CITY OF DALLAS

LANDMARK COMMISSION **August 3, 2026**

FILE NUMBER: COA-26-000355
LOCATION**:** 5015 Reiger Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: June 29, 2026
DISTRICT: Munger Place (H-11)

APPLICANT: Michaela Houghton

REPRESENTATIVE: N/A

OWNER: Michaela Houghton

REQUEST(S):

Courtesy Review - A Certificate of Appropriateness to construct a new accessory structure in rear yard.

STAFF RECOMMENDATION:

Courtesy Review - no action required. That the request to construct a new accessory structure 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 to construct a new accessory structure in rear yard be approved with the following conditions: That the windows be all wood and that the architect confirm roof pitch and dormer is compatible with the main structure.

BACKGROUND / HISTORY:
N/A

RELEVANT PRESERVATION CRITERIA:
.

1. Munger Place Historic District (H-11); Ordinance No. 20024

2. Secretary of the Interior's Standards/<u>Guidelines for Setting (District / Neighborhood)</u>
   - ***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.*

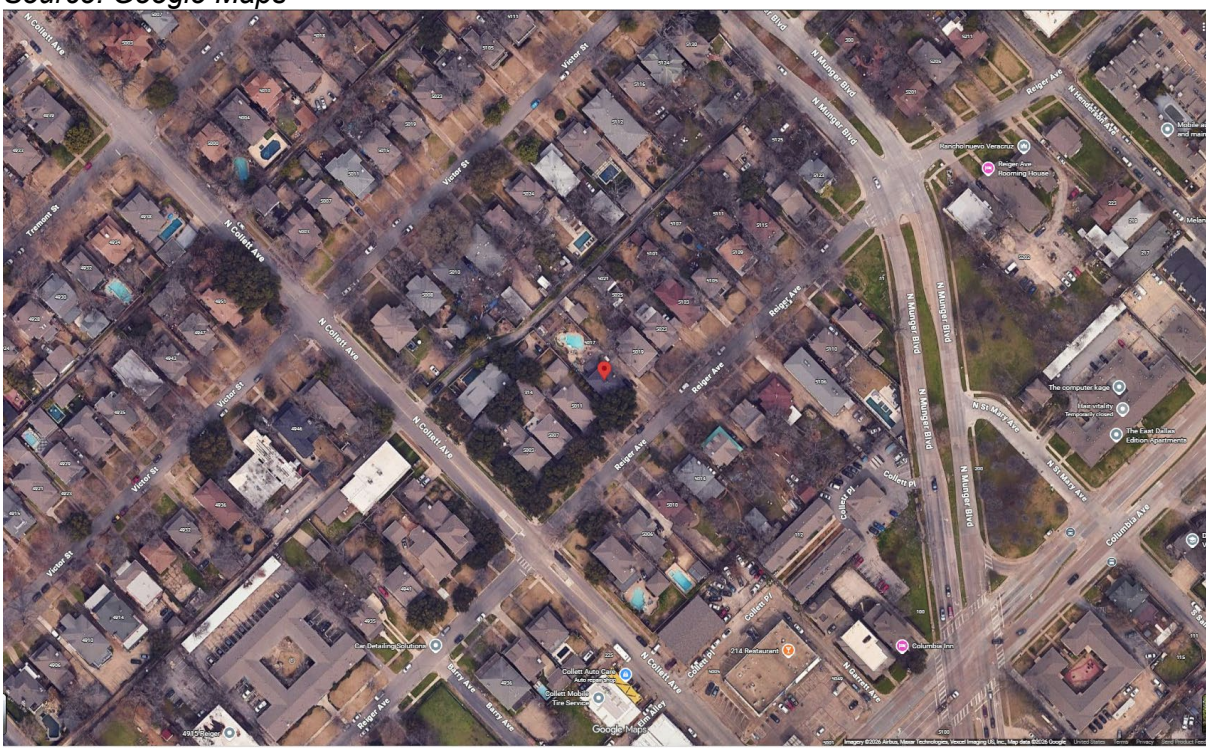
3. City Code Section 51A-4.501(g)(6)(C)(i)*:*

The landmark commission must grant the application if it determines that:
(i) for contributing structures:

LOCATION MAPS

5015 Reiger Ave

Source: Google Maps

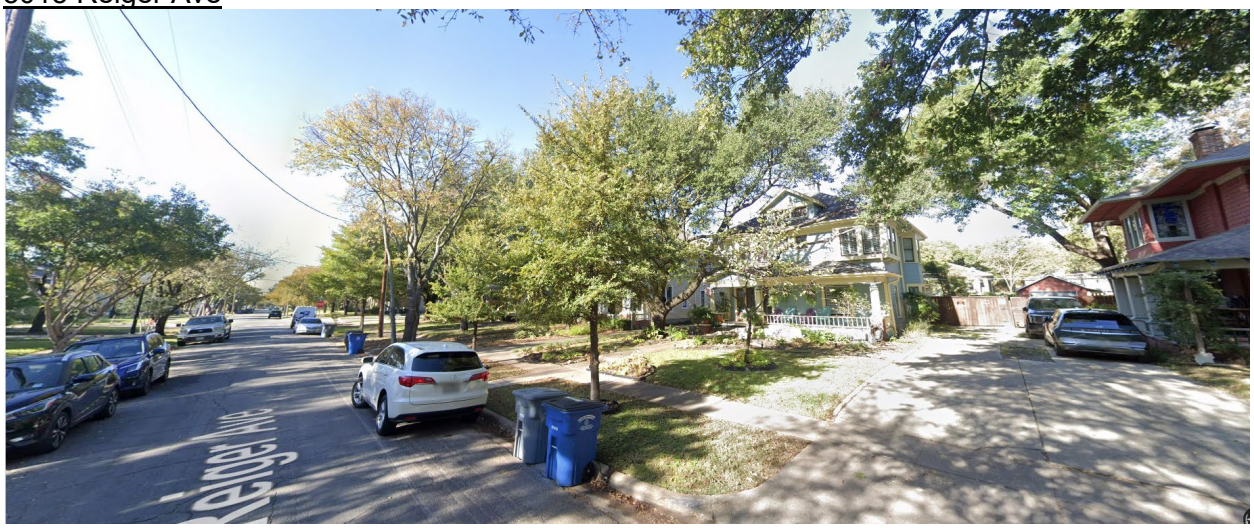


CURRENT PHOTOS

5015 Reiger Ave

CONTEXT PHOTOS

5015 Reiger Ave



ATTACHMENTS:

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

TASK FORCE RECOMMENDATION(S)

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 7/7/2026
TIME: 4:00 pm
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Michela Houghton
Address: 5015 Reiger Ave
Date of CA/CD/CR Request:

RECOMMENDATION:

___ Approve ✓ Approve with conditions___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

- windows to be wood
- architect to confirm roof pitch - dormer is compatible w/ the main building

Task force members present

✓ Emily Stevenson (Chair)	___ Kari Houston Osborn	___ Aaron Trecartin
___ Rhody Parrish (Prof)	✓ Bob Cox (Swiss Res)	___ VACANT (Prof)
✓ Greg Johnston	___ ~~Sharon van Buskirk~~	___ VACANT (Swiss alt)

Ex Officio staff members present: ✓ Christina Paress

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

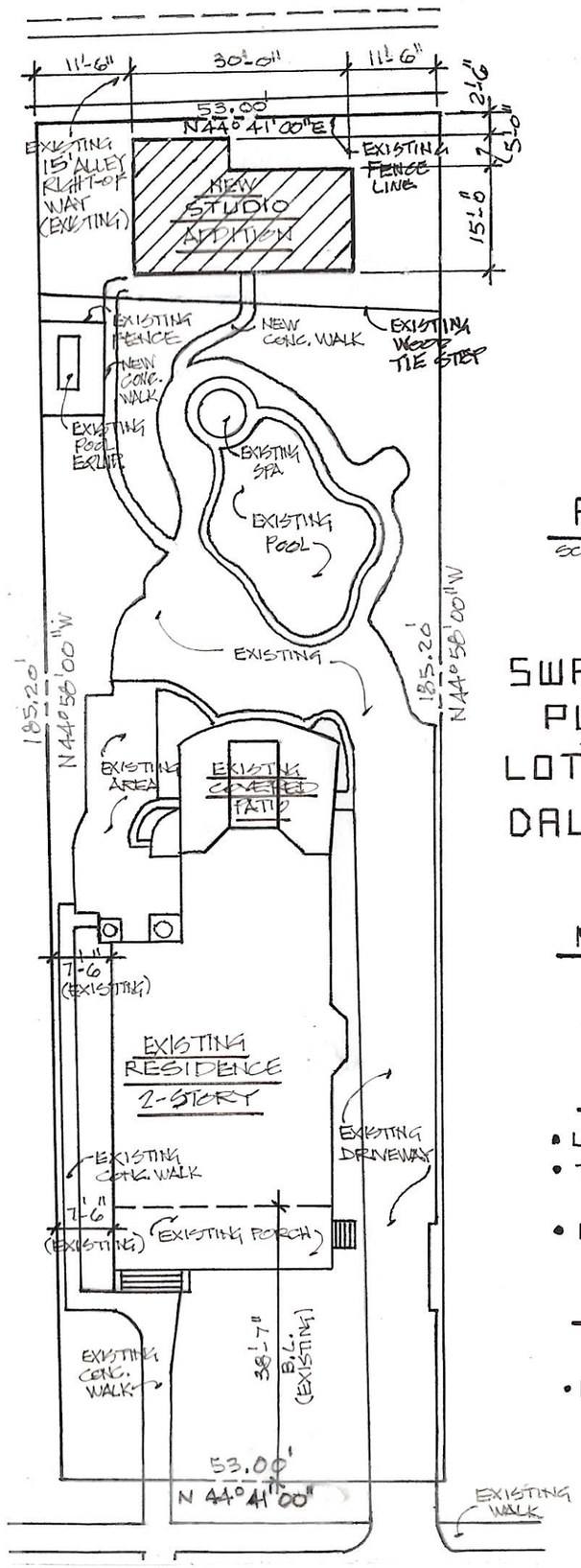
Maker: Emily
2nd: Bob
Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 7-7-26

The task force recommendation will be reviewed by the Landmark Commission on Monday, August 3, 2026, via videoconference. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

5015



PLOT PLAN:

SCALE: 1" = 20'-0"

N

SWANEY'S MUNGER PLACE ADDITION
LOT #4 BLOCK #N/1431
DALLAS, TEXAS

NEW STUDIO ADDITION
515 SQ. FT.

PROJECT DATA:

- LOT SQ. FT. – 9,816 SQ. FT.
- TOTAL BUILDING 3257 SQ. FT.
- EXISTING HOUSE:
  - 1ST FLOOR 1371 SQ. FT.
  - 2ND FLOOR 1371 SQ. FT.

TOTAL: – 2742 SQ. FT.

- NEW STUDIO BUILDING: – 515 SQ. FT.

- NOTE!

ALL BUILDING ELEMENTS SHOWN ARE EXISTING AND ARE TO REMAIN UNLESS OTHERWISE NOTED OR HIGHLIGHTED. ALL BUILDING CONSTRUCTION, MATERIALS AND WORKMANSHIP IS TO MATCH EXISTING RESIDENCE. (TYPICAL)

Copyright Gary McMeekan Design Associates (All rights reserved). As proprietors of Gary McMeekan Design Associates we are protected by the international copyright protection act of 1990, U.S. Value. These copyrights prevent material from being reproduced, copied in any form, published, broadcast or distributed without prior written authority of Gary McMeekan Design Associates. All copies of Gary McMeekan Design Associates must include this copyright statement. The contractor and or builder shall be responsible to see that all required federal, state, and local building codes are followed. All parties by possession and use of these drawings shall be deemed in acceptance of the afore mentioned. These construction drawings are issued with the condition that only one structure will be constructed at one location and address.
©Gary McMeekan Design Associates All rights reserved

GARY McMEEKAN
DESIGN ASSOCIATES
DESIGNERS PLANNERS
214-908-1496
www.garymcmeekandesignassociates.com

5015 REIGER AVENUE DALLAS, TEXAS
6-16-2026

MUNGER PLACE

PLAN

SHEET 1

April 5, 2017

Lisa Johnson
5015 Reiger,
Dallas, TX 75214

RE: CA167-398(EH)
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION
5015 REIGER AVE

Dear Lisa Johnson:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review on April 5, 2017.

Be aware that you may need to bring your CA and approved drawings and/or blueprints to Building Inspection for a building permit. Before starting any approved work, be sure to pos your CA in a front window or other prominent location on the structure so it may be seen by City officials to ensure work is performed as approved by the Landmark Commission. Please see enclosed Certificate of Appropriateness for Details.

If you have any questions, please contact me by phone at (214) 671-5094 or ema at eric.hill@dallascityhall.com.

Eric Hill

Eric Hill
Senior Planner

c: JOHNSON LISA C

Enclosure

Certificate of Appropriateness April 5, 2017

Routine		**PLANNER:**	Eric Hill
FILE NUMBER:	CA167-398(EH)	**DATE FILED:**	April 5, 2017
LOCATION:	5015 REIGER AVE	**DISTRICT:**	Munger Place Historic District
COUNCIL DISTRICT:	14	**MAPSCO:**	46-B
ZONING:	PD-97	**CENSUS TRACT:**	0013.02

APPLICANT: Lisa Johnson

REPRESENTATIVE:

OWNER: JOHNSON LISA C

The staff decision is: Approved

Information regarding requests:

1) Paint main structure. Brands: Valspar & Sherwin Williams. Colors: Body- "Seascape"; Trim- "Canary"; Accent- "Carnelian".

Approve

Conditions: Approve paint specifications dated 04-05-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(5)(B)(ix).

Eric Hill

Senior Planner

April 5, 2017

Date

Please take any signed drawings to Building Inspection for permits.

Routine Maintenance

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 398 [EH]
Office Use Only

Name of Applicant: Lisa Johnson
Mailing Address : 5015 Reiger Ave
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 2149012433 Fax:
Relationship of Applicant to Owner : self.

PROPERTY ADDRESS: 5015 Reiger Ave, Dallas 75214
Historic District: Munger Place

Building Inspection: Please see signed drawings before issuing permit:
Yes ___ No X
Historic Planner's Initials: EH

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Repaint house the same colors as it is now.

BODY - Seascape
TRIM - Canary
ACCENT - Carnelian

RECEIVED BY
Eric Hill
APR 05 2017
Current Planning

Signature of Applicant: Lisa Johnson Date: 4/3/2017
Signature of Owner: Lisa Johnson Date: 4/3/2017
(IF NOT APPLICANT)

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.

Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- [x] **APPROVED.** Please release the building permit.
- [ ] **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- [ ] **DENIED.** Please **do not** release the building permit or allow work.
- [ ] **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

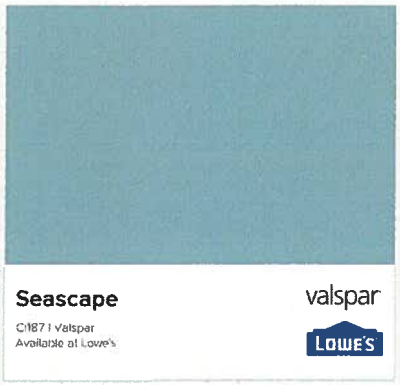
Eric Hill — 04-05-17
Sustainable Construction and Development — **Date**

5015 Reiger Avenue
Munger Place
Proposed paint specifications

APPROVED BY

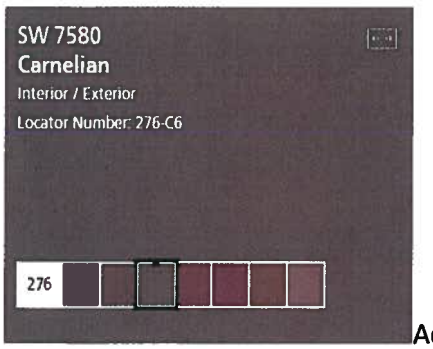
APR 04 2017

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS



Body (Valspar)

Trim (Valspar)



Accent (Sherwin Williams)

NEW CONSTRUCTION FORM – TO BE FILLED OUT BY APPLICANT

This form must be completed by the applicant and submitted with any Certificate of Appropriateness application for new construction. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the preservation criteria in the historic district ordinance or contact a City Preservation Planner for further information.

N Will the proposed new construction require demolition of any structure(s) on the site?
If yes, you must submit a Certificate of Demolition form with your application.

N Have you completed a preliminary review of the drawings with Building Inspection?
NOTE: This step is required for construction of a main structure and strongly recommended for accessory structures. Preliminary review does not guarantee final approval of a permit.

Preliminary review: DATE____/____/____ NAME OF PLANS EXAMINER: _____

LOT COVERAGE

Existing lot coverage 13.97 % (lot coverage includes all structures with a permanent roof, including porches and patios)

Proposed lot coverage 19.2 %

SETBACKS AND BUILDING HEIGHT

Proposed main structure (skip if no new main structure is proposed):

Front yard setback _____ft

Average front yard setback on blockface _____ft

No changes to existing main structure.

Side yard setbacks LEFT SIDE _____ft RIGHT SIDE _____ft

Rear yard setback _____ft OR distance to accessory structure _____ft

Roof height _____ft Average roof height on blockface _____ft

Proposed accessory structure (skip if no new accessory structure is proposed):

Distance from main structure 61 ft

Side yard setbacks LEFT SIDE 11'-6" RIGHT SIDE 11'-6"

Rear yard setback 5 ft

Roof height of proposed accessory 18 ft Main structure roof height _____ft

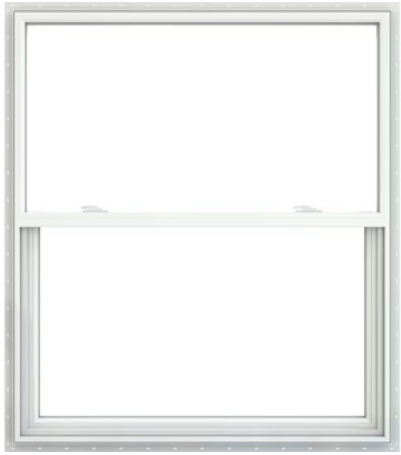
MATERIALS LIST

MMI DOOR 64-in x 80-in x 4-9/16-in Fiberglass Right-hand inswing Primed Prehung Residential Insulating core Front Door

Item #2560306 |
Model #ZZ29456R

JELD-WEN V-2500 31-1/2-in x 35-1/2-in White Exterior White Interior Vinyl New Construction Single Hung Window Low-E (Half Screen Included)

Item #1521702 |
Model #JW234700174



GAF Timberline HDZ Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle)

Item #1439798 |
Model #0487900

117 Pine Double Siding made with Yellow Pine. This siding is known for being used back in the early 1900's and is often used to restore historic homes and buildings. Great for restoration work of older historic locations or reconstruction of 19th to early 20th century siding appearance.

5015

The storage shed shown was here when we bought the house. It is going away.

The storage shed shown was here when we bought the house. It is going away.

The storage shed shown was here when we bought the house. It is going away.

The storage shed shown was here when we bought the house. It is going away.