case Report](#)

8. [26-1857A](#) **202 S. CLIFF STREET**

Council District 4
Tenth Street Historic District
COA-26-000215
Rhonda Dunn

Request

A Courtesy Review of the construction of a (left) side addition with side porch to the existing main building.

Applicant Shannon Brown-Key

Application Filed 4/27/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct a (left) side addition with side porch to the existing main building be conceptually denied with the understanding that the final (revised) design(s), 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. Non-Supportive, with the following comments:

submit three separate Certificates of Appropriateness 1) for rehabilitation of the existing main building; 2) for the proposed addition; and 3) for the conversion of the rear accessory structure to a two-car garage.

Attachments: [CR - 202 S Cliff St COA-26-000215 Case Report](#)

9. [26-1858A](#) **3406 JEFFRIES STREET**

Council District 7
Wheatley Place Historic District
COA-26-000191
Rhonda Dunn

Request

A Courtesy Review of the construction of a new main residential building on a vacant (interior) lot.

Applicant Franchesca Jennings

Application Filed 4/27/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building on a vacant (interior) 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. Update Contextual Site Plan to show correct blockface.
2. Make sure drawings/plans and Material Sheet match.
3. Make exterior siding novelty pattern 117.
4. Make sure ornamental details in drawings are applied/installed on actual main building.
5. Change colors of roof, paint and porch column bottoms to differ from previously approved plans.
6. Update Site Plan to match current lot.

Attachments: [CR - 3406 Jeffries St COA-26-000191 Case Report](#)

DISCUSSION ITEMS10. [26-1859A](#) **1815 N. MARKET STREET**

Council District 14
West End Historic District
COA-26-000193
Rhonda Dunn

Request

A Certificate of Appropriateness to cover existing masonry coping on main building with metal coping at top of parapet - color to match that of existing masonry coping.

Applicant Ryan Mitchell

Application Filed 5/12/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to cover existing masonry coping on main building with metal coping at top of parapet - color to match that of existing masonry coping be **denied without prejudice**. The proposed work would introduce a non-historic metal material onto a character-defining parapet condition, resulting in an alteration that is inconsistent with the required façade appearance and historic material character of **contributing** warehouse-era buildings. The work would adversely affect the historic architectural integrity of the structure and is, therefore, inappropriate. The proposed work is **not consistent** with preservation criteria Section 5.2 pertaining to façade materials and Section 5.7 pertaining to façade appearance; 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 cover existing masonry coping on main building with metal coping at top of parapet - color to match that of existing masonry coping be **denied without prejudice**. The applicant has not provided enough information.

Attachments: [D - 1815 N Market St COA-26-000193 Case Report](#)

11. [26-1860A](#) **722 N. BEACON STREET**
Council District 14
Junius Heights Historic District
COA-26-000180
Christina Paress

Request

A Certificate of Appropriateness to replace the existing fence and install a new six-foot-tall wood board-on-board fence in the front yard.

Applicant Sean Martinez

Application Filed 4/14/2026

Staff Recommendation

That the request to replace the existing fence and install a new six-foot-tall wood board-on-board fence in the front yard be **denied without prejudice**, with a finding of fact that fences in front yards are prohibited in Junius Heights Historic District and would, therefore, have an adverse effect on the district. The proposed work is, therefore, not consistent with preservation criteria Section 3.6(a)(1), the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures, or the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the request to replace the existing fence and install a new fence in the front yard be **denied without prejudice** per Section 3.6(A)(2).

Attachments: [D - 722 N Beacon St COA-26-000180 Case Report](#)

12. [26-1861A](#) **5605 WORTH STREET**
Council District 14
Junius Heights Historic District
COA-26-000161
Christina Paress

Request

A Certificate of Appropriateness to replace front door.

Applicant Douglas Souhan

Application Filed

Staff Recommendation

That the request to replace the front door was **denied without prejudice**, with findings of fact that the existing door is appropriate, if not original, and does not show adequate evidence of deterioration to warrant replacement. The proposed work would have an adverse effect on the historic structure and is, therefore, **not** consistent with preservation criteria Section 5.1 pertaining to doors and windows; 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 to replace the front door be **denied without prejudice**.

Attachments: [D - 5605 Worth St COA-26-000161 Case Report](#)

13. [26-1878A](#) **4724 JUNIUS STREET**
Council District 14
Junius Heights Historic District
COA-26-000143
Christina Paress

Request

A Certificate of Appropriateness to install a new three-and-a-half (3.5) foot white wood picket fence in front yard.

Applicant Charles Lee McPherson

Application Filed 3/27/2026

Staff Recommendation

That the request to install a new three and a half (3.5) foot white wood picket fence in the front yard be **approved with the conditions** that the top of the fence be horizontal/parallel to grade and at least 50% open. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 2.10 and Addendum B; meet 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.

Task Force Recommendation

That the request to install a new three-and-a-half-foot (3.5) white wood picket fence in the front yard be **approved with the conditions** that there is no scalloping of the pickets, as the ordinance requires a flat horizontal surface, and that the fence is 70% open as required by the ordinance.

Attachments: [D - 4724 Junius St COA-26-000143 Case Report](#)

14. [26-1879A](#) **6006 SWISS AVENUE**

Council District 14
Swiss Ave Historic District
COA-26-000205
Christina Paress

Request

A Certificate of Appropriateness to demolish an existing accessory building.
Standard: Noncontributing structure because it is newer than the period of significance.

Applicant Aaron Trecartin

Application Filed 4/24/2026

Staff Recommendation

That the request to demolish an existing accessory building (Standard: Noncontributing structure because newer than the period of significance) be **approved**. The proposed work meets the standards in City Code Sec. 51A-4.501(h)(2)(F) and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the request to demolish the existing accessory building (Standard: Noncontributing structure because newer than the period of significance) be **approved**.

Attachments: [D - 6006 Swiss Ave COA-26-000205 Case Report](#)

15. [26-1880A](#) **6006 SWISS AVENUE**

Council District 14
Swiss Ave Historic District
COA-26-000206
Christina Paress

Request

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

Applicant Aaron Trecartin

Application Filed 4/24/2026

Staff Recommendation

That the request to construct a new accessory building in the rear yard be **approved** in accordance with drawings and specifications dated 6/1/2026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(A); meets 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 Setting.

Task Force Recommendation

That the request to construct a new accessory building in the rear yard be approved with the condition that the brick façade material be typical of the style and period of the main structure.

Attachments: [D - 6006 Swiss Ave COA-26-000206 Case Report](#)

16. [26-1881A](#) [112 N. CLIFF STREET](#)

Council District 4
Tenth Street Historic District
COA-26-000176
Rhonda Dunn

Request

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

Applicant James McGee

Application Filed 4/27/2026

Staff Recommendation

That the request to construct a new main residential building (on a vacant corner lot) with an accessory structure - a rear detached two-car garage be **approved** in accordance with drawings and specifications dated 4/27/2026 **with the following conditions**: that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); that length of louvered vent on front dormer be increased; that paired windows be added to the left side elevation, front 50 percent; that paint colors for the body and trim be selected from a historic paint color collection; that foundation be a minimum of 15 inches above grade and be either pier and beam or concrete posts and beam; and 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 (c) pertaining to site and site elements, and Section (b) 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 corner lot) with an accessory structure - a rear detached two-car garage be **approved with the following condition(s)/comment(s)**:

1. Resize louvered vent (too small).
2. Increase the number of windows on the left side elevation.
3. Use 1104 Tenth St as an example/model.
4. Include porch column details.
5. Make sure the Material Sheet and drawings/plans match and include photos of materials.

Attachments: [D - 112 N Cliff St COA-26-000176 Case Report](#)

17. [26-1882A](#) **220 S. CLIFF STREET**

Council District 4
Tenth Street Historic District
COA-26-000187
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) - one and a half stories high.

Applicant Rafael Alfaro

Application Filed 4/27/2026

Staff Recommendation

That the request to construct a new main residential building (on a vacant corner lot) - one and a half stories high be **approved** in accordance with drawings and specifications dated 4/27/2026 **with the following conditions**: that windows be all-aluminum (i.e., no cladding) with lite configuration one over one (1 over 1); that length of louvered vent on front dormer be increased; that size of front dormer be increased in width and depth (extend forward to main roof edge); that window and door headers be top aligned on all elevations; that mullions (i.e., trim pieces) of four to six inches in width be added between paired windows; that foundation be a minimum of 15 inches above grade and be either pier and beam or concrete posts and beam; and 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 (c) pertaining to site and site elements, and Section (b) 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

No quorum - Comments only. Supportive with the following comment(s):

1. Correct foundation drawings - wall section shows slab on grade.
2. Check back door height (it appears too short).

Attachments: [D - 220 S Cliff St COA-26-000187 Case Report](#)

18. [26-1883A](#) **2937 WARREN AVENUE**

Council District 7
Wheatley Place Historic District
COA-26-0000219
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building on a vacant corner lot - a duplex with a rear detached two-car garage.

Applicant Pascual Mojica

Application Filed 05/19/2026

Staff Recommendation

That the request to construct a new main residential building on a vacant corner lot - a duplex with a rear detached two-car garage be **approved** in accordance with drawings and specifications dated 05/19/2026 **with the following conditions**: that foundation be pier and beam or crawlspace with a minimum height of eighteen inches; that windows be all-aluminum (i.e., no cladding) with lite configuration one over one (1 over 1); that front doors be Craftsman style with a minimum of three top lites; that brackets be added to the front gables - a minimum of three (each); that porch columns be two-part with brick bases resting on grade (a minimum of 16 inches across); that a fascia/frieze board be added to all elevations - including above the front porch columns - minimum height eight inches, preferably cedar; that paired windows be added to the left and right side elevations, front 50 percent; that roof eaves be extended to a minimum of 18 inches; that mullion(s) (i.e., trim pieces) of four to six inches in width be added between paired windows; that paint colors for the body and trim be selected from a historic paint color collection; that roof rafter tails be expressed at roof overhangs; and 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 corner lot) with a rear detached two-car garage be **approved with the following condition(s)/comment(s)**:

1. Add additional windows to the living room and bedrooms.
2. Add trim to the windows and to the paired windows add mullions in between.
3. Extend roof eaves to 18 inches.
4. Column bases should be brick and need to be at ground level.
5. Check the color for the siding.

6. Update material sheet.
7. Add brackets on the front façade.
8. Review the side gable(s).

Attachments: [D - 2937 Warren Ave COA-26-0000219 Case Report](#)

19. [26-1884A](#) **3503 MEYERS STREET**

Council District 7
Wheatley Place Historic District
COA-26-000183
Rhonda Dunn

Request

A Certificate of Appropriateness for exterior rehabilitation of the main building to include window replacement (total 20) and enclosure, and exterior siding replacement.

Applicant Iris Martinez

Application Filed 5/17/2026

Staff Recommendation

That the request for exterior rehabilitation of main building to include window replacement (total 20) and enclosure, and exterior siding replacement be **approved** in accordance with drawings and specifications dated 5/17/2026 **with the following conditions:** that windows on original structure not be enclosed or resized; that replacement windows be all aluminum (no cladding) with lite configuration of one over one (1 over 1); that replacement siding be all wood horizontal lap-siding novelty pattern #117 to match the existing; and that only deteriorated (i.e., cracked/broken) boards be replaced. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 4.3 under Facades and Sections 5.1 and 5.3 under Windows and Doors; 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.

Task Force Recommendation

No quorum - Comments only. Supportive with the following comment(s):

1. Need close-up pictures of the condition for replacement.
2. Contact permitting about the rear addition, get an inspector to come out.
3. Bring back with new colors for trim.
4. Siding should be #117.

Attachments: [D - 3503 Meyers St COA-26-000183 Case Report](#)

20. [26-1885A](#) **QUEEN CITY NEIGHBORHOOD**

Council District 7
Queen City [Predesignation Moratorium]
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider [re]initiation of the historic designation process to establish a historic overlay district, on property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

Attachments: [D - Queen City Neighborhood Case Report](#)

21. [26-1886A](#) **MCSHANN ROAD NEIGHBORHOOD**

Council District 13
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider initiation of the historic designation process to establish a historic overlay district for the area known as McShann Road Neighborhood, generally located along the north and south lines of McShann Road from Montfort Drive to a point west of Preston Road.

Attachments: [D - McShann Road Neighborhood Case Report](#)

MISCELLANEOUS**Adjournment**

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.

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]