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**LANDMARK COMMISSION****April 6, 2026**

FILE NUMBER: COA-26-000113  
LOCATION: 4125 Junius St  
STRUCTURE: Contributing

PLANNER: Christina Pares  
DATE FILED: March 3, 2026  
DISTRICT: Peak's Suburban Addition (H-72)  
ZONING: PD-362

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**APPLICANT:** Gary Skotnicki

**REPRESENTATIVE:** N/A

**OWNER:** Myers & Ngo Living Trust

**REQUEST(S):**

A Courtesy Review of replacement of the exterior staircase on west side of existing carriage house with an addition, construction of a three (3) car carport directly behind main structure, and new steel frame screen fence and driveway gates.

**STAFF RECOMMENDATION:**

Courtesy Review - no action required. That the request to replace the exterior staircase on west side of existing carriage house with an addition, construction of a three (3) car carport directly behind main structure, and new steel frame screen fence and driveway gates 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:

- Columns should be skinned to mimic pilasters on back of house (8"x8")
- Recommend a 12" beam across top (mimic frieze board)
- Need to know roof material/ color
- Fence must be at or behind the front 50% of the house

**BACKGROUND / HISTORY:**

**RELEVANT PRESERVATION CRITERIA:**

1. Peak's Suburban Addition Historic District (H-72); Ordinance No. 22352
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 unreparable and not replacing it or replacing it with a new feature that does not match.

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

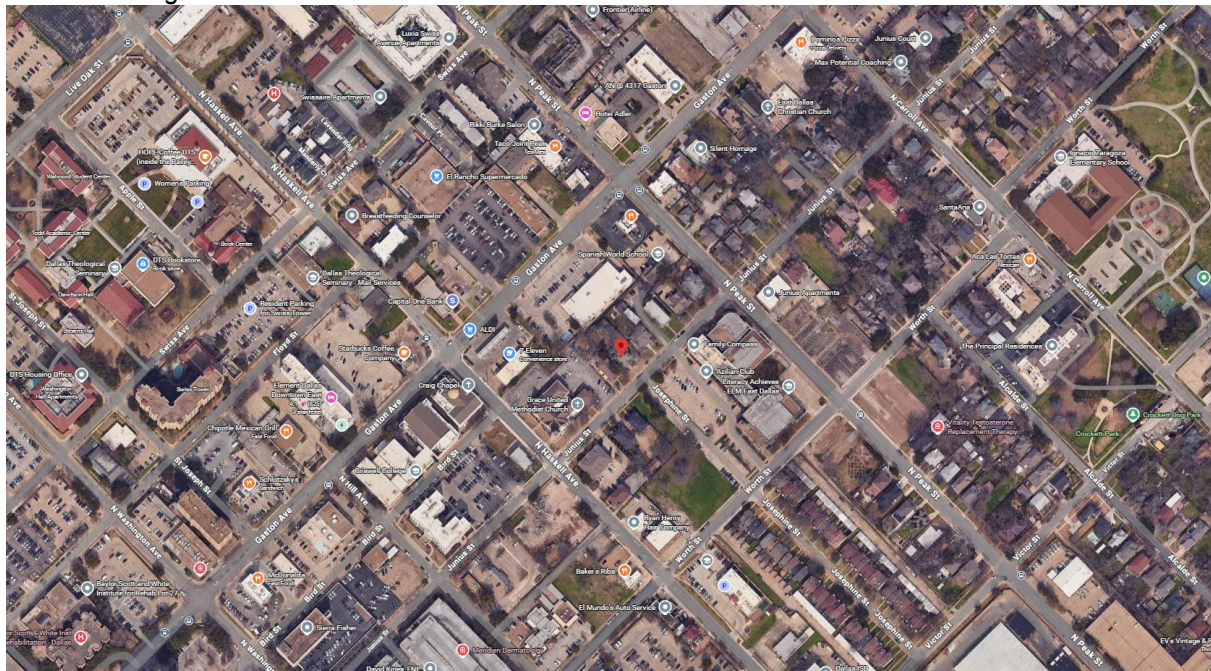
*The landmark commission must grant the application if it determines that:*

- (i) *for contributing structures, the proposed work is compatible with the historic overlay district.*

**LOCATION MAPS**

4125 Junius St

Source: Google Earth



**CURRENT PHOTOS**

4125 Junius St





**CONTEXT PHOTOS**  
**4125 Junius St**



**ATTACHMENTS:**

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

**TASK FORCE  
RECOMMENDATION(S)**

# TASK FORCE RECOMMENDATION REPORT

## Peak's Suburban Addition and Edison-LaVista Court Historic Districts

DATE: 3/12/2026  
TIME: 5:30 p.m.  
LOCATION: Hybrid Virtual/2622 Swiss Ave

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Applicant Name: Ryan McNee  
Address: 4616 Gaston Ave  
Request Type: CA

Recommendation:

Approve       Approve with conditions       Deny w/o prejudice       Deny

Comments:

Balcony (Second floor front porch enclosure): Deny w/o prejudice

- Tudor gable is inappropriate for Craftsman/ Prairie Style
- Pitch of roof is not consistent with original
- Windows should be centered with gable
- Wood columns should be replicated

Window Replacement: Deny w/o prejudice

- Need full window survey
- Proposed windows are inappropriate in dimension and scale and not Craftsman/ Prairie
- Recommend one over one windows or replicate Prairie style windows where replacement is warranted

Front Elevation: Deny w/o prejudice

- Tudor gable is inappropriate for Craftsman/ Prairie style
- Front door should be centered on porch if moving it
- Windows on the 2<sup>nd</sup> floor should be centered with gable/ columns
- Appropriate windows to be placed with scale, dimension, and style

Roof: Deny w/o prejudice

- Black roof is not appropriate. Recommend "Weathered Wood"

Addition: Deny w/o prejudice

- Need pictures of all sides of the house
- Need delineation of addition from the original structure
- Windows on rear addition: Should be of appropriate scale, style, fenestration. Recommend 2<sup>nd</sup> floor windows on rear be more of a "sleeping porch" configuration, with lower third of second floor being siding, and windows above it.

Fence: Deny w/o prejudice

- Need site plan
- Fence must be at or behind rear 50% of the house.

# TASK FORCE RECOMMENDATION REPORT

## Peak's Suburban Addition and Edison-LaVista Court Historic Districts

DATE: 3/12/2026  
TIME: 5:30 p.m.  
LOCATION: Hybrid Virtual/2622 Swiss Ave

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Task force members present:

Kathy Finch  Paul Sanders (Vice-chair)  
 Josh Kamman  Patricia Simon (Chair)

Ex Officio staff members present:  Christina Pares

Quorum:  Yes  No (three makes a quorum)

Maker: Sanders 2<sup>nd</sup>: Kamman  
FOR: Kamman, Sanders, Simon AGAINST: Click or tap here to enter text.  
Basis for opposition:  
Click or tap here to enter text.

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**



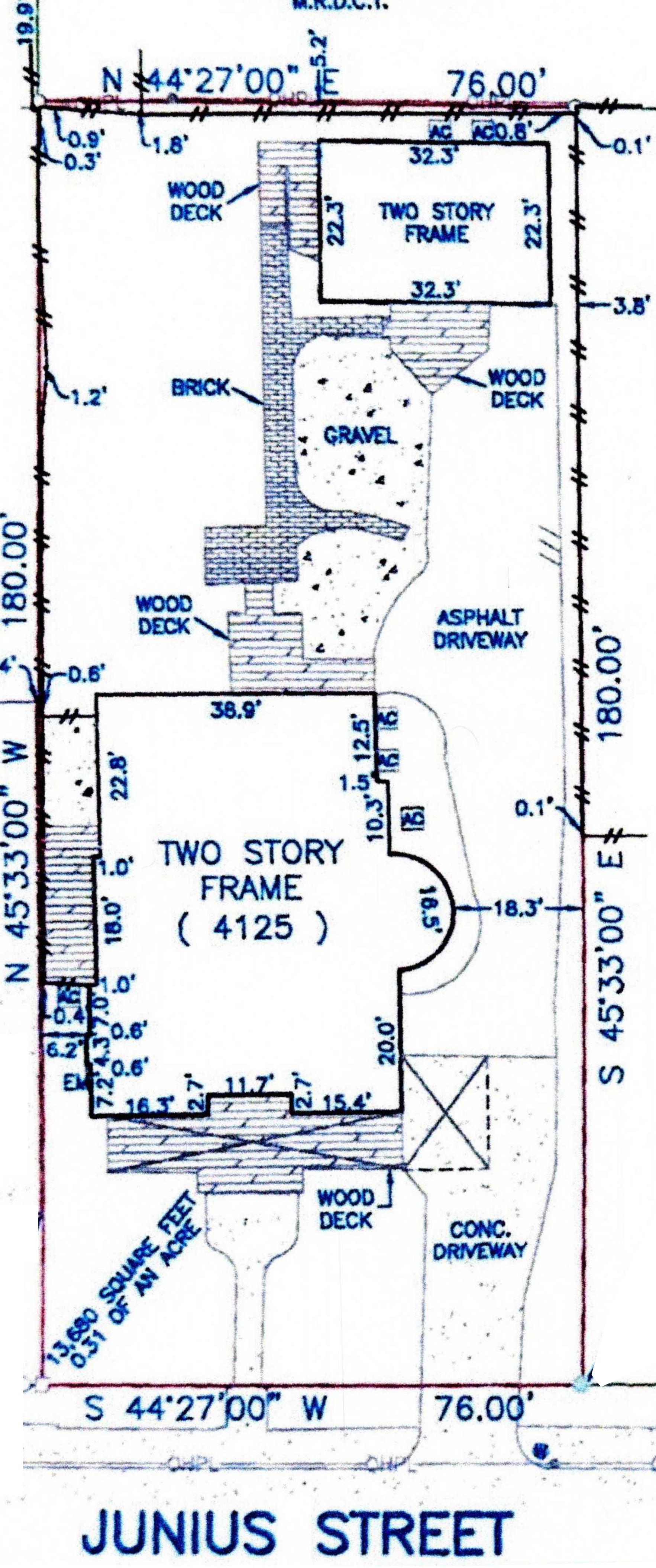
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NOT INTENDED FOR BIDDING, PERMIT  
OR CONSTRUCTION PURPOSES

ISSUE:  
DATE: 18 MARCH 26

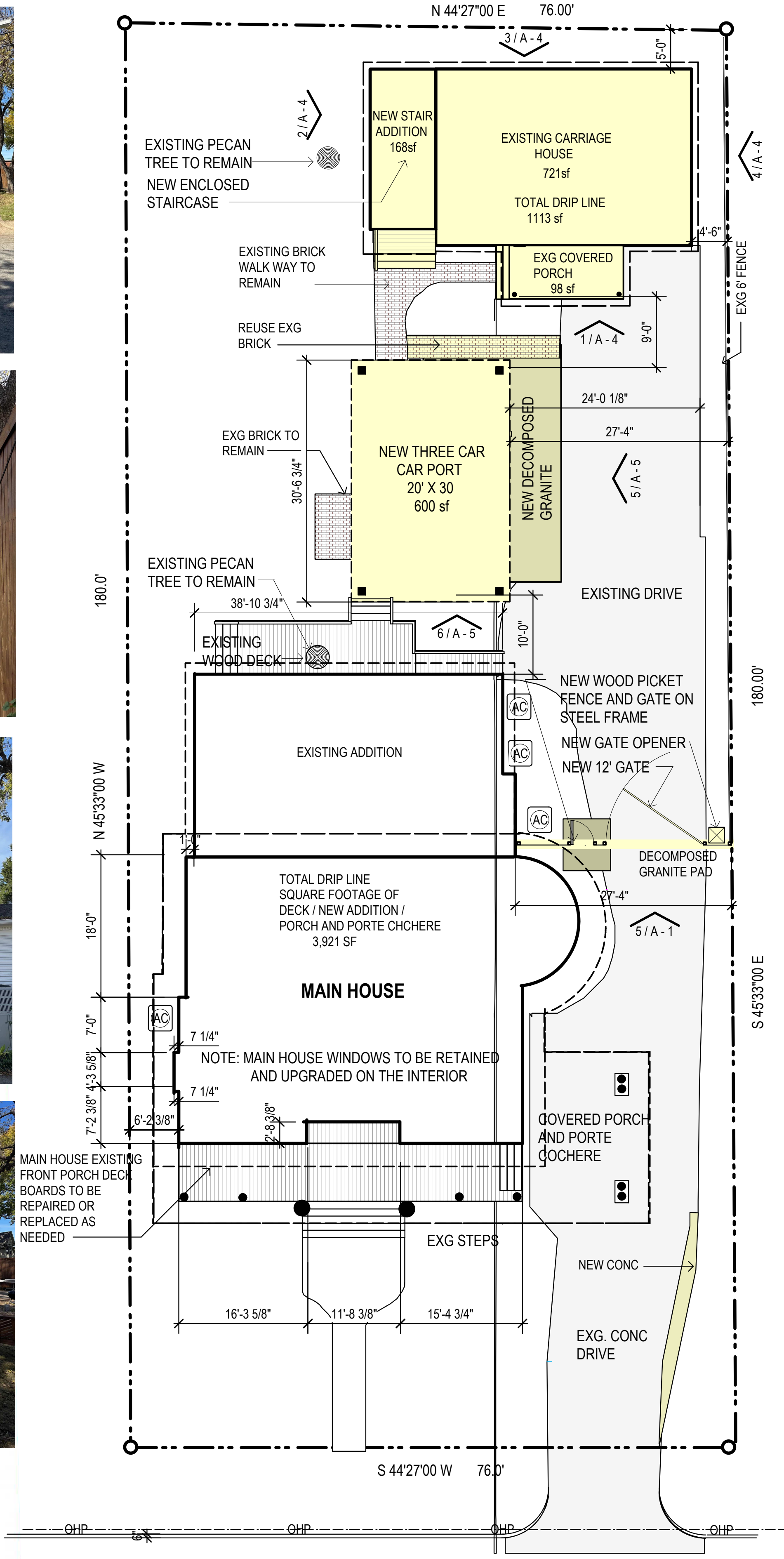
EXISTING SURVEY

ARCHITECTURAL  
SITE PLAN

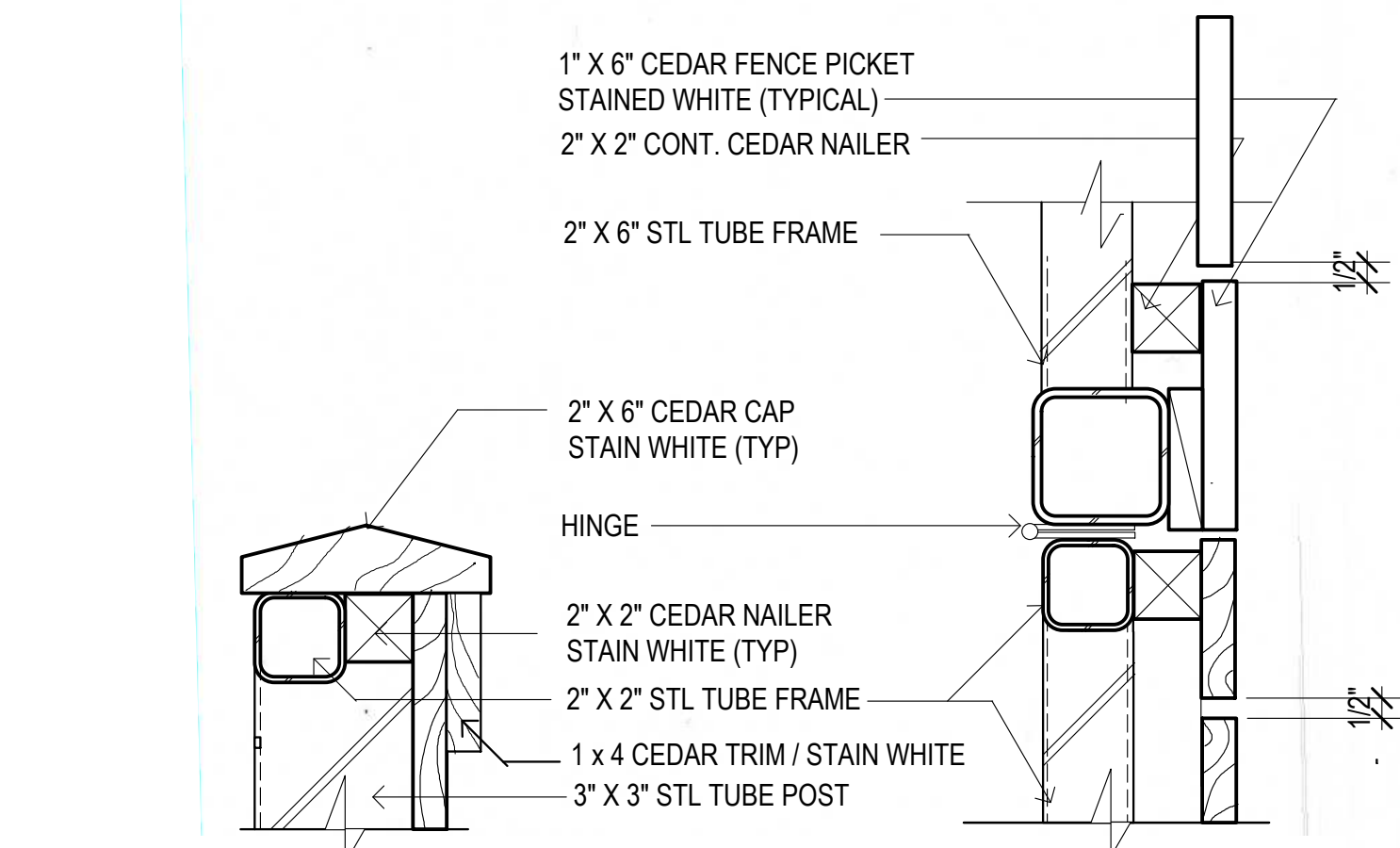
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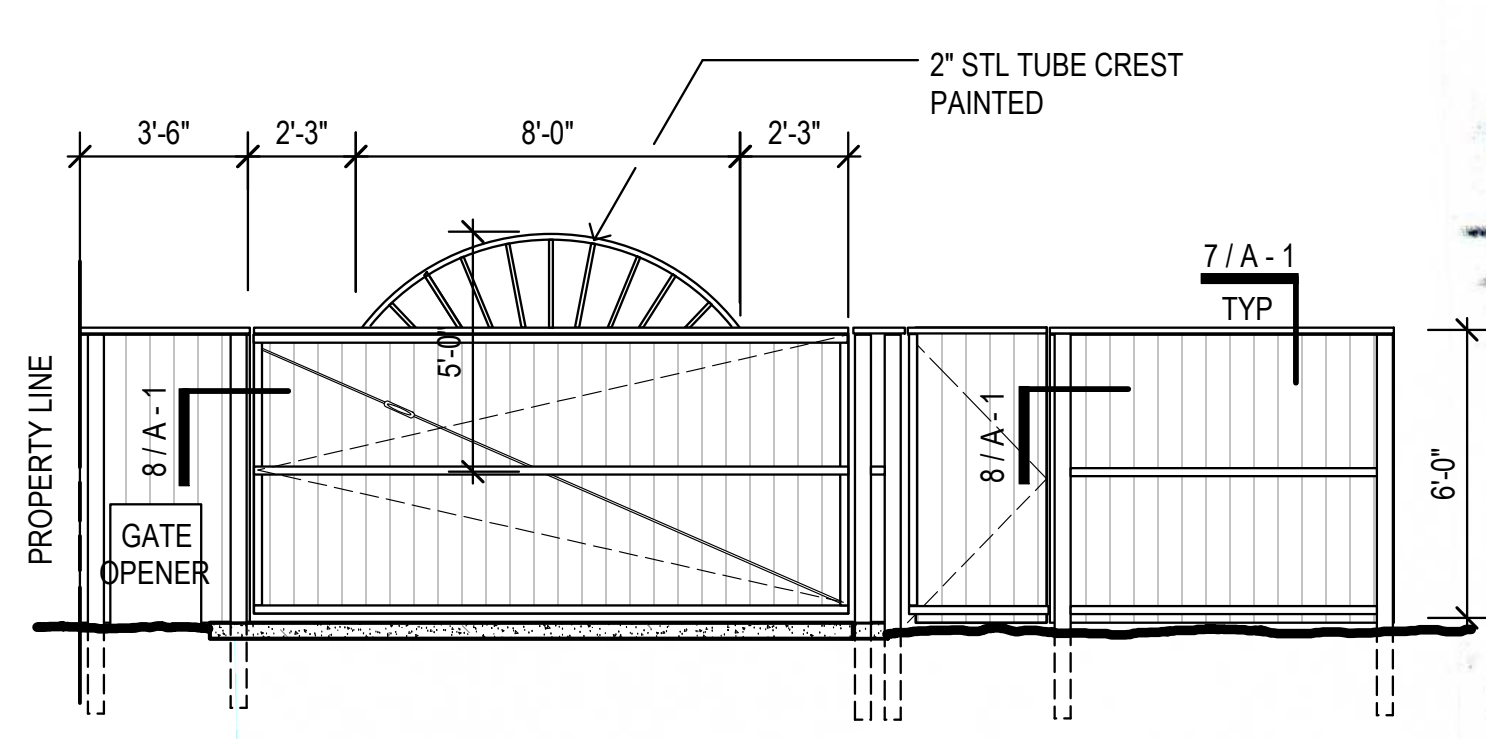
2 PHOTOS EXISTING STRUCTURES



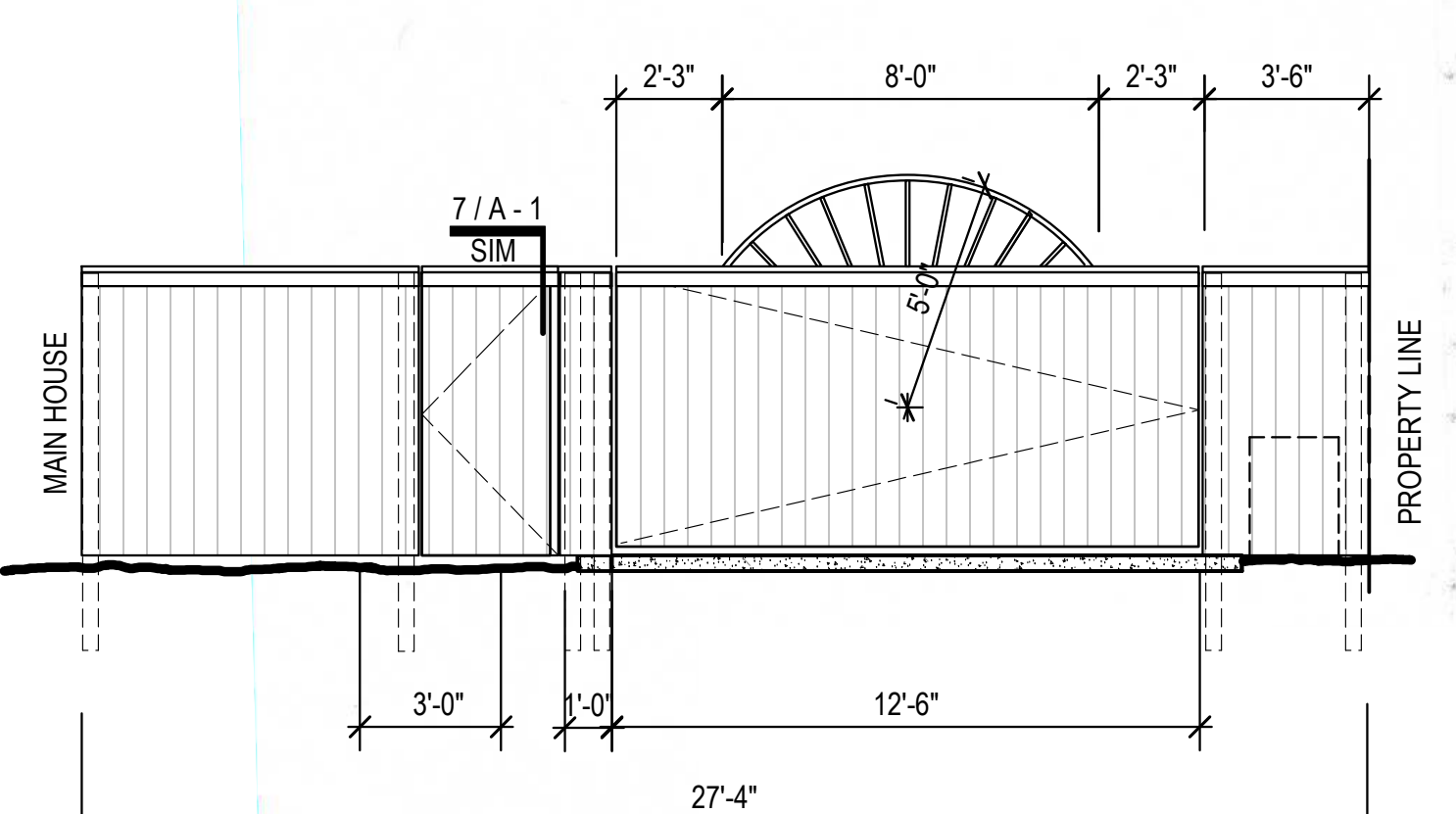
1 PROPOSED SITE PLAN  
Scale: 1" = 10 ft



7 TYPICAL FENCE CAP  
Scale: 3" = 1'-0"



6 PROPOSED GATES AND FENCE / NORTH ELEV  
Scale: 1/4" = 1'-0"



5 PROPOSED GATES AND FENCE / SOUTH ELEV  
Scale: 1/4" = 1'-0"

EXISTING PROPERTY SQUARE FOOTAGE	13,680 SF
EXISTING MAIN HOUSE / ADDITION / PORCHES	3,921 SF
NEW CAR PORT SF	600 SF
CARRIAGE HOUSE SF	1,113 SF
TOTAL SQUARE FOOTAGE	5,634 SF

PROPOSED LOT COVERAGE 5,634 SF / 13,680 SF = 41% LOT COVERAGE  
MAXIMUM ALLOWED LOT COVERAGE IS 45%

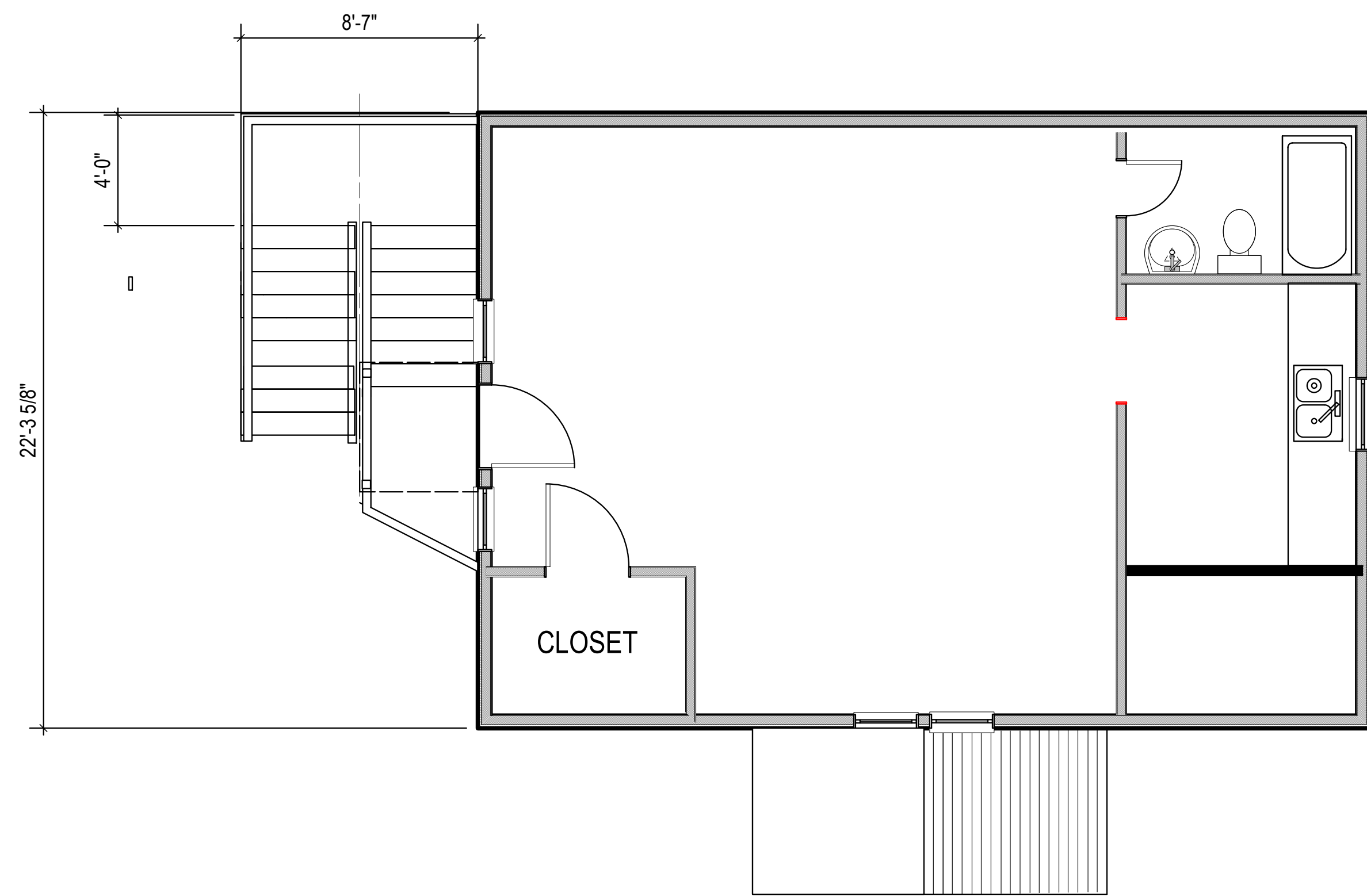
4 TOTAL LOT COVERAGE

3 EXISTING SURVEY  
Scale: 1" = 10 ft

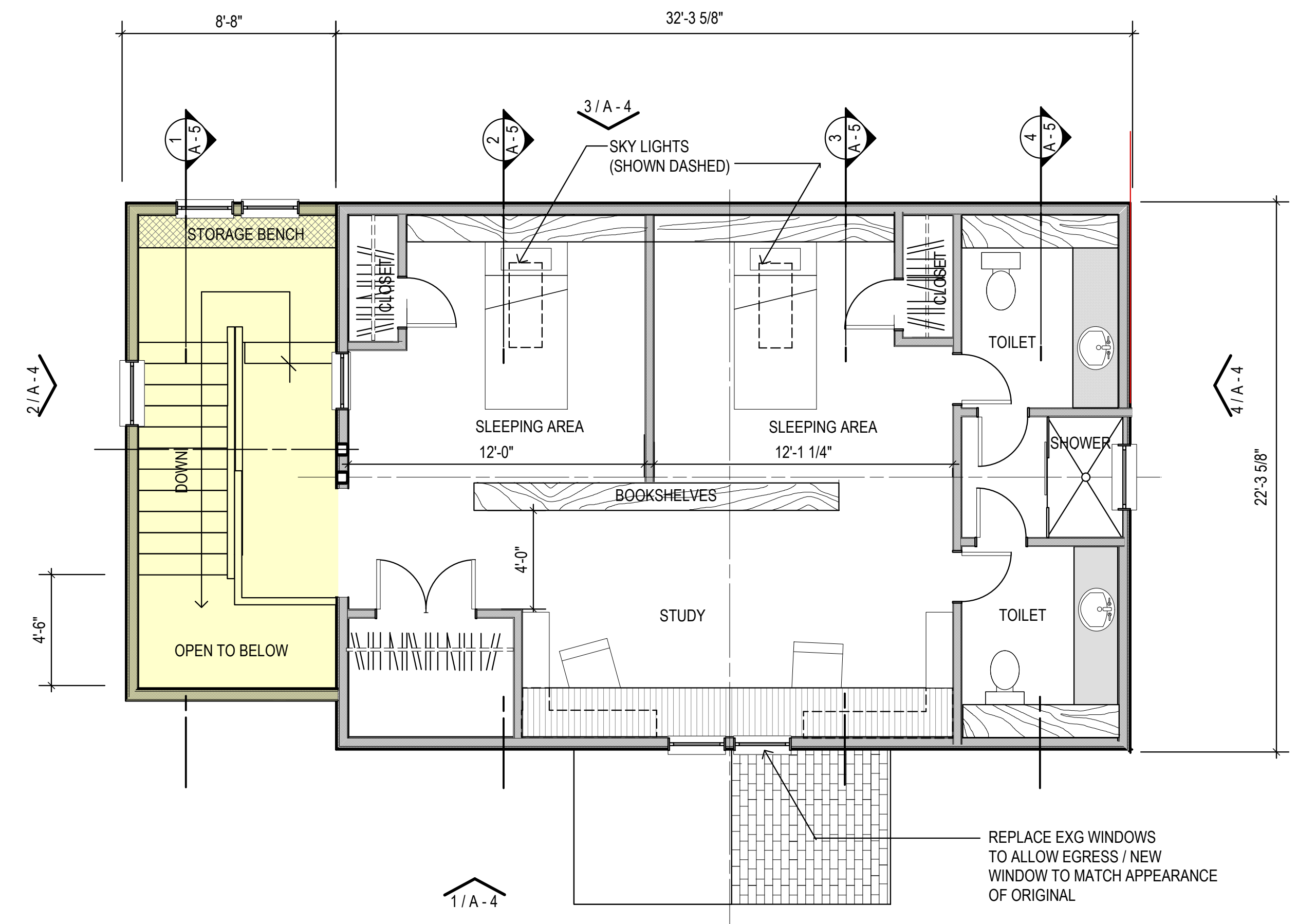
JUNIUS STREET



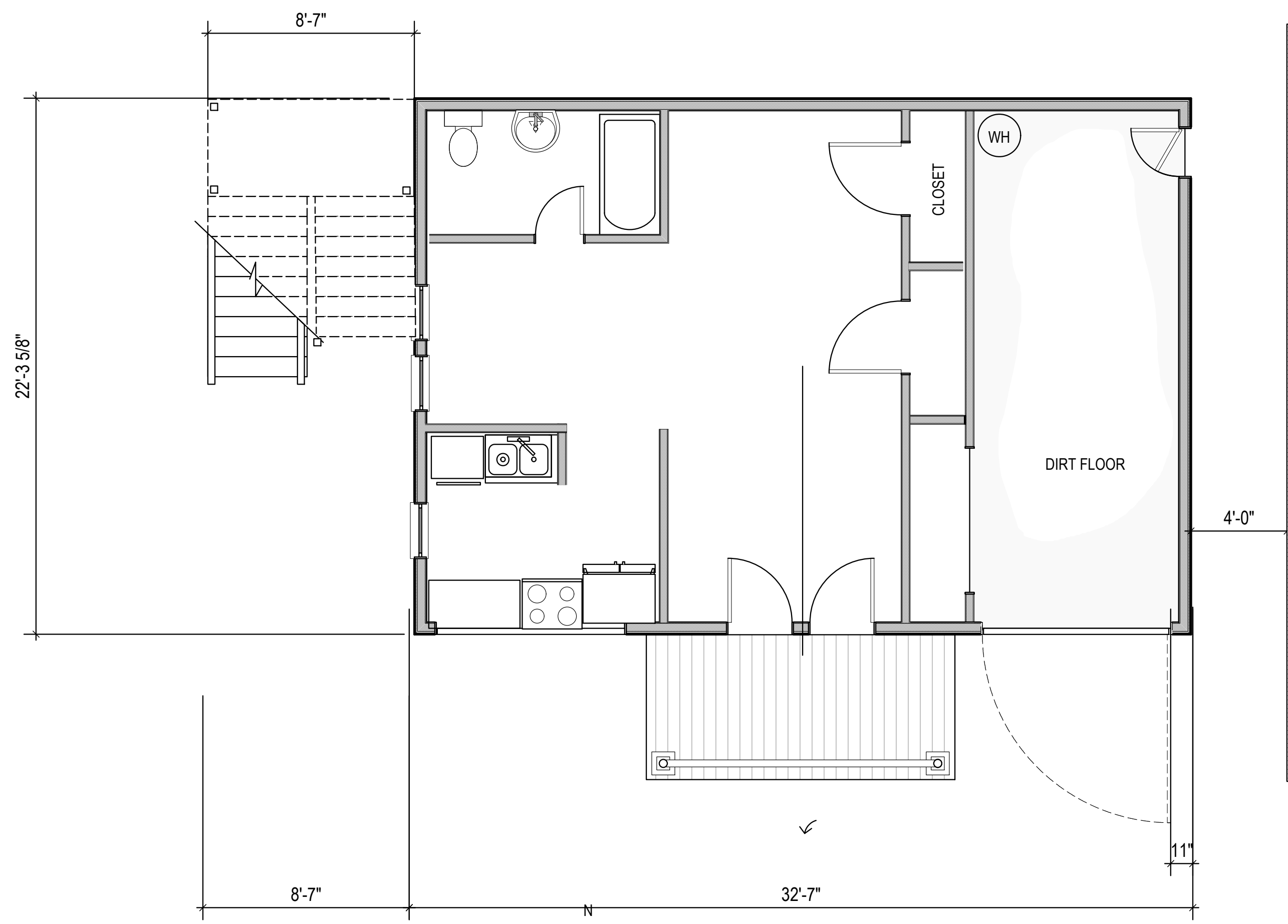
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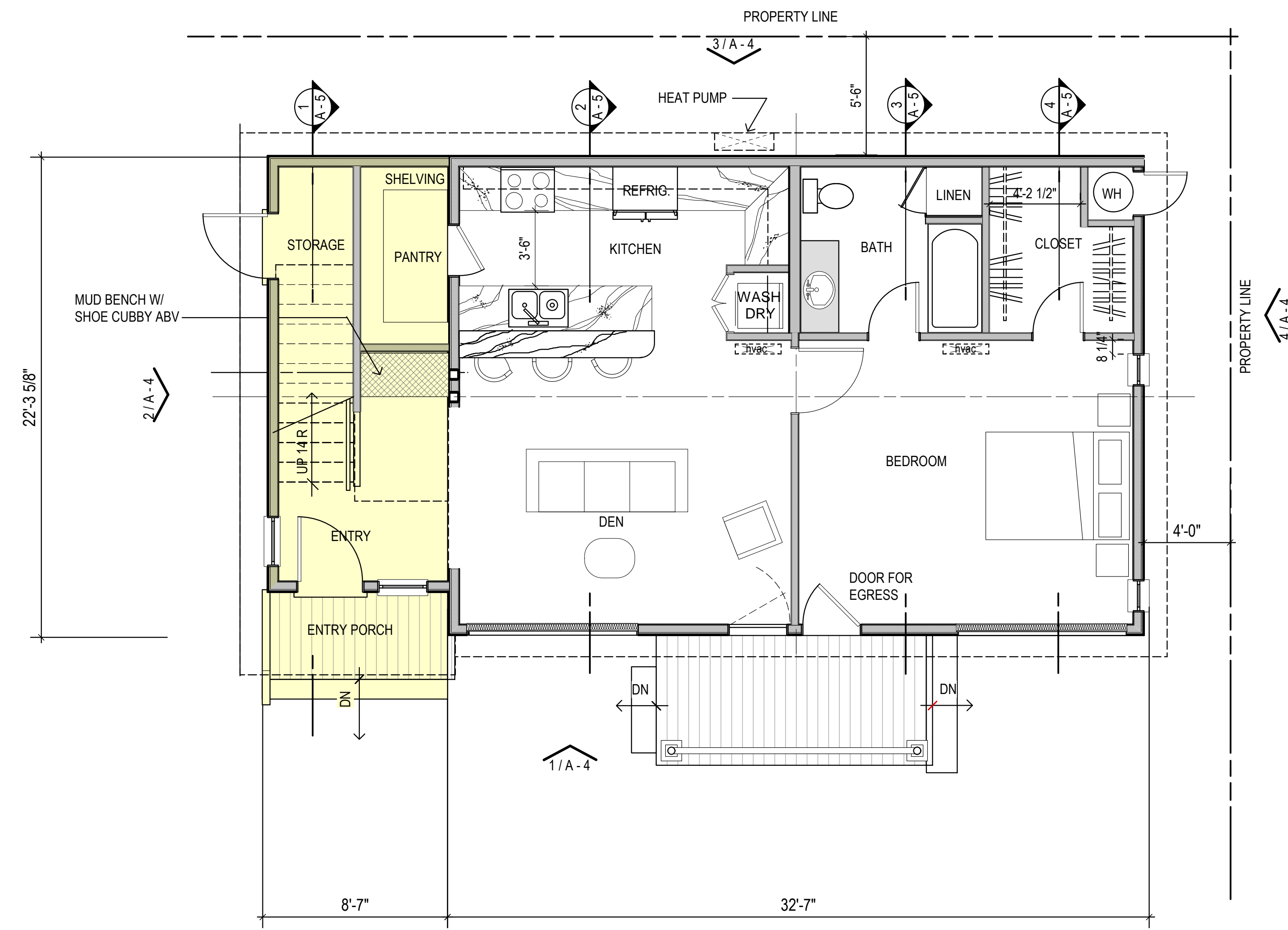
**4** EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



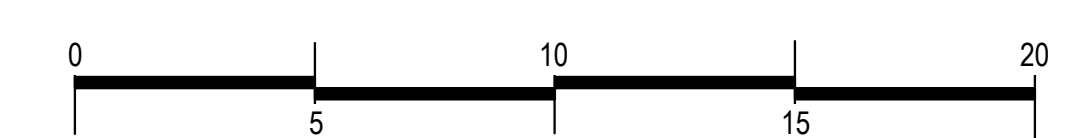
**3** NEW SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



**2** EXISTING FLOOR PLAN  
Scale: 1/4" = 1'-0"



**1** NEW FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"





Gary Skotnicki, Architect

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Dallas, Texas 75205

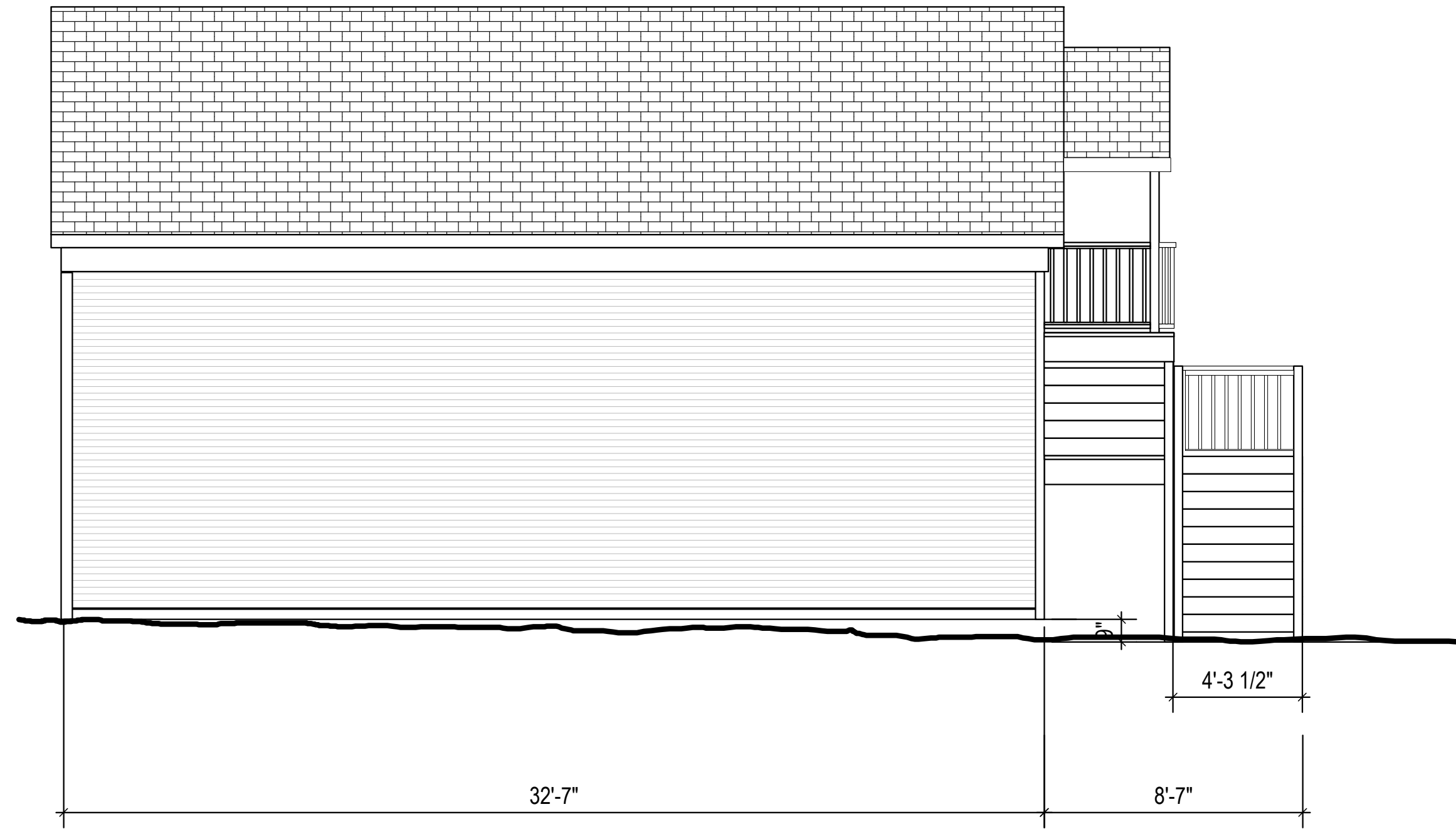
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ISSUE:  
DATE: 16 FEB 2025

EXISTING ELEVATIONS

A.3.  
OF



④ EXISTING NORTH WEST ELEVATION  
Scale: 1/4" = 1'-0"



③ EXISTING NORTH EAST ELEVATION  
Scale: 1/4" = 1'-0"



② EXISTING SOUTH WEST ELEVATION  
Scale: 1/4" = 1'-0"



① EXISTING SOUTH EAST ELEVATION  
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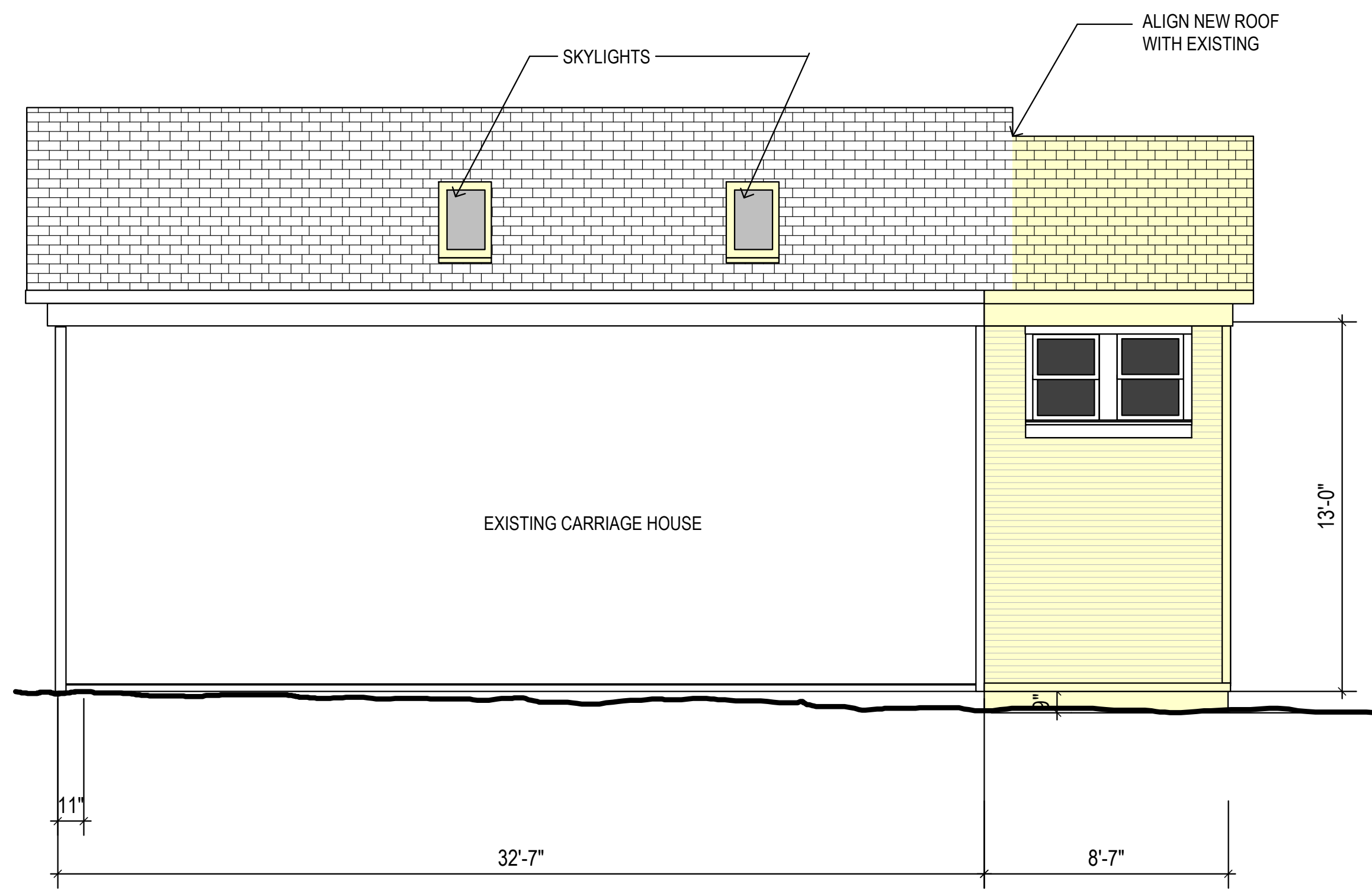
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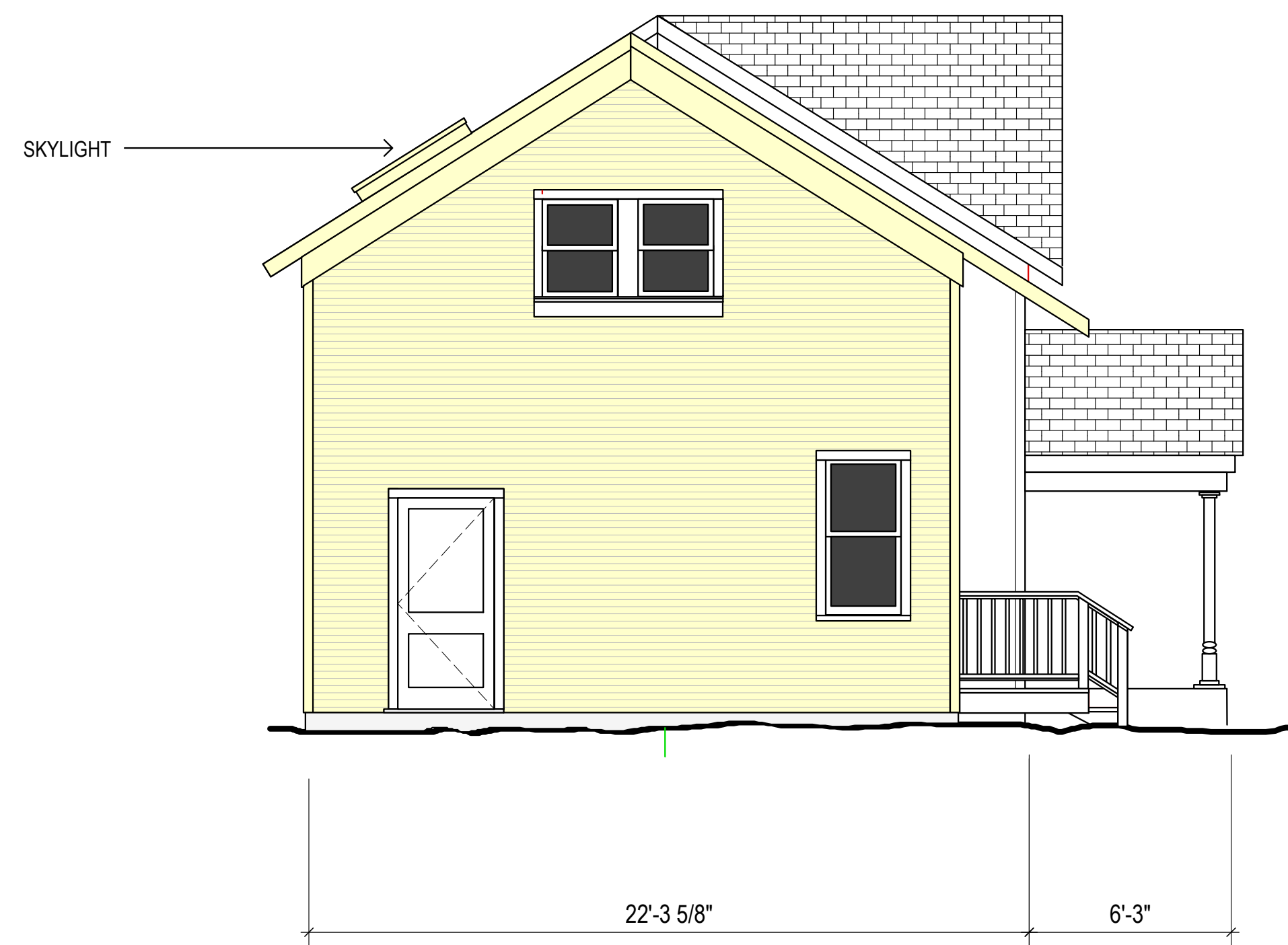
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NEW BLDG ELEVATIONS



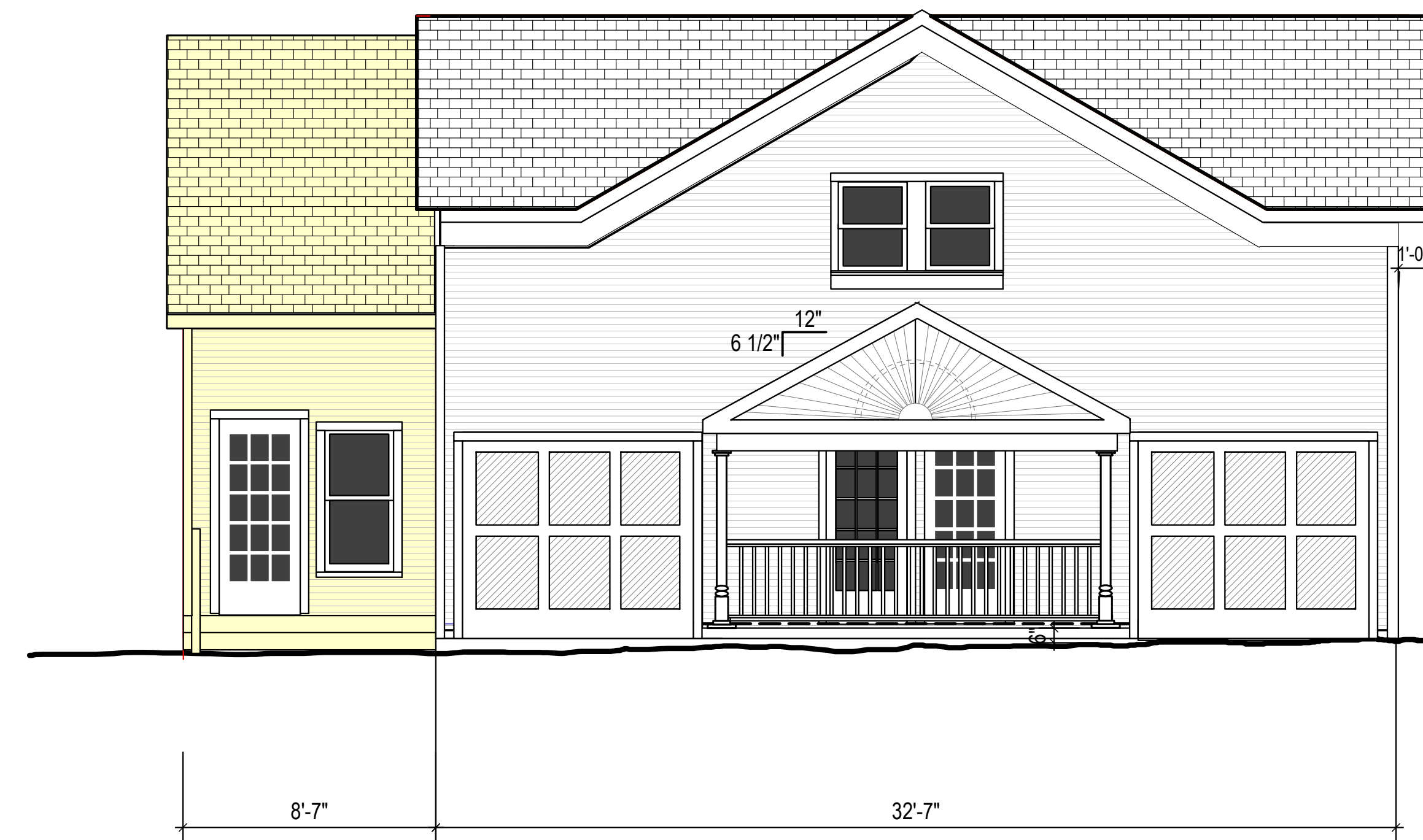
3 PROPOSED NORTH WEST ELEVATION  
Scale: 1/4" = 1'-0"



4 PROPOSED NORTH EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 NEW SOUTH WEST ELEVATION  
Scale: 1/4" = 1'-0"



1 NEW SOUTH EAST ELEVATION  
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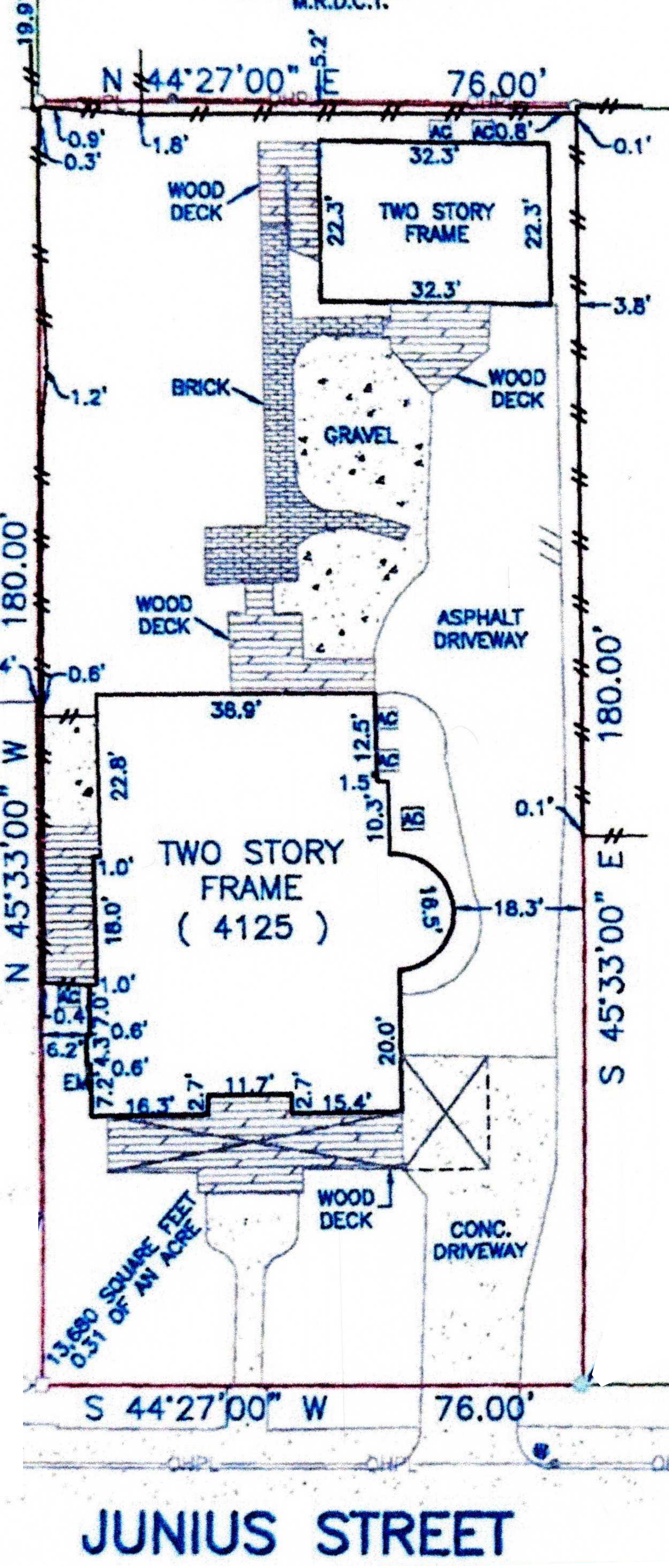
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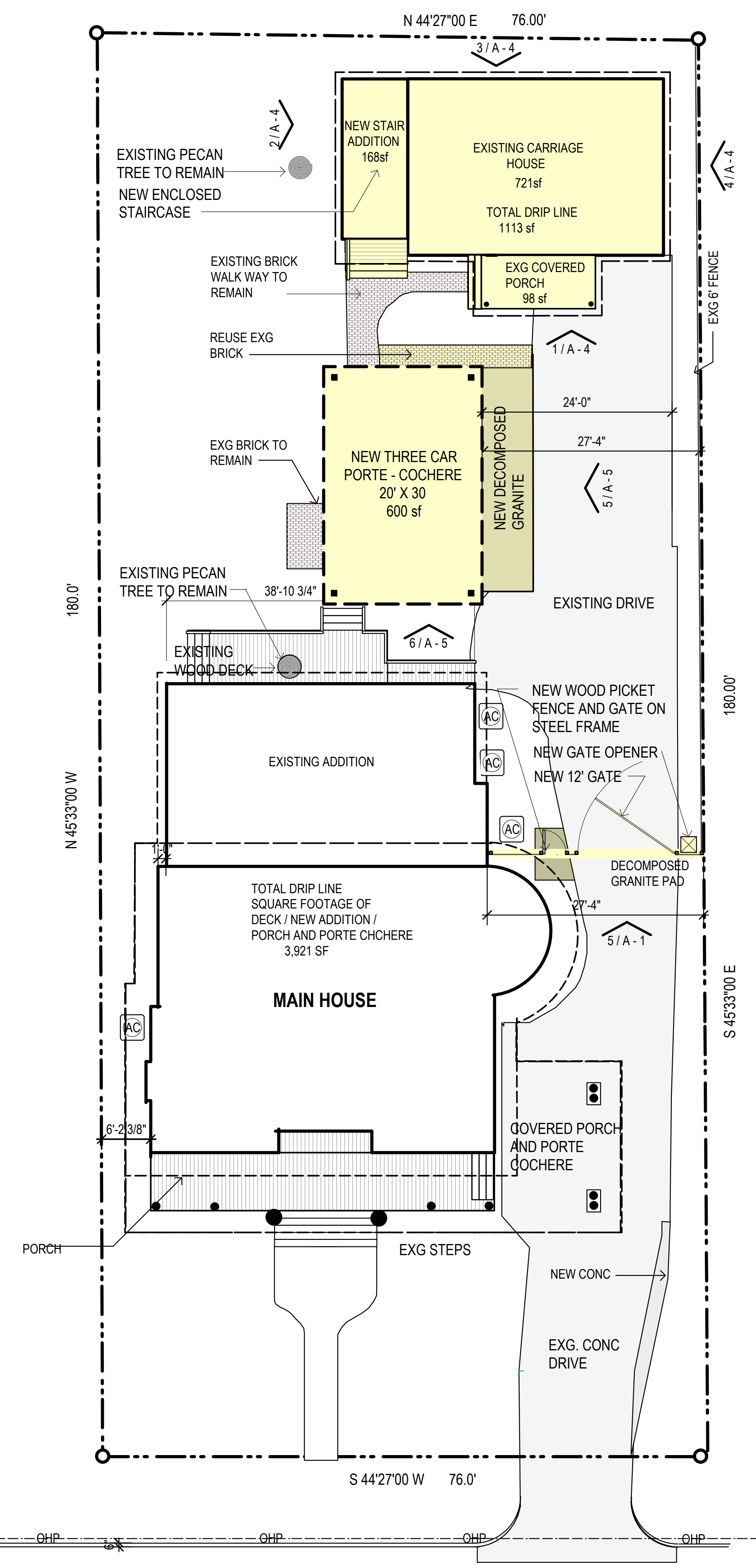
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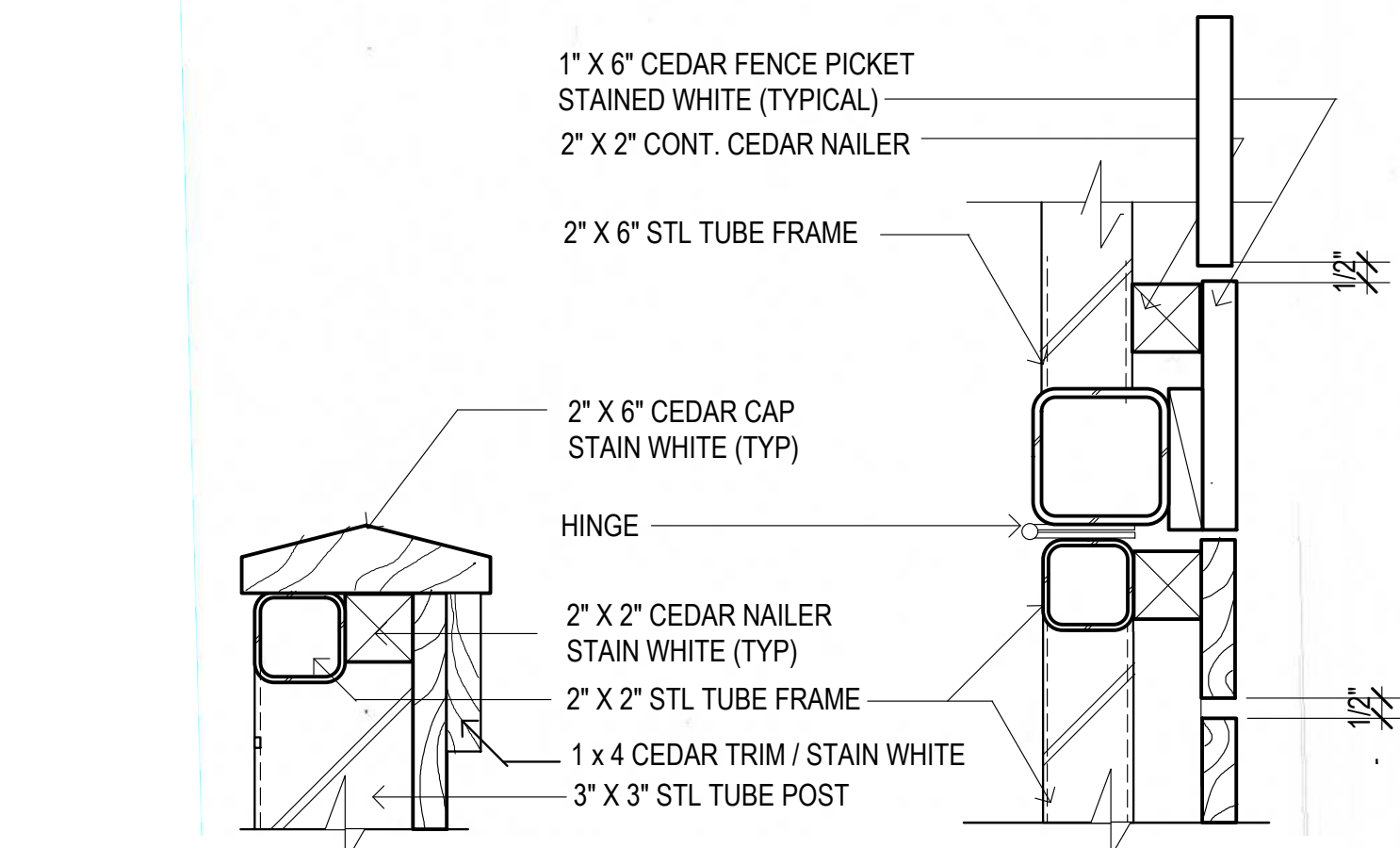
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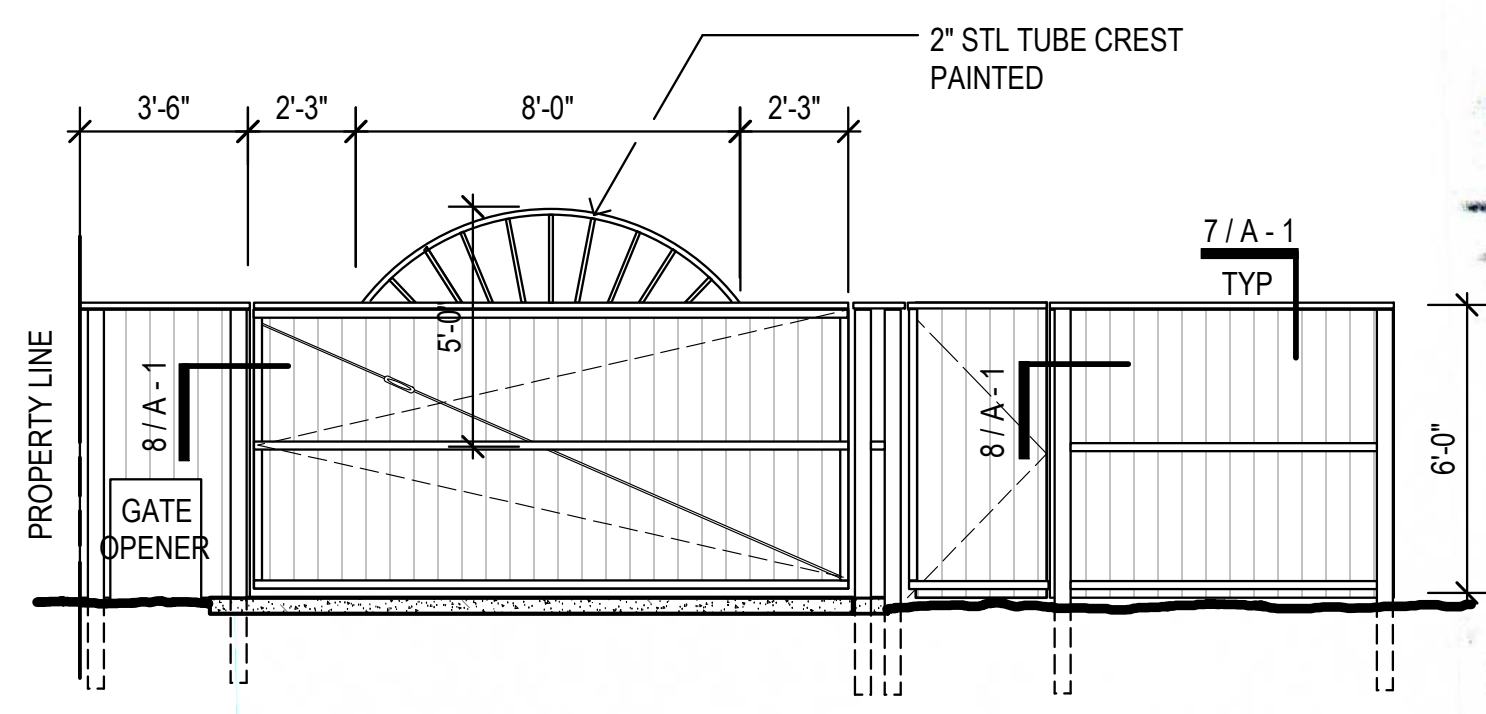
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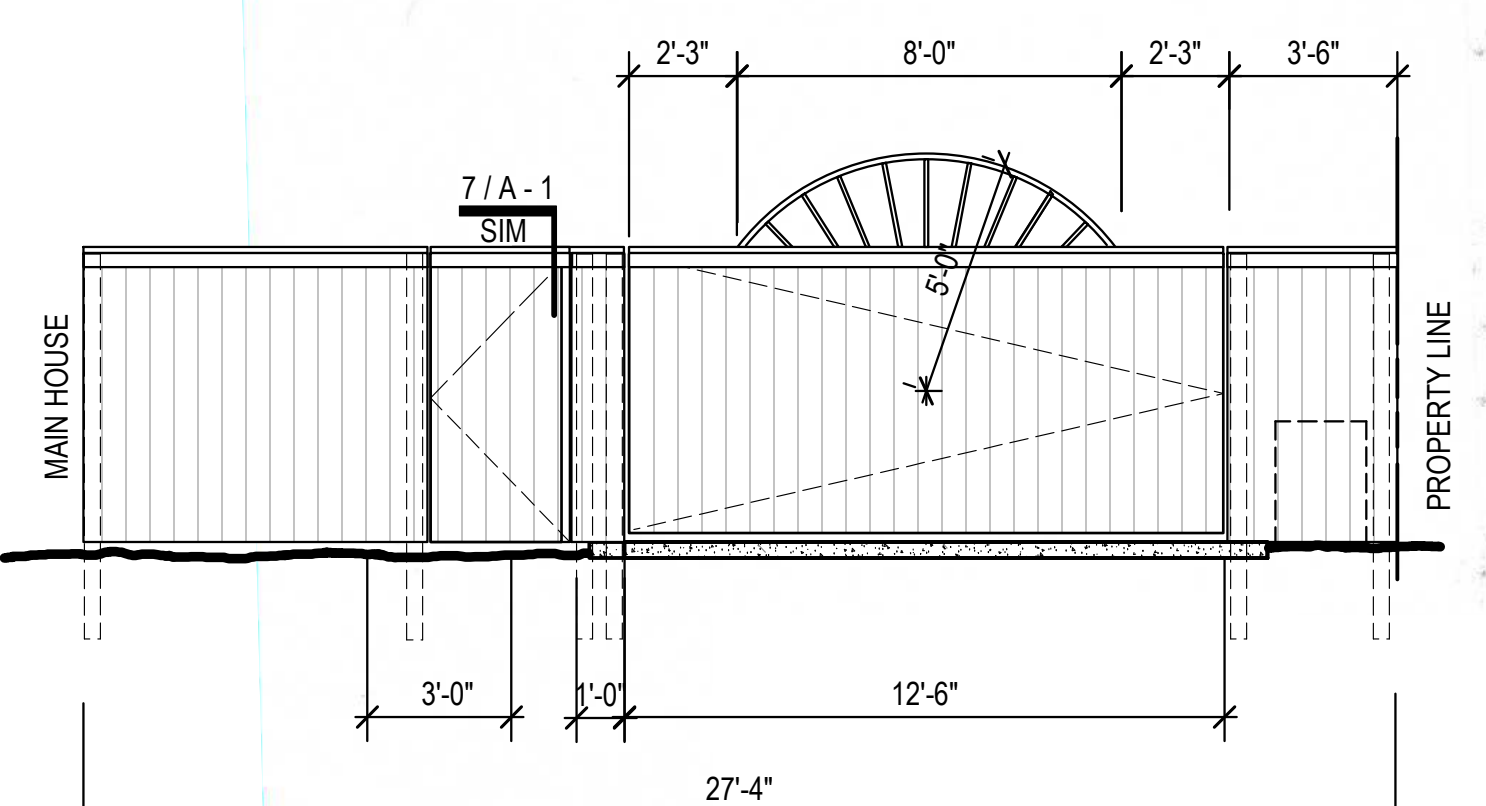
1 PROPOSED SITE PLAN  
Scale: 1" = 10 ft



7 TYPICAL FENCE CAP Scale: 3" = 1'-0"  
8 PLAN DTL @ GATE Scale: 3" = 1'-0"



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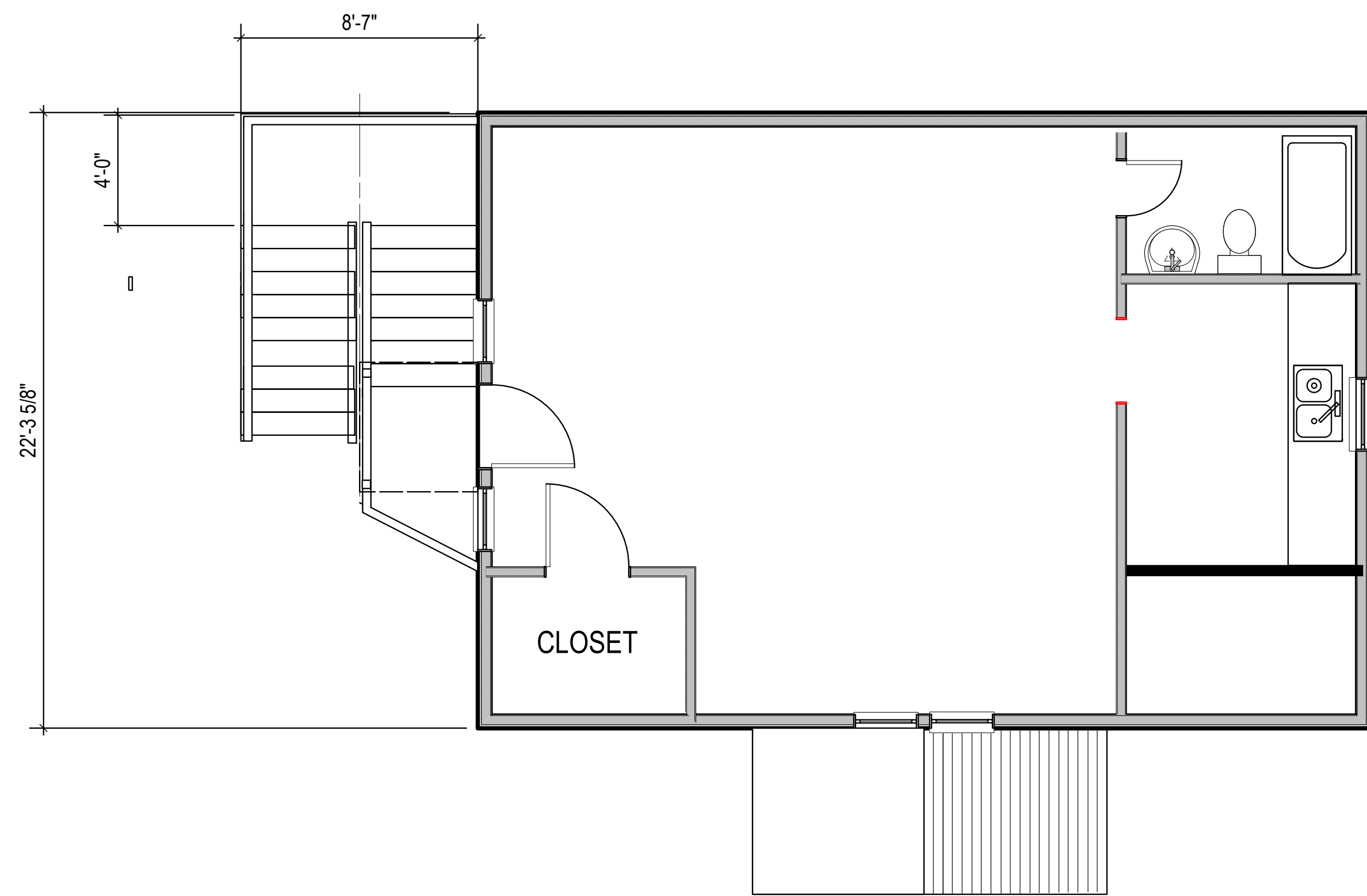
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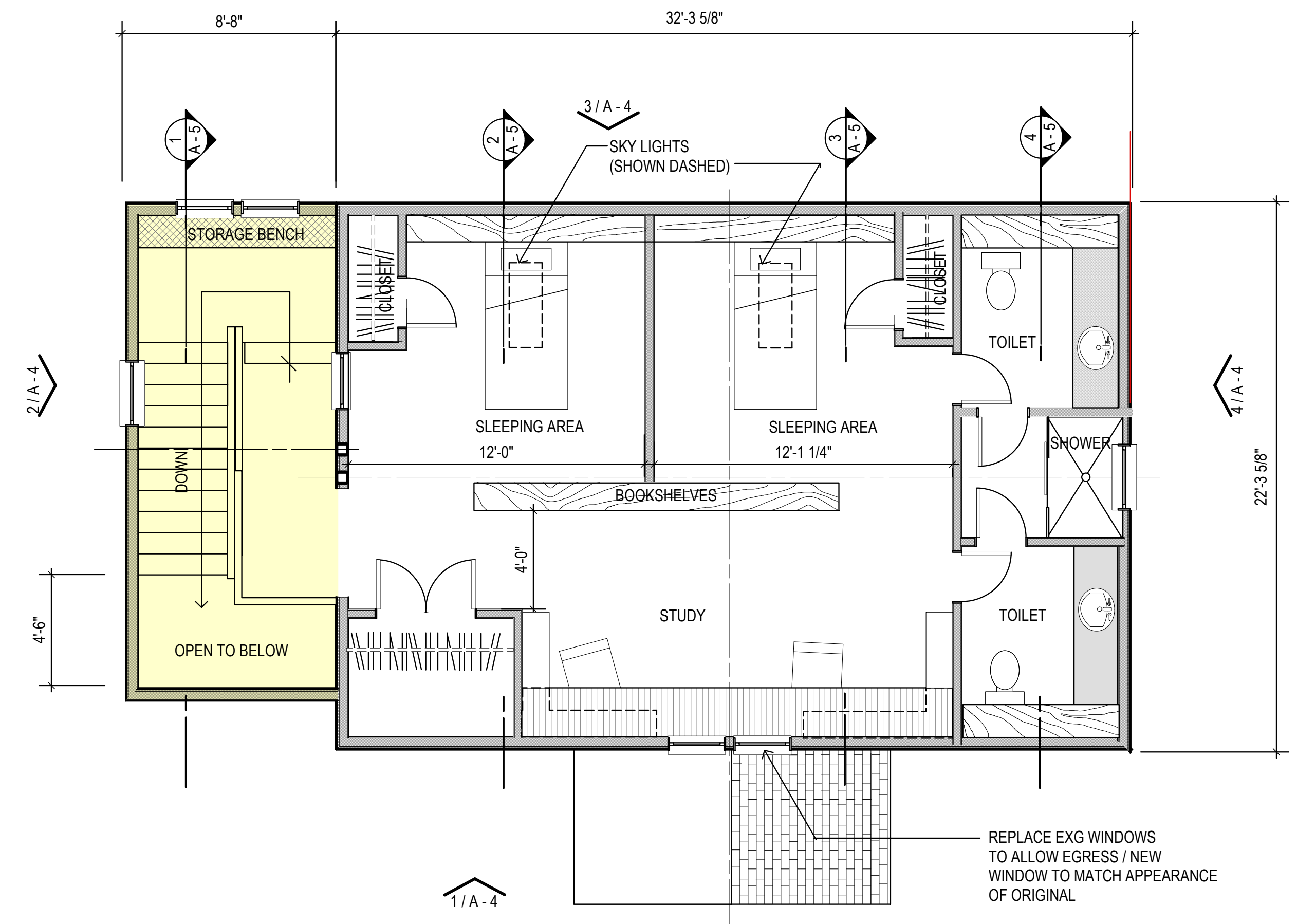
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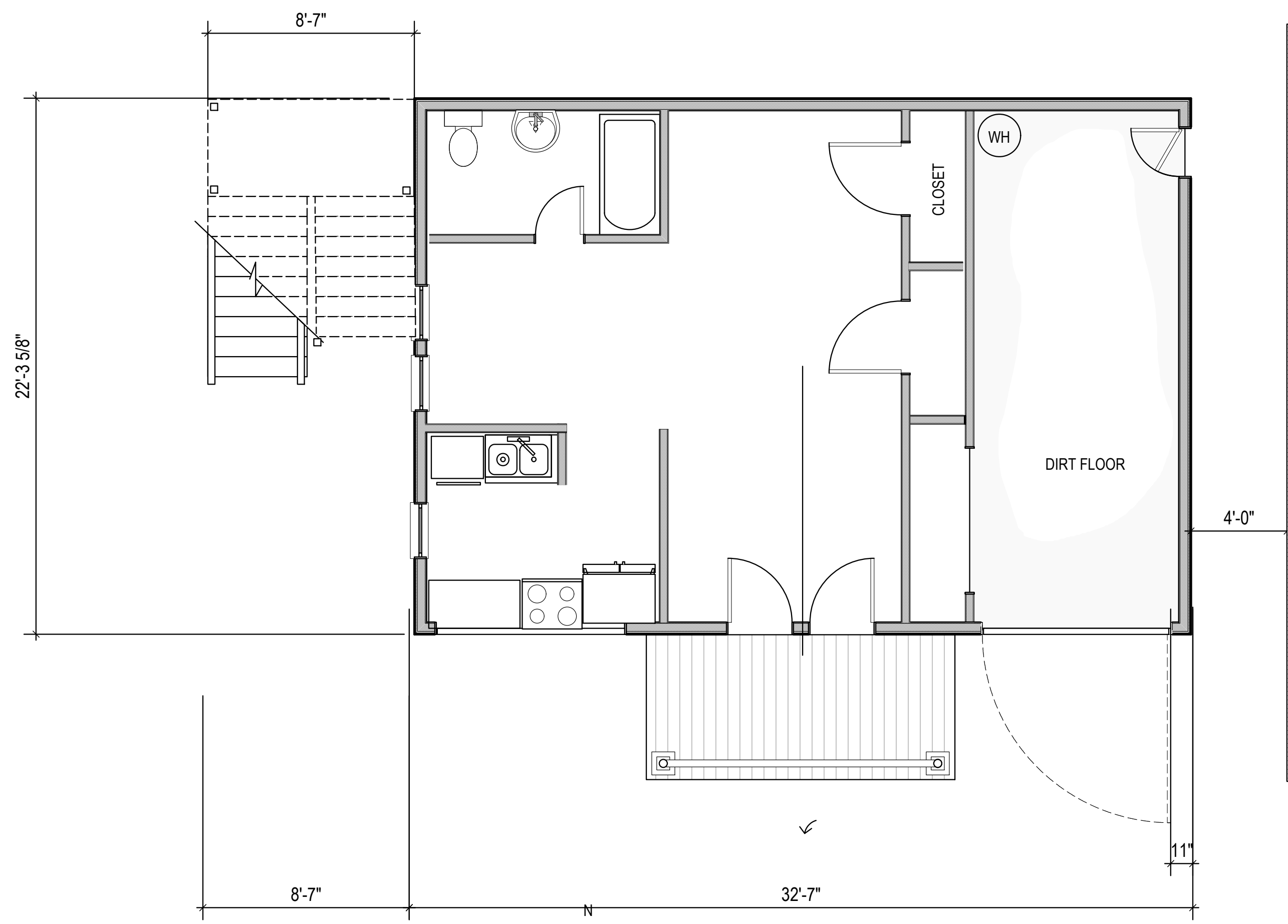
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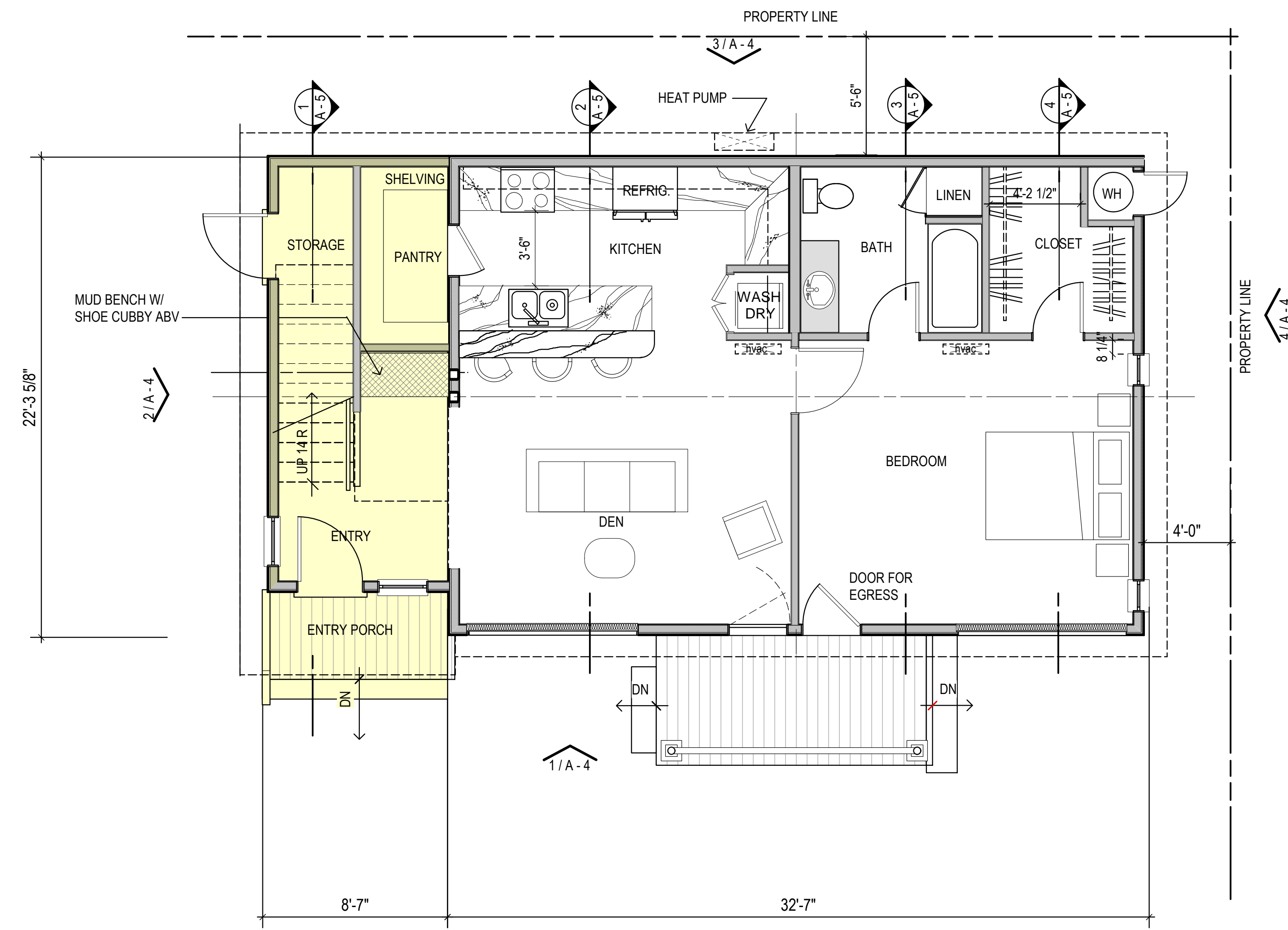
**4** EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



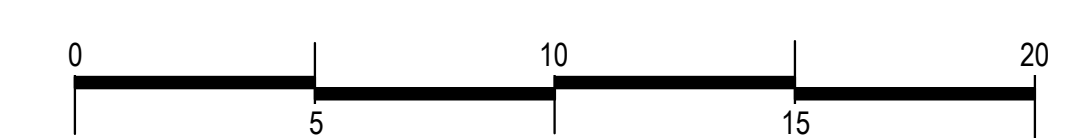
**3** NEW SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

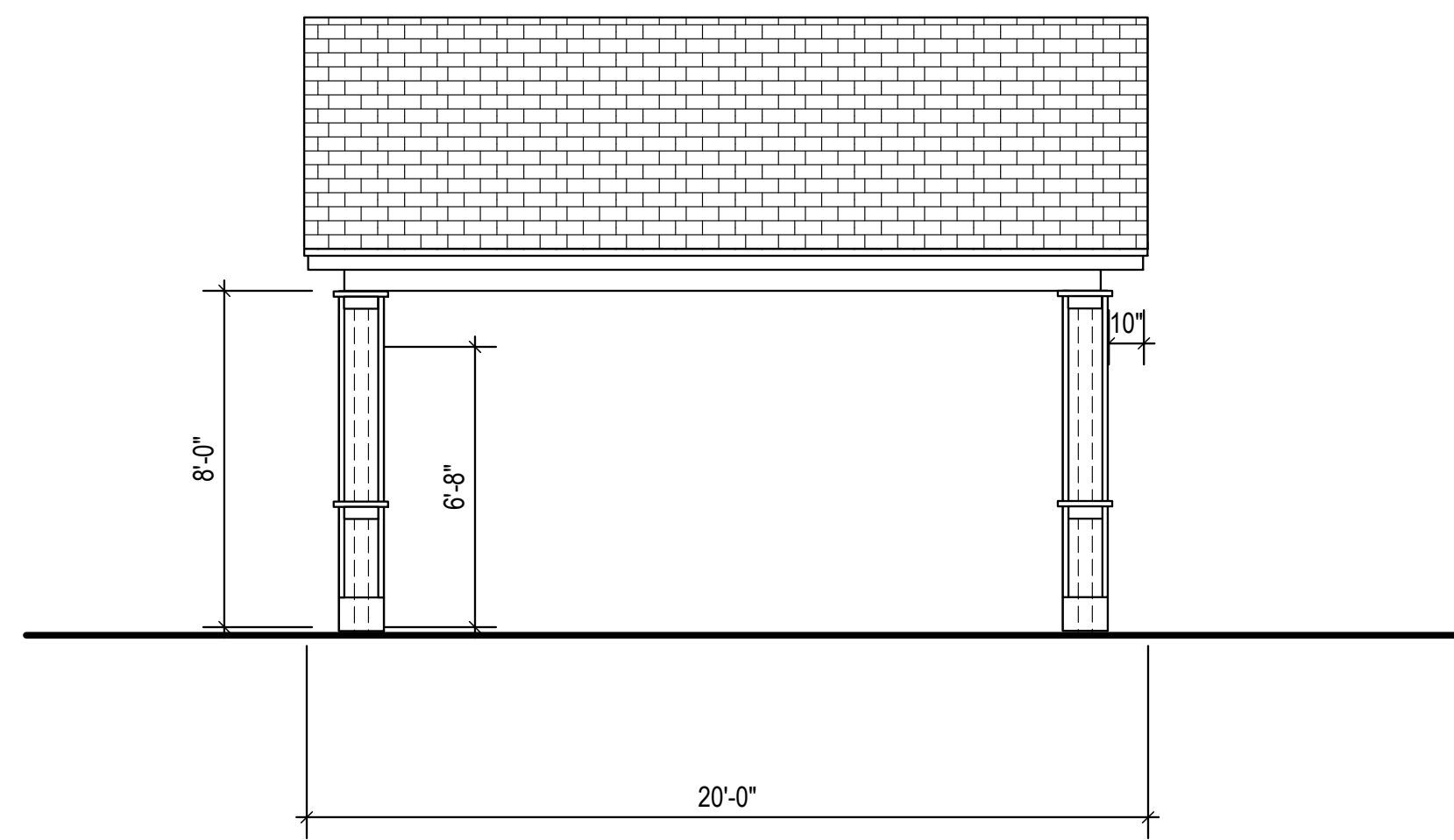


**2** EXISTING FLOOR PLAN  
Scale: 1/4" = 1'-0"

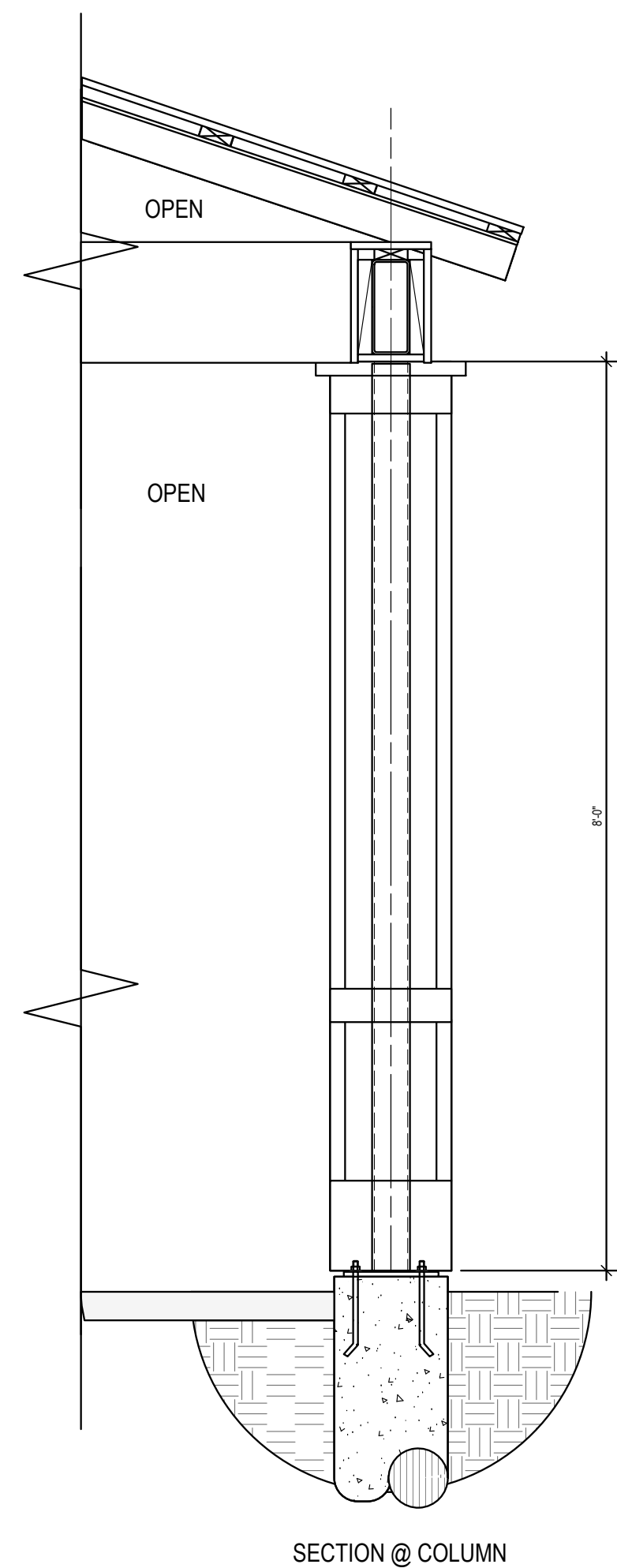


**1** NEW FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

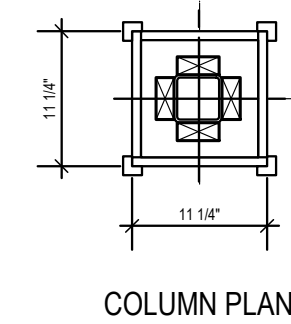




**5 SOUTH ELEV CAR PORT**  
Scale: 1/4" = 1'-0"

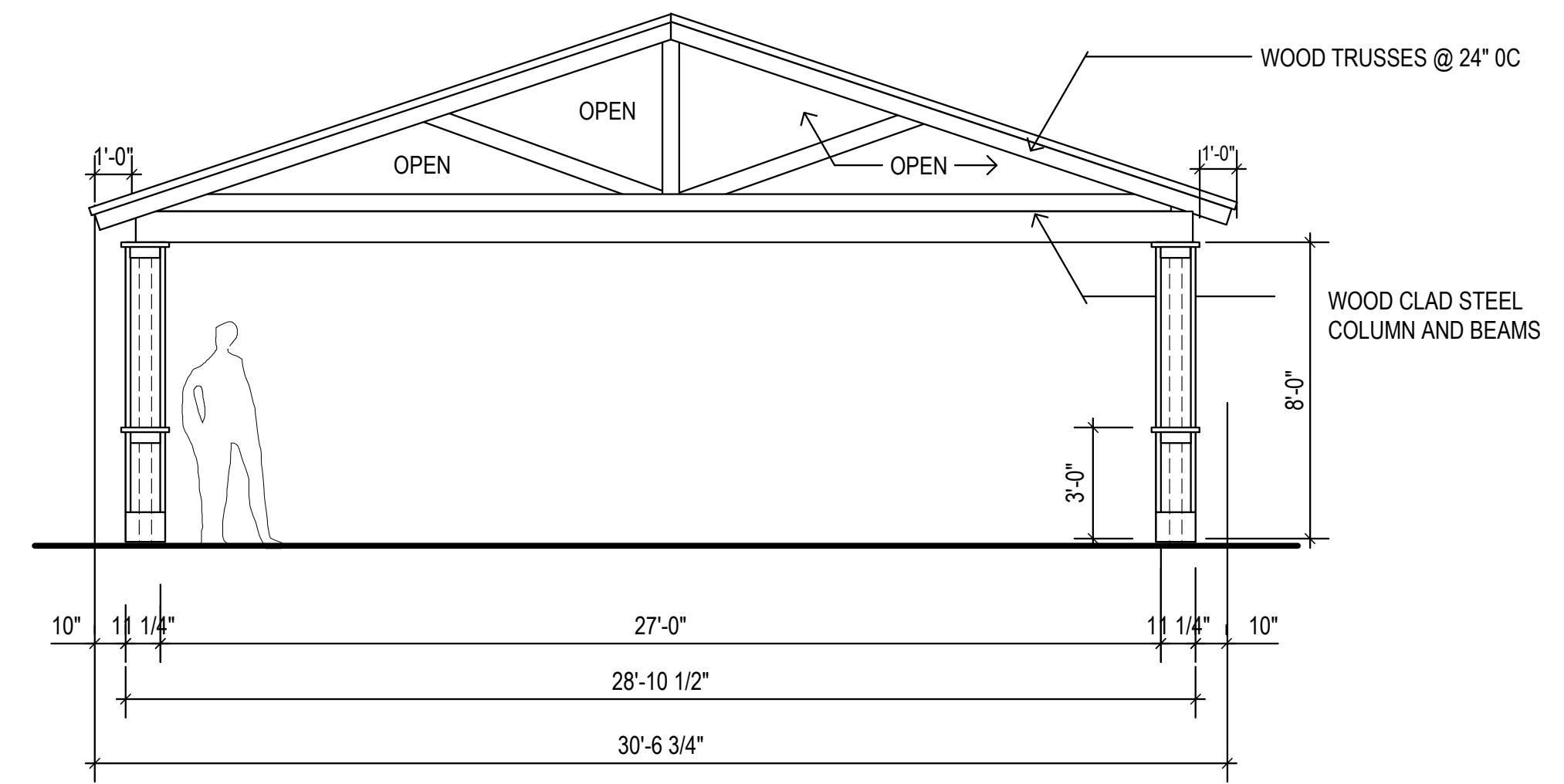


SECTION @ COLUMN

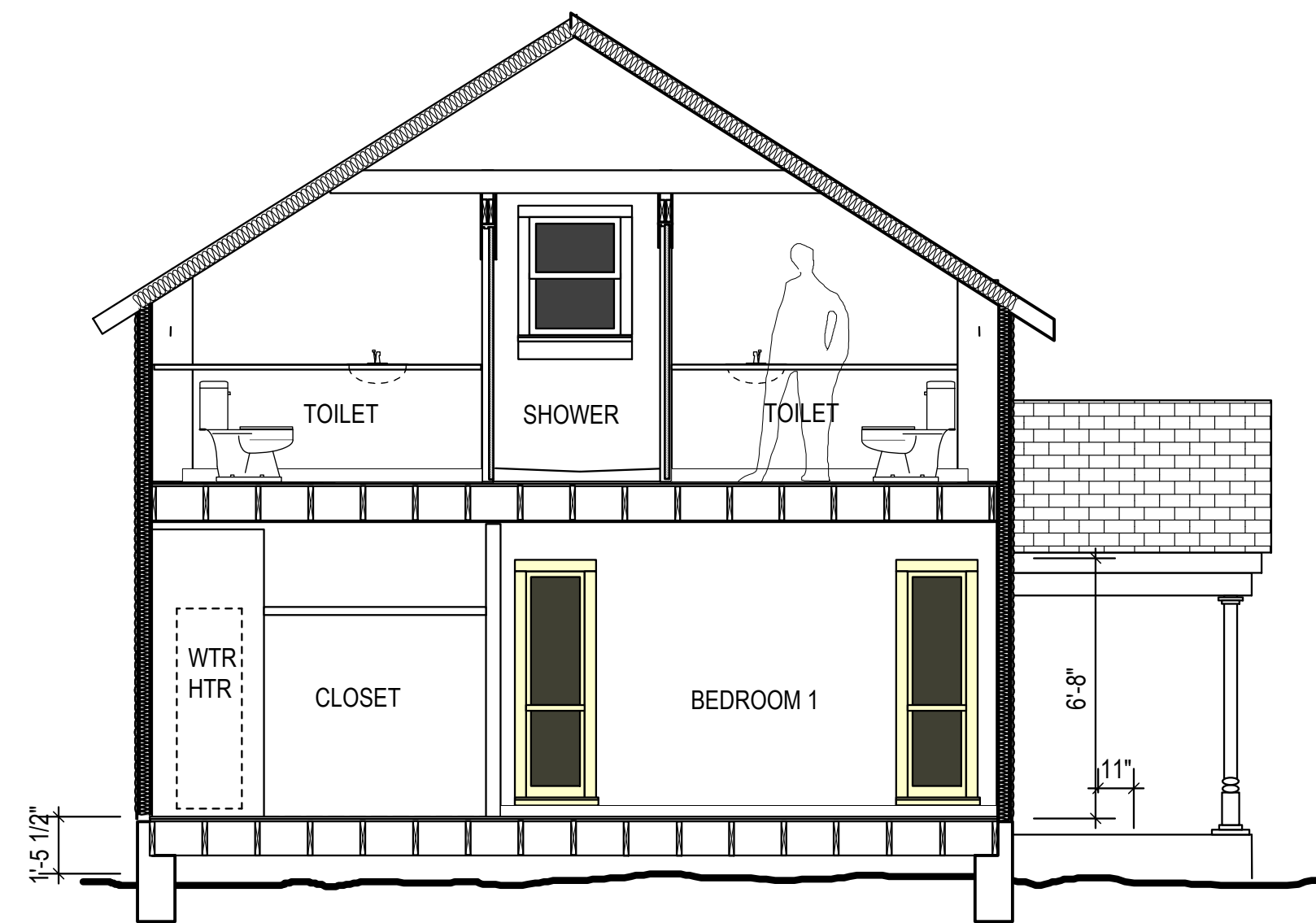


COLUMN PLAN

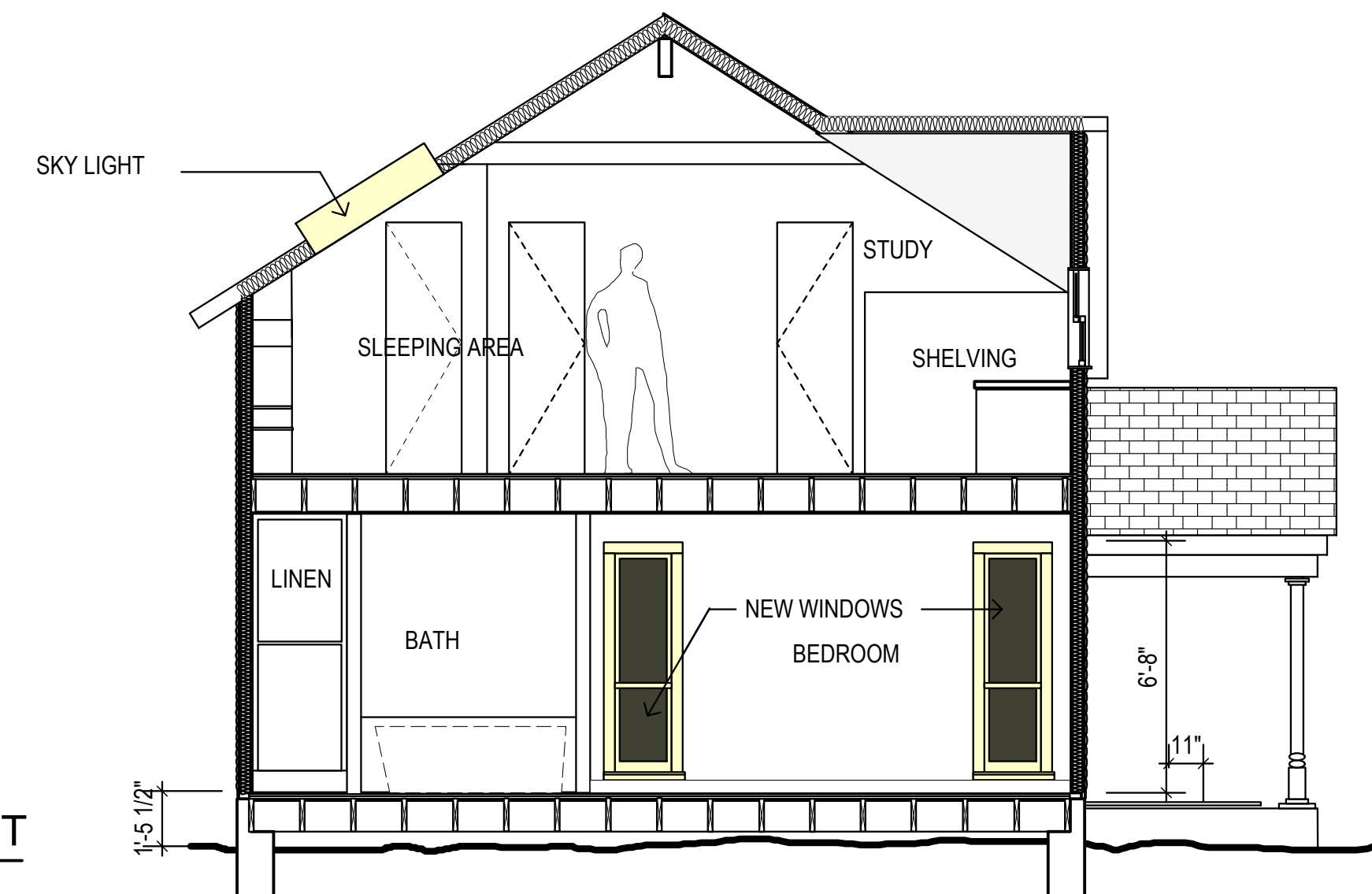
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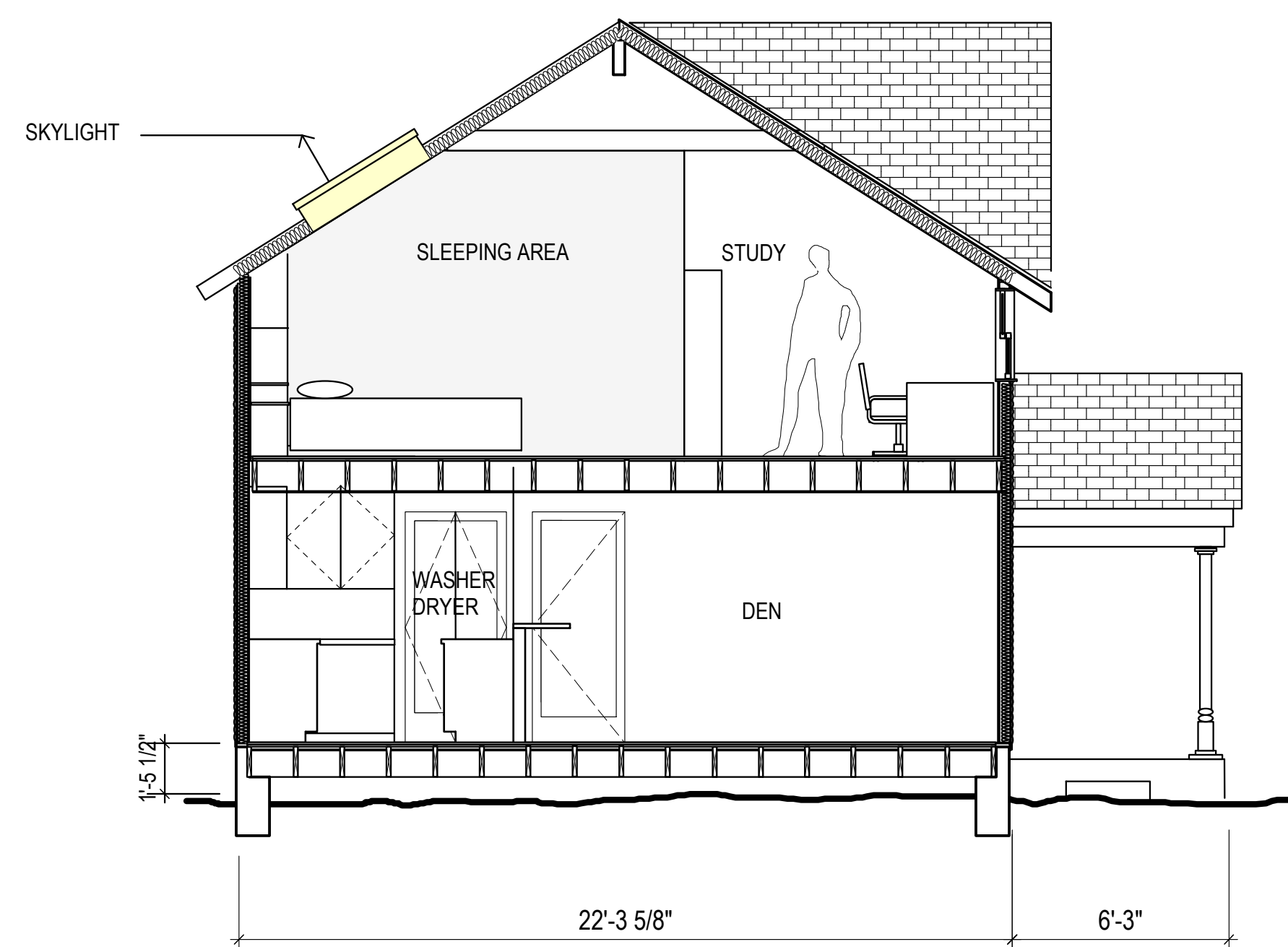
**5 EAST ELEV CAR PORT**  
Scale: 1/4" = 1'-0"



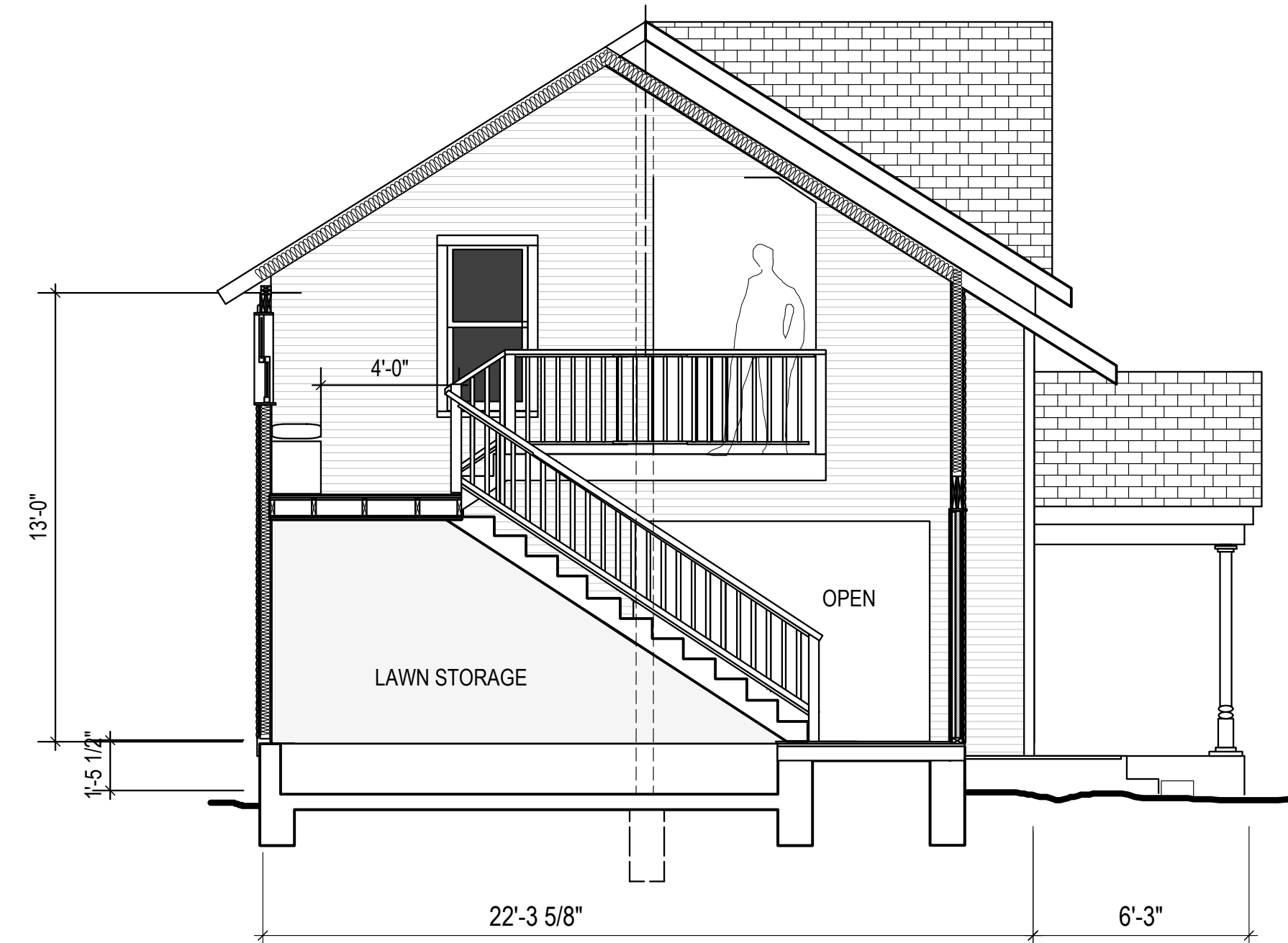
**4 SECTION THRU BEDROOM AND BATH**  
Scale: 1/4" = 1'-0"



**3 SECTION THRU BATH AND SLEEPING AREA**  
Scale: 1/4" = 1'-0"



**2 SECTIONS THRU LIVING QUARTERS**  
Scale: 1/4" = 1'-0"



**1 SECTION THRU NEW STAIR**  
Scale: 1/4" = 1'-0"



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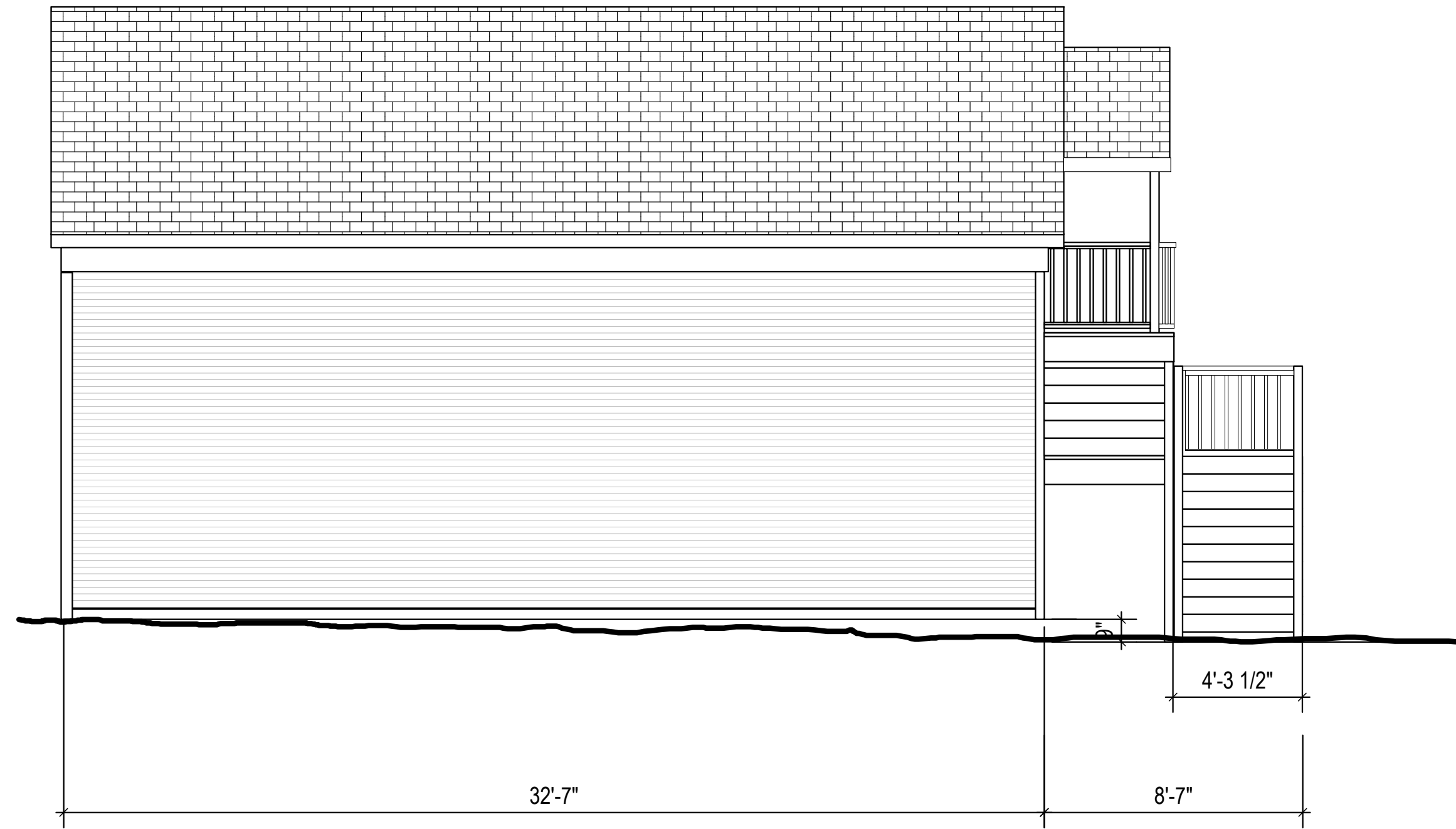
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EXISTING ELEVATIONS

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OF



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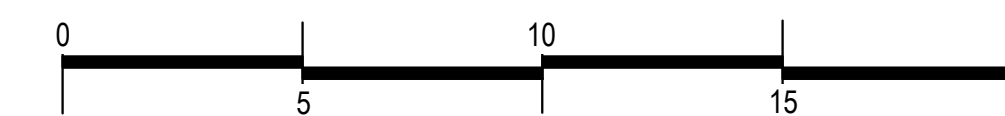
③ EXISTING NORTH EAST ELEVATION  
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② EXISTING SOUTH WEST ELEVATION  
Scale: 1/4" = 1'-0"



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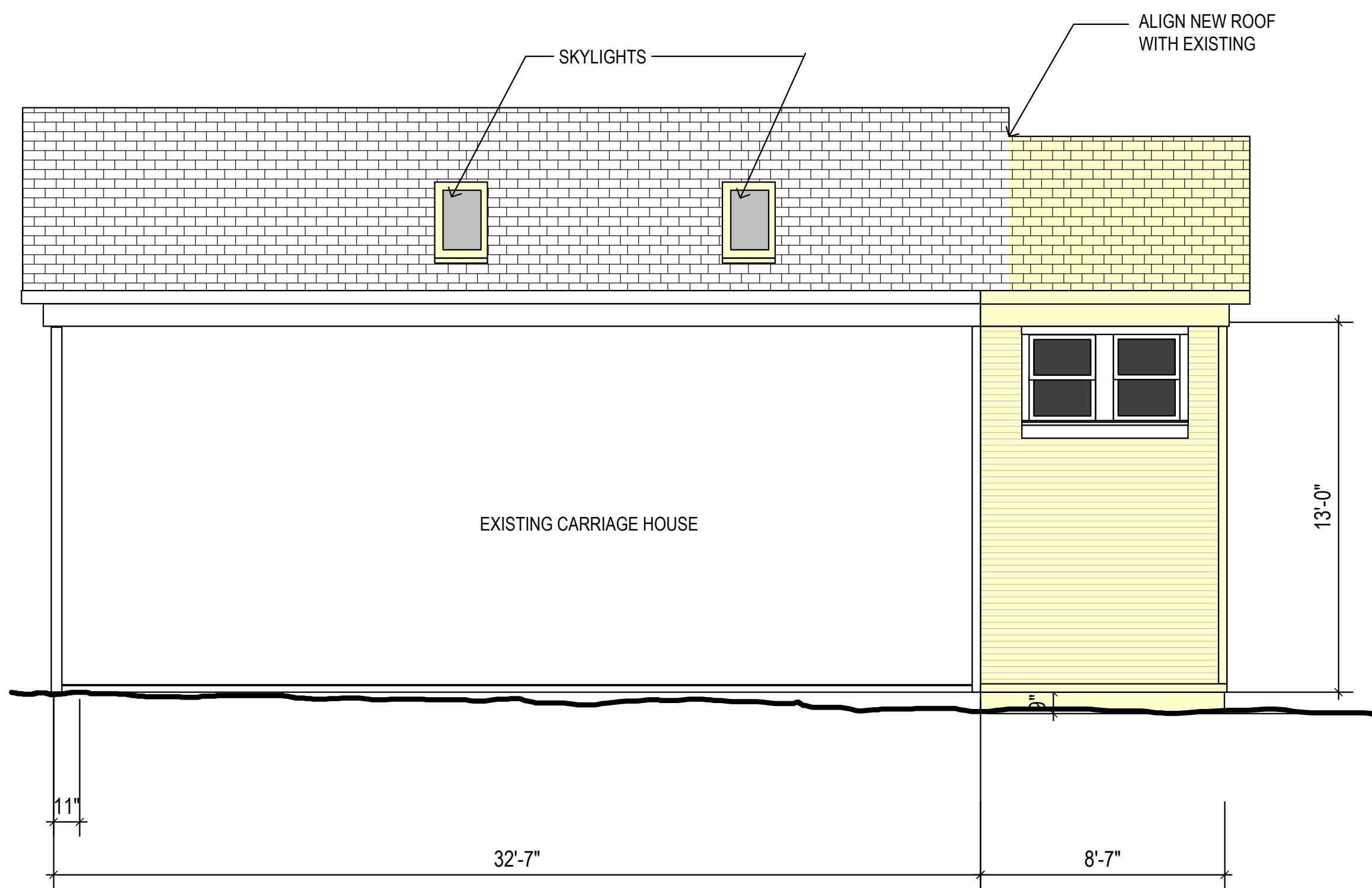
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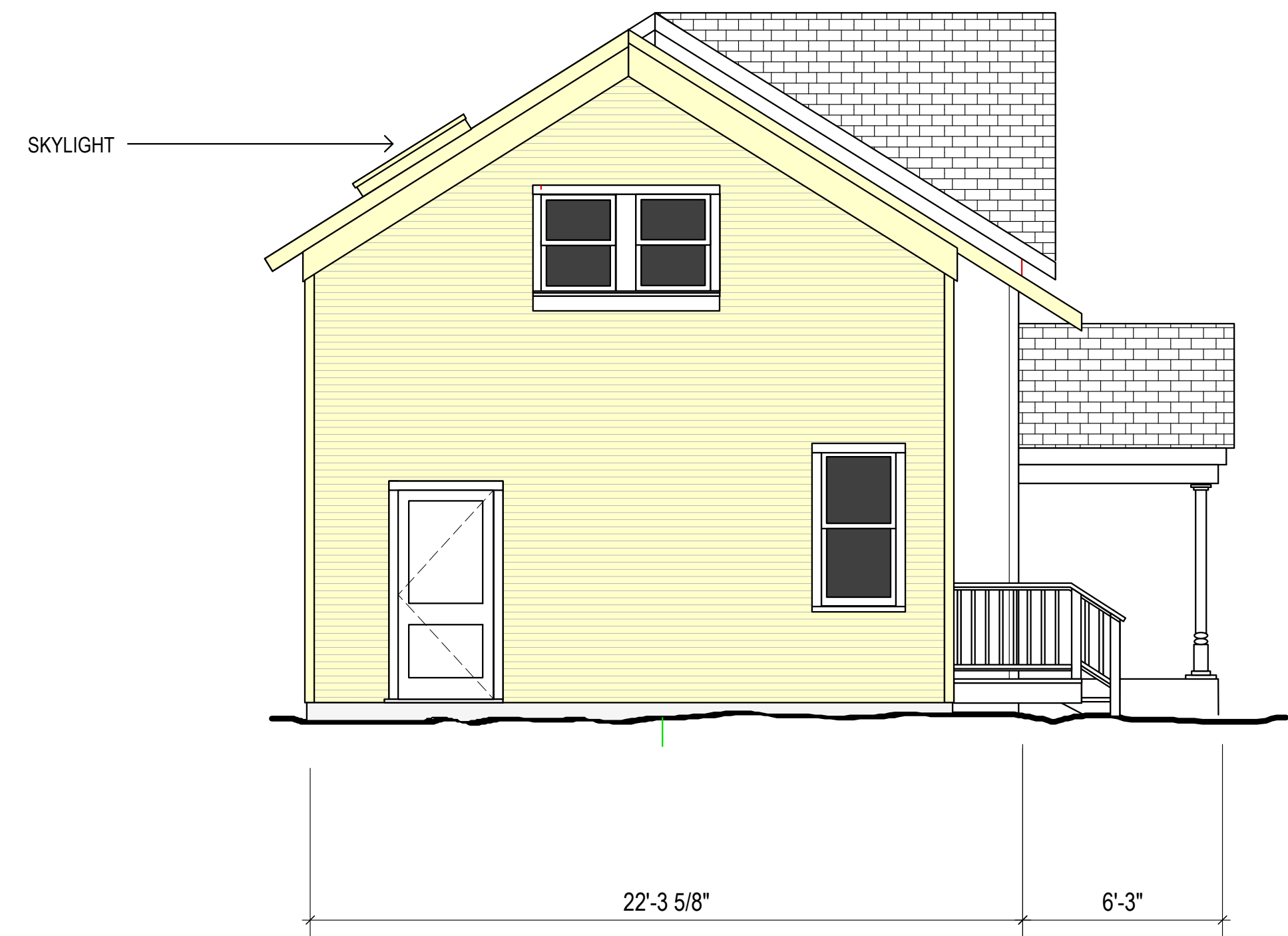
NEW BLDG SECTIONS  
NEW BLDG ELEVATIONS



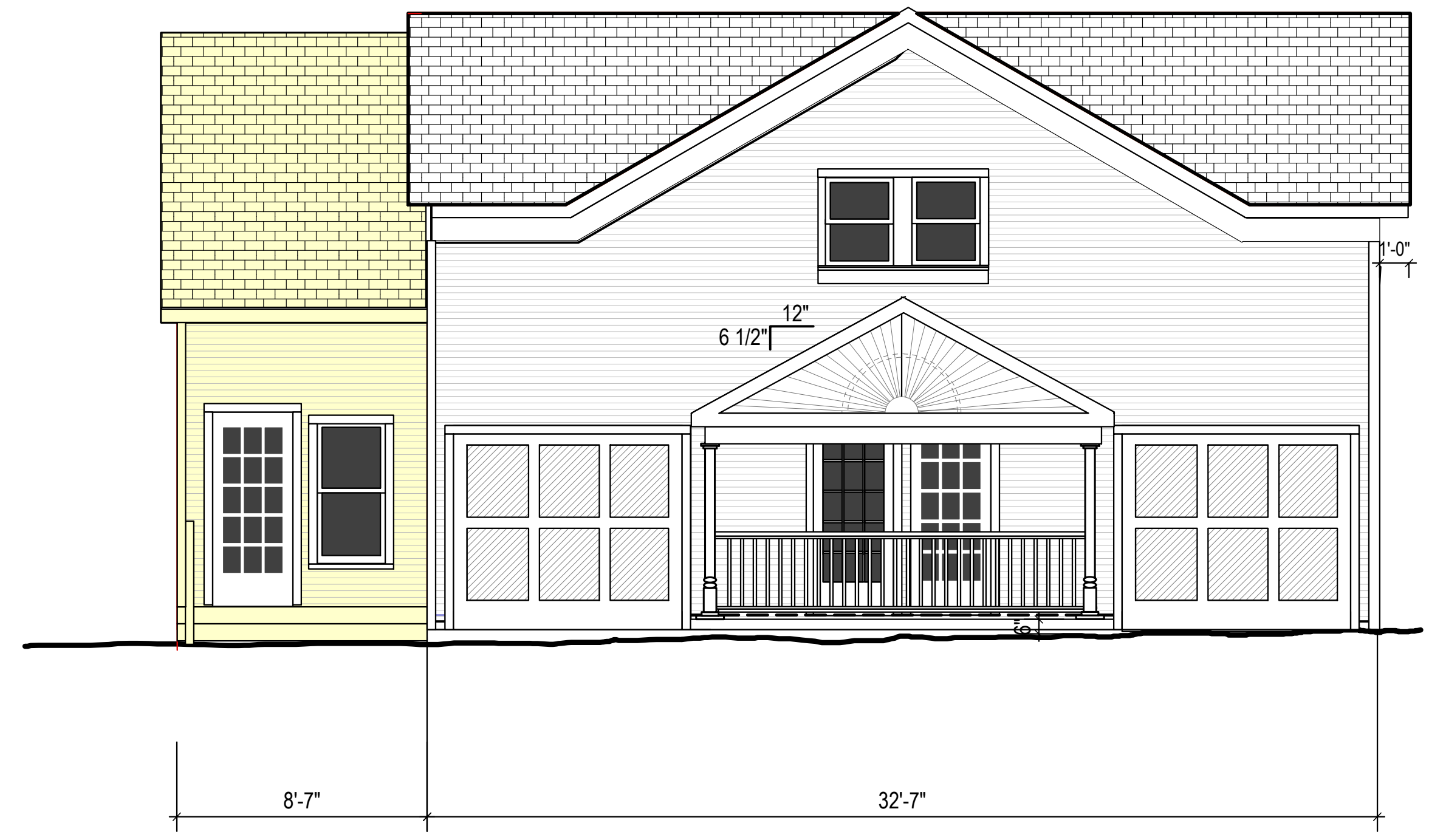
3 PROPOSED NORTH WEST ELEVATION  
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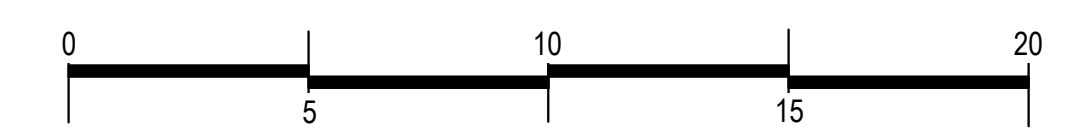
4 PROPOSED NORTH EAST ELEVATION  
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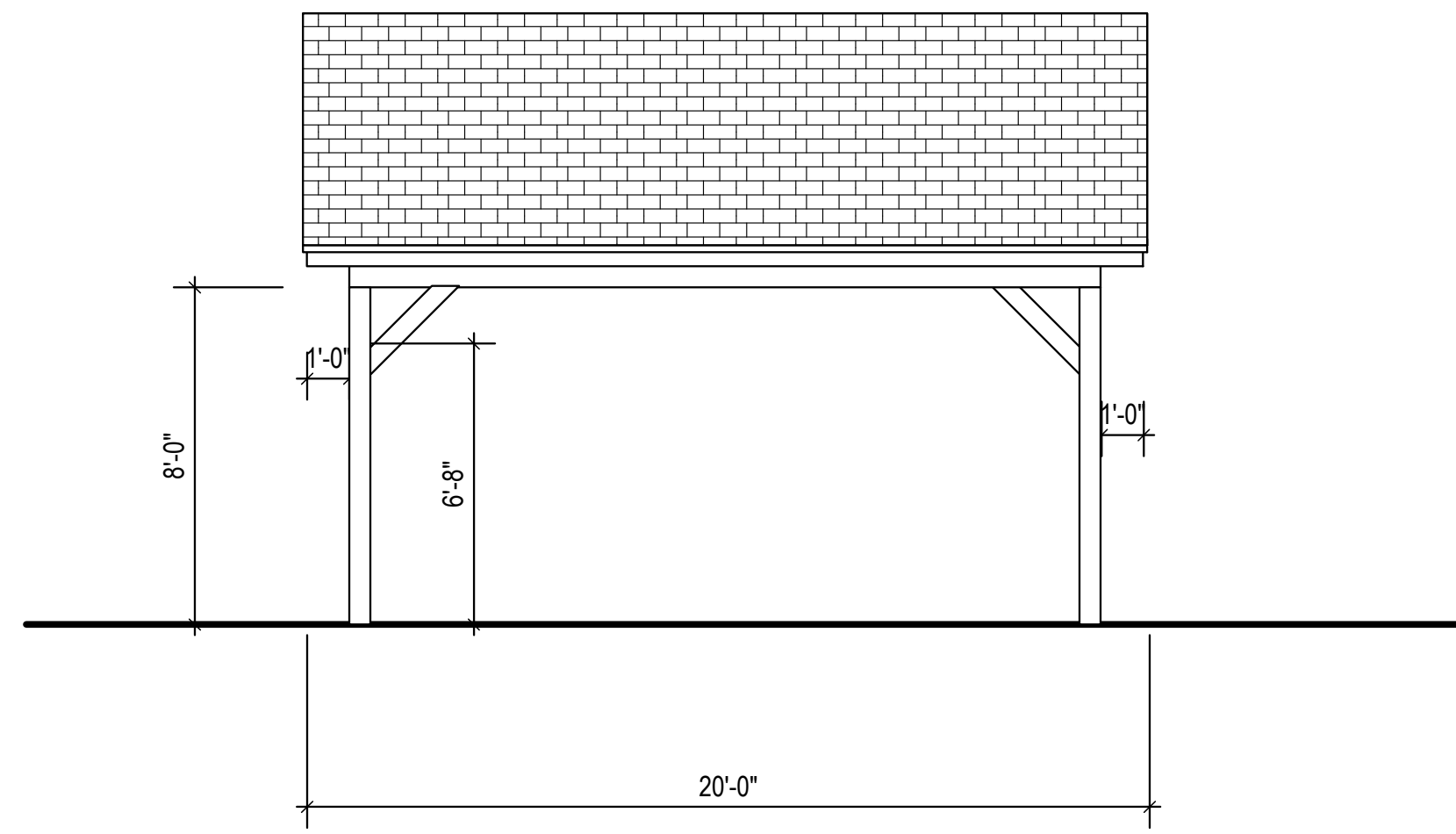


2 NEW SOUTH WEST ELEVATION  
Scale: 1/4" = 1'-0"

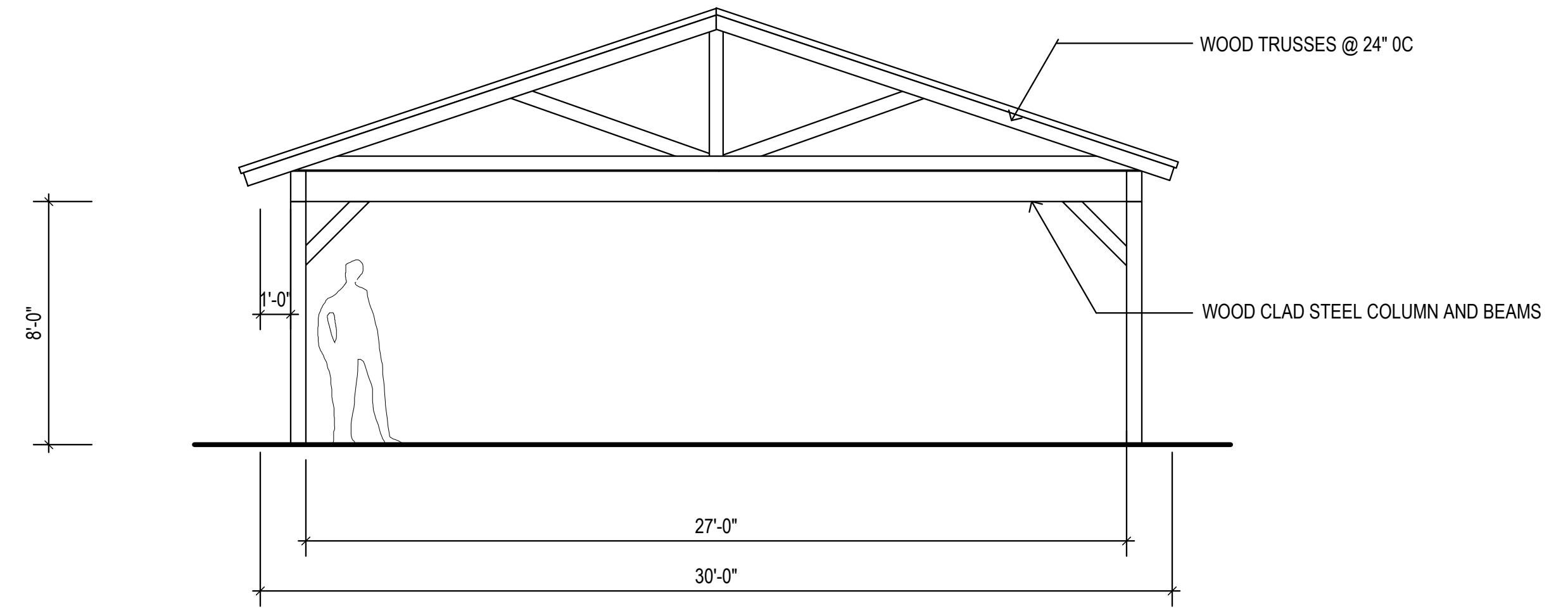


1 NEW SOUTH EAST ELEVATION  
Scale: 1/4" = 1'-0"

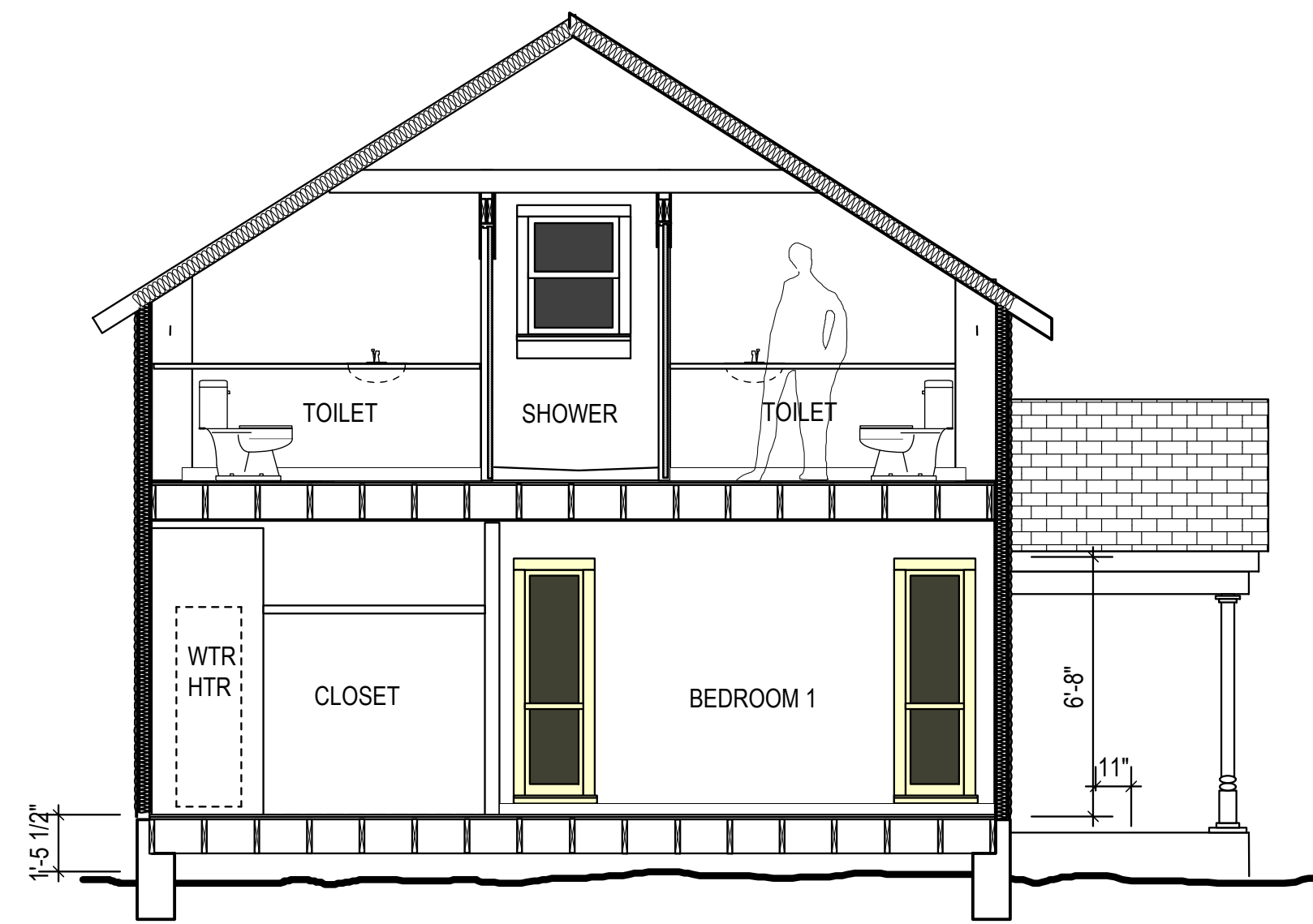




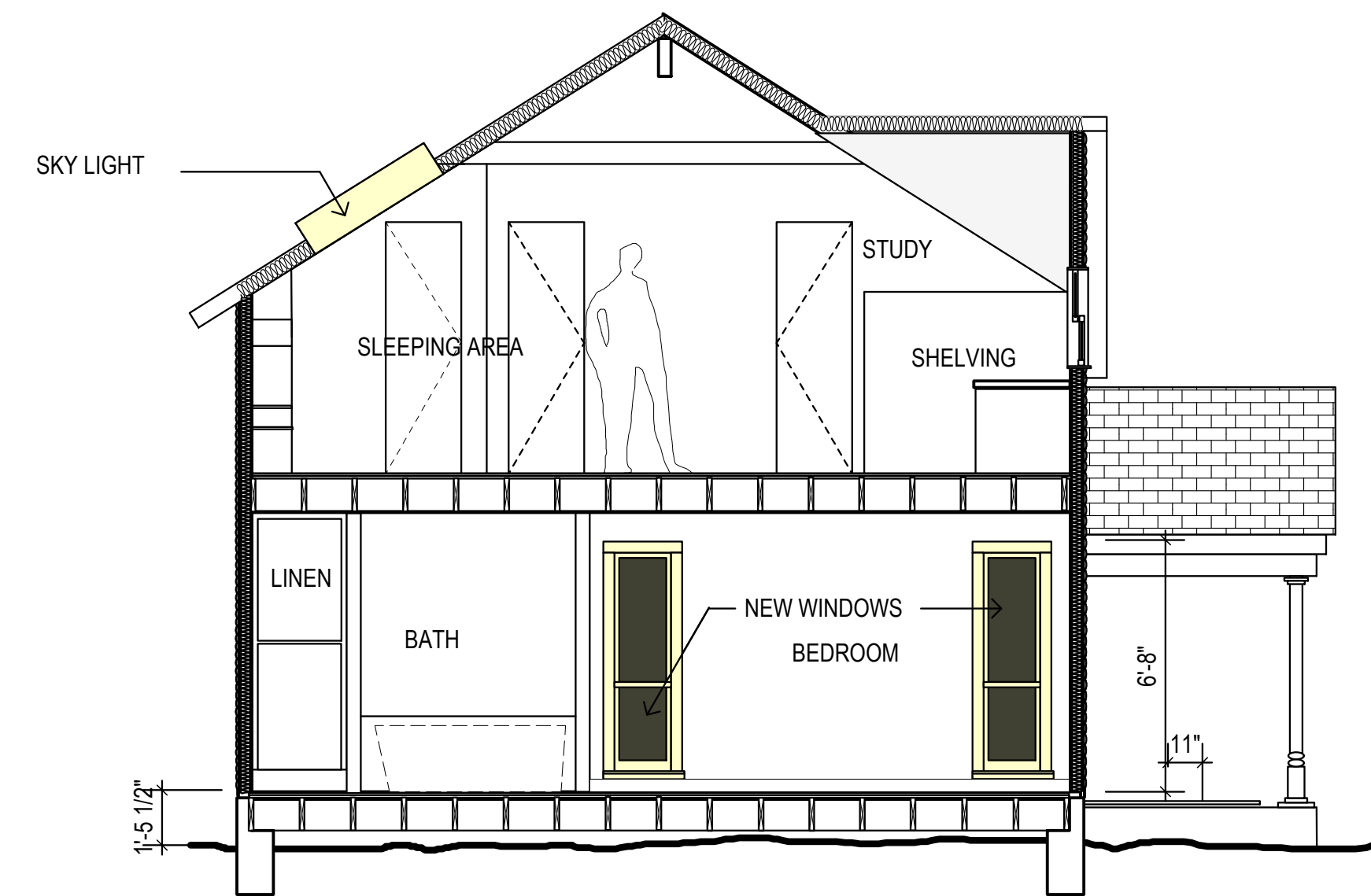
**6** SOUTH ELEV PORTE - COCHERE  
Scale: 1/4" = 1'-0"



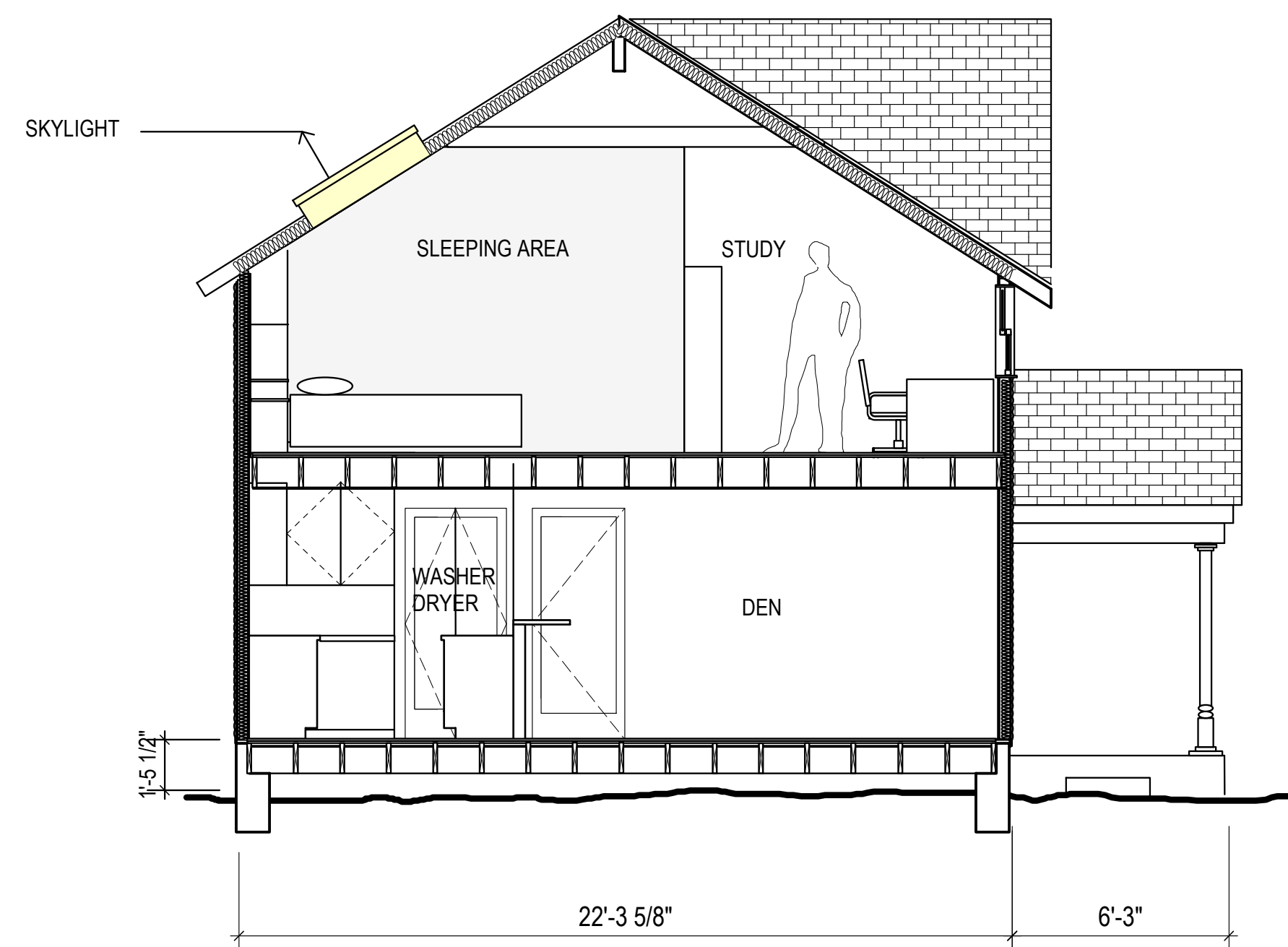
**5** EAST ELEV PORTE - COCHERE  
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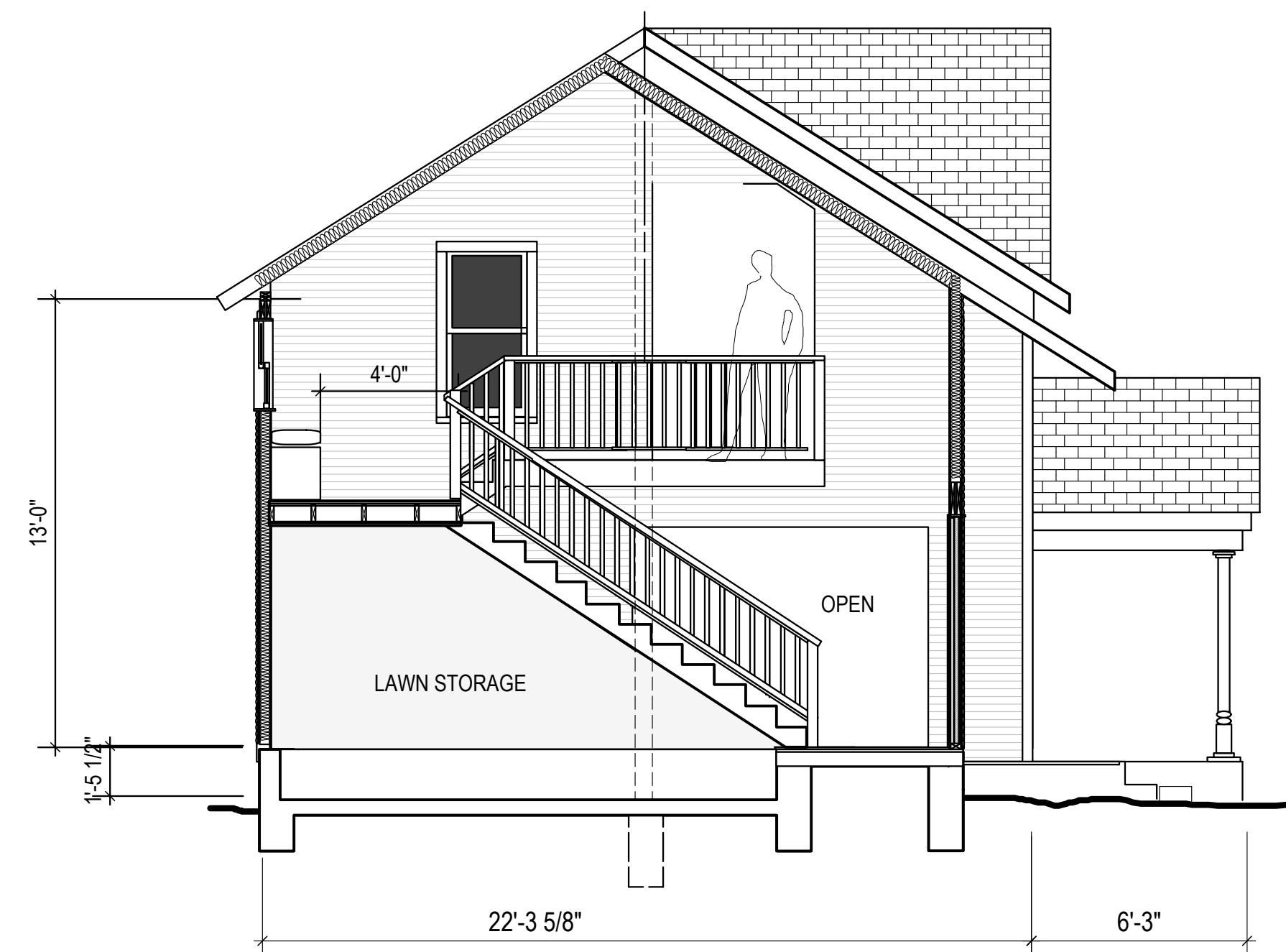
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