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City of Dallas

1500 Marilla Street
6ES Briefing Room
Dallas, Texas 75201

Public Notice

260317

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DALLAS, TX



Landmark Commission

April 6, 2026

Briefing - 9:30 AM

Public Hearing - 1:00 PM



City of Dallas

LANDMARK COMMISSION REGULAR MEETING

**April 6, 2026, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference**

(The Landmark Commission may be briefed on any item on the agenda if it becomes necessary)

Video Conference: [2489 345 8182@dallascityhall.webex.com](mailto:24893458182@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 934 58182

Password April26LMC (27745265 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=m001339e9b17f5e522f445e0b5c3e3819>

(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

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
 - **March 2, 2026, Regular meeting minutes**
- IV. **Reports and Briefing Items**
 - **Designation Committee Activity Update** Commissioner David Preziosi
 - New Legistar Agenda Format Training Staff
 - Update on zoning/platting issues regarding 2921 and 2937 Warren Avenue
 - Certificate of Eligibility (CE) Items
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- V. **Public Hearing**
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Adjournment**

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."

APPROVAL OF MINUTES

Approval of March 2, 2026 Regular Meeting Minutes

REPORTS AND BRIEFING ITEMS

New Legistar Agenda Format Training

Update on zoning/platting issues regarding 2921 and 2937 Warren Avenue

DESIGNATION COMMITTEE ACTIVITY REPORT

1. [26-1145A](#) Initiations Memo 032426

Attachments: [Initiations Memo 032426](#)

PUBLIC HEARINGS**CERTIFICATE OF ELIGIBILITY****CONSENT ITEMS**

2. [26-1146A](#) **2525 N. CENTRAL EXPY.**

Freedmen's Cemetery
COA-26-000090
Rhonda Dunn

Request

A Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.), new fencing to match the existing in height, spacing and material(s); top profile on new fencing will be altered due to costs.

Applicant Marcel Quimby

Application Filed 2/23/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.) -- new fencing to match the existing in height, spacing and material(s) -- (top profile on new fencing will be altered due to costs) be **approved** in accordance with drawings and specifications dated 02/23/2026. The proposed work is consistent with preservation criteria Sections 2.11 and 5.12 pertaining to site and site elements in tracts A and D; 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 (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.) -- new fencing to match the existing in height, spacing and material(s) -- (top profile on new fencing will be altered due to costs) be approved as submitted.

Attachments: [2525 N Central Expy - COA-26-000090 -Docket](#)

3. [26-1154A](#) **549 E. JEFFERSON BLVD.**

Council District 1
Oak Cliff United Methodist Church Historic District
COA-26-000042
Rhonda Dunn

Request

A Certificate of Demolition to demolish a **noncontributing** accessory structure - a north facing addition connecting the sanctuary and the education building. Standard: Demolition of **noncontributing** structure because newer than period of significance.

Applicant Michael Karnowski

Application Filed 2/18/2026

Staff Recommendation

That the request for a Certificate of Demolition to demolish a **noncontributing** accessory structure (Standard: demolition of **noncontributing** structure because newer than period of significance) be **approved** in accordance with supporting documentation (the 1952 Sanborn Fire Map of area) with the finding of fact that the structure was built after 1952 (outside of the period of significance). The proposed work meets the standards in City Code Section 51A-4.501(h)(4)(D) for demolition of **noncontributing** structures; 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 a **noncontributing** accessory structure (Standard: demolition of **noncontributing** structure because newer than period of significance) be approved as submitted. Demolition of rear entrance component to allow construction of new rear entrance addition to include new elevator and stairs (ADA requirement).

Attachments: [549 E Jefferson Blvd - COA-26-000042 - Docket](#)

4. [26-1155A](#) **549 E. JEFFERSON BLVD.**

Council District 1
Oak Cliff United Methodist Church Historic District
COA-26-000043
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a north side horizontal addition - an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building.

[Applicant](#) Michael Karnowski

[Application Filed](#) 2/18/2026

[Staff Recommendation](#)

That the request for a Certificate of Appropriateness to construct a north side horizontal addition - an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building be **approved** in accordance with drawings and specifications date 2/18/2026 **with the following conditions**: that expansion joints between new addition and existing buildings be clearly delineated/discernable; that mortar color, joint width and mortar finish/texture of new addition match that of sanctuary building; that cast stone trim/embellishments of new addition match that of sanctuary building in color and finish/texture; and that elevator overrun be setback so as NOT to be visible from any adjacent public right-of-way. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.4, 9.6 and 9.9 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.

[Task Force Recommendation](#)

That the request for a Certificate of Appropriateness to construct a north side horizontal addition - an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building be approved with the following condition: that applicant furnish color and material samples of the aluminum store front, brick, mortar, cast stone and metal fascia.

Attachments: [549 E Jefferson Blvd - COA-26-000043 - Docket](#)

5. [26-1157A](#) **5421 VICTOR ST.**
 Council District 14
 Junius Heights Historic District
 COA-26-000083
 Christina Paress
[Request](#)
1. A Certificate of Appropriateness to construct a rear addition to the main structure.
 2. A Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage.
 3. A Certificate of Appropriateness to construct new accessory building/detached garage.
- [Applicant](#) Aaron Trecartin
[Application Filed](#) 2/22/2026
[Staff Recommendation](#)
1. That the request for a Certificate of Appropriateness to construct a rear

addition to the main structure be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 8.3, 8.5, and 8.6; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

2. That the request for a Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 3.5; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to construct new accessory building/detached garage be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Section 9; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct a rear addition to the main structure be approved as shown.
2. That the request for a Certificate of Appropriateness to construct a covered walkway from rear of main structure to accessory structure/detached garage be approved as shown.

That the request for a Certificate of Appropriateness to construct new accessory building/detached garage be approved as shown.

Attachments: [5421 Victor St - COA-26-000083 - Docket](#)

6. [26-1160A](#) **300 E. COLORADO BLVD.**

Council District 1
Lake Cliff Historic District
COA-26-000076
Christina Pares

Request

A Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park.

Applicant Bruktawit Kebede

Application Filed 2/19/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park be **approved** in accordance with drawings and specifications dated 4/6/2026 with the finding of fact that the signs will not have an adverse effect on the district. The proposed work is consistent with preservation criteria Section 11 and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park be approved.

Attachments: [300 E Colordao Blvd - COA-26-000076 - Docket](#)

7. [26-1162A](#) **5020 SWISS AVE.**

Council District 14
Swiss Ave Historic District
COA-26-000056
Christina Paress

Request

1. A Certificate of Appropriateness to replace existing French doors on south elevation with French doors to match existing.
2. A Certificate of Appropriateness to replace and resize existing bay windows on south elevation.
3. A Certificate of Appropriateness to replace and enclose existing non-original door on west elevation with window and salvaged brick.

Applicant Marcus Taylor

Application Filed 2/12/2026

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace existing French doors on South elevation with French doors to match existing be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(P); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace and resize exiting bay windows on South elevation be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(P); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to replace and enclose existing non-original door on West elevation with window and salvaged brick be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(P); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace existing French doors on South elevation with French doors to match existing be approved as shown.

2. That the request for a Certificate of Appropriateness to replace and resize exiting bay windows on South elevation be approved as shown.
3. That the request for a Certificate of Appropriateness to replace and enclose existing non-original door on West elevation with window and salvaged brick be approved as shown.

Attachments: [5020 Swiss Ave - COA-26-000056 - Docket](#)

8. [26-1165A](#) **5603 SWISS AVE.**

Council District 14
Swiss Ave Historic District
COA-26-000125
Christina Paress

Request

A Certificate of Appropriateness to install exterior staircase to rear accessory building.

Applicant Alexandria Watters

Application Filed 3/2/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install exterior staircase to rear accessory building be **approved** in accordance with drawings and specifications dated 4/6/2026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(A); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install exterior staircase to rear accessory building be **approved** with the conditions that complete drawings are submitted and the setbacks are adhered to.

Attachments: [5603 Swiss Ave - COA-26-000125 - Docket](#)

9. [26-1166A](#) **407 S. ROSEMONT AVE.**

Council District 1
Winnetka Heights Historic District
COA-26-000105
Christina Paress

Request

A Certificate of Appropriateness to paint exterior of main structure: Body - SW2835 "Craftsman Brown", Trim - SW2833 "Roycroft Vellum", Accents - SW2806 "Rockwood Brown", and Doors - SW6244 "Navel".

Applicant Conrado Castillo

Application Filed 3/1/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to paint exterior of main structure: Body - SW2835 "Craftsman Brown", Trim - SW2833

“Roycroft Vellum”, Accents - SW2806 “Rockwood Brown”, and Doors - SW6244 “Navel” be **approved**. The proposed work is consistent with preservation criteria Sec. 51P-87.111(a)(8)(C); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior’s Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint exterior of main structure: Body - SW2835 “Craftsman Brown”, Trim - SW2833 “Roycroft Vellum”, Accents - SW2806 “Rockwood Brown”, and Doors - SW6244 “Navel” be approved.

Attachments: [407 S Rosemont Ave - COA-26-000105 - Docket](#)

10. [26-1168A](#) **407 S. ROSEMONT AVE.**

Council District 1
Winnetka Heights Historic District
COA-26-000127
Christina Paress

Request

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

Applicant Evelin Perez

Application Filed 3/9/2026

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.

Attachments: [407 S Rosemont Ave - COA-26-000127 - Docket](#)

11. [26-1169A](#) **303 N. WINDOMERE AVE.**

Council District 1
Winnetka Heights Historic District
COA-26-000086
Christina Paress

Request

A Certificate of Demolition to demolish an existing **noncontributing** carport and detached shed that was previously approved in 2015. (Standard: Noncontributing structure because newer than period of significance).

Applicant Curtis Calloway

Application Filed 2/23/2026

Staff Recommendation

That the request for a Certificate of Demolition to demolish a **noncontributing** accessory structure (Standard: Noncontributing structure because newer than period of significance) be **approved** in accordance with supporting documentation dated 4/6/2026. The proposed work meets the standards in City Code Section 51A-4.501(h)(4)(D) for demolition of **noncontributing** structures 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 a **noncontributing** accessory structure (Standard: **Non-contributing** structure because newer than period of significance) be approved.

Attachments: [303 N Windomere Ave - COA-26-000086 - Docket](#)

12. [26-1225A](#) **2525 N. CENTRAL EXPY.**

Council District 14

Freedmen's Cemetery

COA-26-000090

Rhonda Dunn

Request

A Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.), new fencing to match the existing in height, spacing and material(s); top profile on new fencing will be altered due to costs.

Applicant Marcel Quimby

Application Filed 2/23/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.) -- new fencing to match the existing in height, spacing and material(s) -- (top profile on new fencing will be altered due to costs) be **approved** in accordance with drawings and specifications dated 02/23/2026. The proposed work is consistent with preservation criteria Sections 2.11 and 5.12 pertaining to site and site elements in tracts A and D; 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 (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to extend perimeter fencing around the entirety of the cemetery including a gate at the front entrance (on N. Central Expy.) -- new fencing to match the existing in height, spacing and material(s) -- (top profile on new fencing will be altered due to costs) be approved as submitted.

Attachments: [2525 N Central Expy - COA-26-000090 - Docket](#)

COURTESY REVIEW ITEMS13. [26-1171A](#) **4125 JUNIUS ST.**

Council District 2
Peak's Suburban Addition Historic District
COA-26-000113
Christina Paress

Request

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.

Applicant Gary Skotnicki

Application Filed 3/3/2026

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

Attachments: [4125 Junius St - COA-26-000113 - Docket](#)

14. [26-1143A](#) **3604 MEADOW ST.**

Wheatley Place Historic District
COA-26-000047
Rhonda Dunn

Request

A Courtesy Review of construction of a new main residential building on a

vacant lot.

[Applicant](#) Eddie Trevino

[Application Filed](#) 2/23/2026

[Staff Recommendation](#)

Courtesy Review - no action required. That the request to construct a new main residential building on a vacant 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. Non-Supportive, with the following comments:

Architectural style is undetectable. Style of main building is NOT appropriate for the district.

Attachments: [3604 Meadow St - COA-26-000047 - Docket](#)

DISCUSSION ITEMS

15. [26-1148A](#)

1201 MAIN ST.

Downtown (CBD)/ Individual Historic District

COA-26-000120

Rhonda Dunn

[Request](#)

1. Amend Certificate of Appropriateness #COA-25-000465 for the proposed East Plaza outdoor dining area (on Field St), to include alterations in landscaping, and hardscaping (including decking), installation of outdoor lighting, installation of new swing doors - leading to outdoor dining area, installation of mechanical enclosure at entrance to dining area, and coverage/overlay of existing screening wall with an art installation.
2. A Certificate of Appropriateness to remove **noncontributing** mechanical addition on north elevation (Elm St.).
3. A Certificate of Appropriateness to remove signage kiosks (two total) and concrete screening walls (on Main St.).
4. A Certificate of Appropriateness to install an illuminated arch (i.e., an art installation) above existing staircase at the corner of Field St. and Elm St.
5. A Certificate of Appropriateness to install new raised (GFCR) planter boxes and outdoor lighting around the perimeter of the main building.

[Applicant](#) David Ramsey

[Application Filed](#) 02/23/2026

[Staff Recommendation](#)

1. That the request to amend Certificate of Appropriateness #COA-25-000465 for the proposed East Plaza outdoor dining area (on Field St), to include alterations in landscaping, and hardscaping

- (including decking), installation of outdoor lighting, installation of new swing doors - leading to outdoor dining area, installation of mechanical enclosure at entrance to dining area, and coverage/overlay of existing screening wall with an art installation be **approved** according to drawings and specifications dated 02/23/2026 **with the following conditions**: that existing original planters in the East Plaza be retained/repaired, the planters are protected; that new driveways, sidewalks, steps, and walkways be constructed of exposed aggregate concrete (or stone) matching the existing in color, pattern and texture; and that new plant material be native to North Texas. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.5 and 3.8(c) under Building Site and Landscaping; the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to remove **noncontributing** mechanical addition on north elevation (Elm St.) be **approved** in accordance with drawings and specifications dated 02/23/2026 **with the following condition(s)**: that any damage to the main building during removal be repaired with materials matching in composition, color and texture. Implementation of the recommended conditions would allow the proposed work to 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.
 3. That the request for a Certificate of Appropriateness to remove signage kiosks (two total) and concrete screening walls (on Main St.) be **approved** in accordance with drawings and specifications dated 02/23/2026 **with the following conditions**: that any damage to the main building during removal be repaired with materials matching in composition, color and texture; and that any damage to the street level sidewalk during removal (of kiosks) be repaired with bricks/pavers matching in color, module size, and finish. Implementation of the recommended conditions would allow the proposed work to 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.
 4. That the request for a Certificate of Appropriateness to install an illuminated arch (i.e., an art installation) above the existing staircase at the corner of Field St. and Elm St. be **denied without prejudice** with the finding of fact that the staircase is a protected, character defining feature that should not be obscured or attached to. The proposed work is inconsistent with preservation criterion Section 3.4 under Building Site and Landscaping; the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
 5. That the request for a Certificate of Appropriateness to install new raised

(GFCR) planter boxes and outdoor lighting around the perimeter of the main building be **approved** in accordance with drawings and specifications dated 02/23/2026 **with the following conditions**: that original planters in East and West Plazas be retained/repared, they are protected. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.8(c) pertaining to landscaping; the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request to amend Certificate of Appropriateness #COA-25-000465 for the proposed East Plaza outdoor dining area (on Field St), to include alterations in landscaping, and hardscaping (including decking), installation of outdoor lighting, installation of new swing doors - leading to outdoor dining area, installation of mechanical enclosure at entrance to dining area, and coverage/overlay of existing screening wall with an art installation be approved as submitted.
2. That the request for a Certificate of Appropriateness to remove **noncontributing** mechanical addition on north elevation (Elm St.) be approved with the condition that applicant identify the date of construction to ascertain that the addition is **non-contributing**.
3. That the request for a Certificate of Appropriateness to remove signage kiosks (two total) and concrete screening walls (on Main St.) be approved with the condition that applicant identify the date of construction to ascertain that the screening walls are **non-contributing**.
4. That the request for a Certificate of Appropriateness to install an illuminated arch (i.e., an art installation) above the existing staircase at the corner of Field St. and Elm St. be approved as submitted.
5. That the request for a Certificate of Appropriateness to install new raised (GFCR) planter boxes and outdoor lighting around the perimeter of the main building be approved as in accordance with drawings and specifications dated 02/23/2026 with the following conditions: that original planters in East and West Plazas be retained/repared, they are protected. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.8(c) pertaining to landscaping; the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Attachments: [1201 Main St - COA-26-000120 -Docket](#)

16. [26-1173A](#) **5930 VICTOR ST.**
 Council District 14
 Junius Heights Historic District
 COA-26-000062
 Christina Paress

Request

A Certificate of Appropriateness to replace forty-two (42) non-original aluminum windows with vinyl windows. (Work already performed)

Applicant Kai Aronson

Application Filed 2/17/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace non-original aluminum windows with vinyl windows on the front 50% of the main structure be **denied without prejudice** with the finding of fact that vinyl windows are not appropriate to the period of significance of the district and would have an adverse effect on the historic district. The proposed work is, therefore, inconsistent with preservation criteria Section 5.2 and 5.3; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace non-original aluminum windows with vinyl windows on the front 50% of the main structure be denied without prejudice.

Attachments: [5930 Victor St - COA-26-000062 - Docket](#)

17. [26-1174A](#) **5106 JUNIUS ST.**

Council District 14
Munger Place Historic District
COA-26-000032
Christina Paress

Request

A Certificate of Appropriateness to paint main structure: Body - SW7030 "Anew Gray" and Trim - SW7011 "Natural Choice", and Accent - SW2839 "Roycroft Copper Red".

Applicant Kristen Zinkand

Application Filed 2/1/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to paint main structure: Body - SW7030 "Anew Gray" and Trim - SW7011 "Natural Choice", and Accent - SW2839 "Roycroft Copper Red" be **approved**. The proposed work is consistent with preservation criteria Sec. 51P-97.110(c)(1)(I); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint main structure: Body - SW0065 "Vogue Green" and Trim - SW2833 "Roycroft Vellum be approved but Accent - SW6991 "Black Magic" be denied without prejudice per ordinance. (Proposed paint colors were revised.)

Attachments: [5106 Junius St - COA-26-000032 - Docket](#)18. [26-1175A](#) **3712 RUSKIN ST.**

Council District 7
Queen City Neighborhood - Predesignation Moratorium
COA-26-000034
Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to restore main building in fenestration, roof form/profile, and cladding -- correction of unauthorized work.

Applicant Kevin Jara

Application Filed 03/17/2026

Staff Recommendation

That the request to restore main building in fenestration, roof form/profile, and cladding -- correction of unauthorized work be **approved** in accordance with drawings and specifications dated 03/17/2026 **with the following conditions**: that pyramidal roof with exposed rafter tails and central masonry chimney stack be restored/reconstructed to the match the original in form, pitch, and detailing -- extended eaves and rafter tails matching in dimensions and number, and central masonry chimney matching in height, mortar color and replacement bricks (color, module size, and texture); that double asymmetrical front doors be restored to their original locations and opening dimensions; that all enclosed/infilled windows be reopened and resized to their original dimensions and locations; that all missing/removed wood trim and wood details (e.g., rafter tails) be replaced with in-kind materials matching in dimensions, composition, and profile; and that replacement siding be all wood horizontal lap-siding millwork pattern #117. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(A) for contributing structures, and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

No quorum - comments only. Supportive, with the following comments:

1. Restore the house to its original architectural style.
2. Restore all details and ornamentation to its original size.
3. Remove floor plans from drawings.
4. Show clear comparison(s) between existing (unauthorized work) and original historic.

Attachments: [3712 Ruskin St - COA-26-000034 - Docket](#)19. [26-1176A](#) **2626 THOMAS AVE.**

Council District 14
State Thomas Historic District
COA-26-000077

Marcus Watson

Request

A Certificate of Appropriateness to construct a new 2.5-story mixed-used main structure with underground parking and rear parking on a vacant lot.

Applicant Reavis, Ben

Application Filed 02/23/2026

Staff Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story mixed-used main structure with underground parking and rear parking on a vacant lot be **approved** in accordance with drawings and specifications dated 2/19/26 and 2/23/26. The proposed work is consistent with designation criteria 51P-225.109(a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** properties; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story mixed-used main structure with underground parking and rear parking on a vacant lot be approved.

Attachments: [2626 Thomas - COA-26-000077 - Docket](#)

20. [26-1178A](#) **129 S. MONTCLAIR AVE.**

Council District 1
Winnetka Heights Historic District
COA-26-000096
Christina Paress

Request

A Certificate of Appropriateness to plant a Desert Willow tree in the parkway.

Applicant Ted Cogan

Application Filed 2/25/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to plant a Desert Willow tree in the parkway be **approved** with the finding of fact that although the proposed tree is technically inconsistent with the preservation criteria (Exhibit 87B), it would not have an adverse effect on the district. The proposed work would, therefore, meet City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to plant a Desert Willow tree in the parkway be denied without prejudice. Desert Willow is not on the approved list of plants/trees for the parkway. Keep grass, no gravel.

Attachments: [1310 W Davis St - COA-26-000096 - Docket](#)

Adjournment

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. 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]