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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

**LANDMARK COMMISSION
REGULAR MEETING**

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

**December 1, 2025, Briefing at 9:00 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: (24804473044 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 248 044 73044

Password Dec25LMC (33225562 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=m3389d5da812e02690b5b71a9c658d0d2>

(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**
 - November 3, 2025, Regular meeting minutes
- IV. **Reports and Briefing Items**
 - Designation Committee Activity Update Commissioner David Preziosi
 - FY2024-25 Annual Report Staff
 - Certificate of Eligibility Items (CE)
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- V. **Public Hearing**
 - Certificate of Eligibility Items (CE)
 - Consent Items
 - Courtesy Review Items
 - Discussion Items

VI. **Miscellaneous**

- Approval of the FY2024-25 Annual Report
- Recommendation for Approval of Sunset Provisions for the Historic Tax Exemption

VII. **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 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."

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]

CERTIFICATE OF ELIGIBILITY

1. 5837 Columbia Ave

Junius Heights Historic District
CE256-001(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 \$59,400 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Lindsey Landman & Andrew Howard

Application Filed 10/03/2025

Staff Recommendation

Approval of the Certificate of Eligibility and **approval** of an estimated \$59,400 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 5930 Junius St

Junius Heights Historic District
CE256-002(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 \$253,845 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Carol Ibarra

Application Filed 10/30/2025

Staff Recommendation

Approval of the Certificate of Eligibility and **approval** of an estimated \$253,845 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 218 N. Willomet Ave

Winnetka Heights Historic District
CE256-003(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 \$24,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Carol Ibarra

[Application Filed](#) 11/20/2025

[Staff Recommendation](#)

[Approval](#) of the Certificate of Eligibility and [approval](#) of an estimated \$24,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

CONSENT AGENDA

1. 1201 MAIN ST.

Downtown (CBD)/ Individual Historic District

COA-25-000465

Rhonda Dunn

[Request](#)

A Certificate of Appropriateness for exterior rehabilitation of the main building includes new outdoor patio dining area (in the East Plaza), a new main entrance marquee (on the south elevation), hardscaping and landscaping.

[Applicant](#) David Ramsey

[Application Filed](#) 11/19/2025

[Staff Recommendation](#)

That the request for exterior rehabilitation of the main building includes new outdoor patio dining area (in the East Plaza), a new main entrance marquee (on the south elevation), hardscaping and landscaping be [approved](#) according to drawings and specifications dated 11/19/2025 with the following conditions: that existing original planters in the East Plaza be retained; that marquee structure be self-supporting and fully reversible with minimal or no damage to the front facade, if removed (i.e., no ties to the main building); 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, and Section 9.7 under New Construction and Additions; 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): application for signage recommended to be separated from the marquee.

2. 1233 WASHINGTON ST.

Fair Park Historic District

COA-25-000485

Rhonda Dunn

[Request](#)

A Certificate of Appropriateness for installation of temporary signage in the interior and on the exterior of main building.

Applicant Dee Ann Hirsch

Application Filed 11/19/2025

Staff Recommendation

That the request for a Certificate of Appropriateness for installation of temporary signage in the interior and on the exterior of main building be **approved** in accordance with drawings and specifications dated 11/19/2025 with the following conditions: that temporary signage be removed within one year of installation; that exterior banners use existing banner systems and hardware; that signage not cover windows, doors, or significant architectural features; and that the mounting/ties are reversible and do not damage the structure. Implementation of the recommended conditions would allow the proposed work to be consistent with the preservation criteria in Section 1.8 pertaining to routine maintenance generally; 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 for installation of temporary signage in the interior and on the exterior of main building be **approved** as submitted.

3. 5638 JUNIUS ST.

Junius Heights Historic District

COA-25-000341

Christina Paress

Request

A Certificate of Appropriateness to construct a new rear addition to main structure.

Applicant Octavio Perez

Application Filed 10/16/2025

Staff Recommendation

That the request to construct a new rear addition to main structure be **approved** in accordance with drawings and specifications dated 12/1/2025 with the condition that trim board be added to differentiate between exiting and new construction. The proposed work is consistent with the preservation criteria in Section 8.5; 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 construct a new rear addition to main structure be **approved** as shown.

4. 715 PARKMONT ST.

Junius Heights Historic District

COA-25-000483

Christina Paress

Request

1. A Certificate of Appropriateness to replace existing addition of accessory structure with new addition.
2. A Certificate of Appropriateness to construct new stoop on rear entry.
3. A Certificate of Appropriateness to construct balustrades at front porch of main structure.

Applicant Aaron Trecartin

Application Filed 10/28/2025

Staff Recommendation

1. That the request to replace existing addition of accessory structure with new addition be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 9; 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.
2. That the request to construct stoop on rear entry be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 7; 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 to construct balustrades at front porch of main structure be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 7.3; 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

1. That the request to replace existing addition of accessory structure with new addition be **approved**.
 2. That the request to construct stoop on rear entry be **approved**.
 3. That the request to construct balustrades at front porch of main structure be **approved**.
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5. 1018 N. BECKLEY AVE.

Lake Cliff Historic District

COA-25-000377

Christina Paress

Request

1. A Certificate of Appropriateness to remove two trees in front yard and replace with two crepe myrtles in new locations.
2. A Certificate of Appropriateness to replace fourteen (14) windows on main structure.
3. A Certificate of Appropriateness to remove enclosed front porch and restore to open porch.

Applicant Bona Mwamba

Application Filed 10/2/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to remove two trees in front yard and replace with two crepe myrtles in new locations be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(c)(1)(B); 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 Settings.

2. That the request for a Certificate of Appropriateness to replace fourteen windows on main structure be approved in accordance with drawings and specifications dated 12/1/2025 with the conditions that evidence indicates that the windows are beyond repair or inappropriate for the structure and that replacement windows match the style, dimensions, and materials of the original windows. Implementation of this condition would allow the proposed work to be consistent with the preservation criteria in Sec. 51P-97.111(c)(1)(B); 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.

3. That the request for a Certificate of Appropriateness to remove enclosed front porch and restore to open porch be **approved** in accordance with drawings and plans dated 12/1/2025 with the condition that the columns are appropriate to the structure and historic district. Implementation of this condition would allow the proposed work to be consistent with 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

1. That the request to remove two trees in front yard and replace with two crepe myrtles in new locations be **approved**.

2. That the request to replace front window be **approved** with the following conditions: 1. Include window elevations and 2. Window replacement must be wood.

6. 5119 WORTH ST.

Munger Place Historic District
COA-25-000384
Christina Paress

Request

A Certificate of Appropriateness to alter fenestration openings on accessory structure.

Applicant Aaron Trecartin

Application Filed 10/20/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to alter fenestration openings on accessory structure be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(c)(1)(B); 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 alter fenestration openings on accessory structure be **approved**.

7. 5208 WORTH ST.

Munger Place Historic District
COA-25-000495
Christina Paress

Request

A Certificate of Appropriateness to replace windows of main structure.

Applicant Travis Ripley

[Application Filed](#) 11/20/2025

[Staff Recommendation](#)

That the request for a Certificate of appropriateness to replace windows of main structure be **approved** with the finding of fact that the replacement windows will not have an adverse effect on the structure or district and are typical of the craftsman style. The proposed work 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 replace windows on main structure be **approved** with the condition that the window survey is submitted.

8. 4522 JUNIUS ST.

Peak's Suburban Addition Historic District

COA-25-000511

Christina Paress

[Request](#)

A Certificate of Appropriateness to replace/install all windows of main structure.

[Applicant](#) Borys Kindrat

[Application Filed](#) 11/20/2025

[Staff Recommendation](#)

That the request for a Certificate of appropriateness to replace/install all windows of main structure be **approved** with the conditions that all replacement windows are all wood, not wood clad, and staff verifies that appropriateness of the replacement windows. Implementation of the proposed conditions would all the proposed work to 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 replace windows on main structure be denied without prejudice. Window sizes and material is not appropriate.

9. 311 N. CLINTON AVE.

Winnetka Heights Historic District

COA-25-000462

Christina Paress

[Request](#)

1. A Certificate of Appropriateness to replace rear addition on main structure.

[Applicant](#) Erek Narvis

[Application Filed](#) 10/18/2025

[Staff Recommendation](#)

That the request for a Certificate of Appropriateness to replace rear addition on main structure be approved in accordance with drawings and plans dated 12/1/2025 with the conditions that the siding and columns are the same dimension, material, and profile as the existing siding and columns, and that a trim board or other architectural element is installed to differentiated between

the original structure and the addition. Implementation of the recommended conditions would allow the proposed work to be consistent with the preservation criteria in Sec. 51P-87.111(a)(2); 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 replace rear addition on main structure be **approved** with the following conditions: 1. Include photos of existing conditions, especially siding and windows; 2. Include side by side elevations and floorplans of existing and proposed; 3. Verify scale and include more details on plans; and 4. Verify lot coverage.

COURTESY REVIEWS

1. 3605 ATLANTA ST.

Queen City [Predesignation Moratorium]

COA-25-000348

Rhonda Dunn

Request

Courtesy Review: Construct a rear two-story vertical addition to the main building.

Applicant Papa Kufuor

Application Filed 10/27/2025

Staff Recommendation

Courtesy Review - no action required. That the request to construct a rear two-story vertical addition to the main building 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

No quorum – Comments only. Supportive with the following comment(s): make changes use 2524 Warren Avenue as a reference for rear addition.

2. 2601 STATE ST.

State Thomas Historic District

COA-25-000325

Marcus Watson

Courtesy Review: Construct a new 2.5-story multi-family residential main structure.

Applicant Jennifer Hiromoto

Application Filed 10/27/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new 2.5-story multi-family residential main structure be conceptually approved with the understanding that a Certificate of Demolition must be approved and obtained for the existing structure and 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:

- Remove shadow lines from elevation drawings. They are confusing.
 - Proposed doors are too modern.
 - Could the square patio openings in the roofline be incorporated into dormers to look more historic?
 - Provide more materials, colors and window/door specifications.
 - Consider better treatment of Routh St. patio openings.
 - Need to provide blockface façade study and context.
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3. 1223 BOSWELL ST.

Tenth Street Historic District

COA-25-000447

Rhonda Dunn

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Tamir Cohen

Application Filed 10/27/2025

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. Supportive, with the following comments:

1. Reconstruct the original house (destroyed by fire and demolished).
 2. Add all of the houses on the blockface to the Contextual Site Plan.
 3. Drawings need to show the correct exterior siding.
 4. Front door should be all wood, and paneled (old style pattern).
 5. Roofing shingles should be architectural shingles; color, light greenish gray to match prior building.
 6. Trim paired windows as a single unit with a mullion/trim-piece in between.
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4. 2815 MCDERMOTT ST.

Wheatley Place Historic District

COA-25-000515

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Mark Ellis

Application Filed 10/27/2025

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. Supportive, with the following comments:

1. Foundation should be pier and beam or raised concrete slab, 15 to 18 inches above grade.
 2. There should be at least two steps leading to the front porch and then a step up onto the porch.
 3. Windows should NOT be vinyl. Aluminum one-over-one is acceptable.
 4. Casing/trim should be wood and a minimum of four inches, six inches between paired windows.
 5. Siding should NOT be Hardi board. Recommend novelty pattern #117, prime before installation.
 6. Rafter tails should be on the side elevations NOT the front. Recommend brackets on gable rake.
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5. 3510 DUNBAR ST.

Wheatley Place Historic District

COA-25-000432

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Kris Kelley

Application Filed 10/27/2025

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. Supportive, with the following comments:

1. Recommend pier and beam foundation.
2. Windows should be either all aluminum or all wood. If aluminum [framed] windows need to be one-over-one (no grille).
3. Exterior siding should be all wood horizontal lap-siding either millwork pattern #117 or pattern #105.
4. Brick porch column bottoms should rest on grade, NOT the porch.
5. Include mortar color on Materials Schedule.
6. Louvered vent should match the other (gable) vents on your street.

DISCUSSION AGENDA

1. 5000 S. MALCOLM X BLVD.

Downtown (CBD) Individual Historic District

COA-25-000488

Rhonda Dunn

Request

A Certificate of Appropriateness for exterior rehabilitation of a multi-building complex to include landscaping, window (total: approximately 300) and door replacement, mechanical equipment screening, ADA compliant ramp installation, and exterior painting.

Applicant Akruti Pancholi

Application Filed 11/05/2025

Staff Recommendation

That the request for exterior rehabilitation of a multi-building complex to include landscaping, window (total: approximately 300) and door replacement, mechanical equipment screening, ADA compliant ramp installation, and exterior painting be **approved** in accordance with drawings and specifications dated 11/19/2025 with the following conditions: that new plant material(s) be native to North Texas; that replacement windows and doors match the existing in mullion size, lite configuration, and material; that glass and glazing match the original; that new ramps and hardscaping be of brush finished concrete; and that new paint match the original in color (and NOT be applied to masonry). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 2.3 and 2.5 under Site and Site Elements, Sections 3.6 and 3.7 under Facades, and Sections 3.12 and 3.16 under Fenestration and Openings; 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 exterior rehabilitation of a multi-building complex to include landscaping, window (total: approximately 300) and door replacement, mechanical equipment screening, ADA compliant ramp installation, and exterior painting be **approved** with the following condition(s): applicant is to provide both horizontal and vertical sections through all existing and proposed windows and doors to ensure that the proposed replacement windows and doors match the existing original windows and doors.

Note: Applicant has provided the supplementary materials requested by the task force.

2. 100 COTTON BOWL PLAZA

Fair Park Historic District

COA-25-000514

Rhonda Dunn

Request

A Certificate of Appropriateness to rehabilitate the existing landscape plaza (between Cotton Bowl Stadium and the Leonhardt Lagoon); including the installation of new trees, the

replacement of existing pavement, and the removal and installation of flagpoles (two new flagpoles near the lagoon).

Applicant Norman Alston

Application Filed 11/19/2025

Staff Recommendation

That the request to rehabilitate existing landscape plaza (between Cotton Bowl Stadium and the Leonhardt Lagoon); including the installation of new trees, the replacement of existing pavement, and the removal and installation of flagpoles (two new flagpoles near the lagoon) be **approved** in accordance with drawings and specifications dated 11/19/2025 with the following conditions: that font for new signage be Bodega Sans to match the existing font at Cotton Bowl Stadium; and that Article X, "Landscape and Tree Preservation Regulations" of the Dallas City Code be followed for tree and plant material(s) replacement. 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 Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

No quorum – Comments only. Supportive, with the following comments:

1. Try to minimize number of trench drains. Existing storm drainage system already overwhelmed.
2. Revise signage font to Bodega Sans to match font most recently used at the Cotton Bowl Stadium.

3. 725 N. GLASGOW DR.

Junius Heights Historic District

COA-25-000412

Christina Paress

Request

A Certificate of Appropriateness to replace front doors.

Applicant Kirk Scott

Application Filed 10/15/2025

Staff Recommendation

That the request to replace front door be **denied without prejudice** with the finding of fact that there is no evidence to demonstrate deterioration and the need for replacement. The doors should, therefore, be restored. The proposed work is not consistent with the preservation criteria in Section 5.2; 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 replace front door be denied without prejudice. More information needed.

4. 723 NESBITT DR.

Junius Heights Historic District

COA-25-000469

Christina Paress

Request

A Certificate of Appropriateness to replace thirteen windows.

Applicant Kyle Wilson

Application Filed 10/22/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace thirteen windows be **denied without prejudice** with the finding of fact that there is no evidence that the original wood windows cannot be restored and that the replacement composite windows would have an adverse effect on the structure and on the historic district. Therefore, the proposed work is inconsistent with the preservation criteria in Section 5.1; 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 replace thirteen windows be denied without prejudice. Include exterior photos of existing condition of each window.

5. 610 N. GLASGOW DR.

Junius Heights Historic District

COA-25-000400

Christina Paress

Request

1. A Certificate of Appropriateness to construct two-story rear addition to main structure.
2. A Certificate of Appropriateness to install railing on front porch of main structure.
3. A Certificate of Appropriateness to replace skirting on main structure.
4. A Certificate of Appropriateness to paint main structure: Body – SW6178 “Clary Sage”, Trim – SW6385 “Dove White”, and Accent – SW6334 “Flower Pot”.

Applicant Jenn Carlson

Application Filed 9/25/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct two-story rear addition to main structure be **denied without prejudice** with the finding of fact that the massing is inappropriate for the main structure. The proposed work is inconsistent with the preservation criteria in Section 8.5; 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 Settings.
2. That the request for a Certificate of Appropriateness to install railing on front porch of main structure be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 4.1(b); 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 replace skirting on main structure be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 4.1(b); 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 paint main structure: Body – SW6178 “Clary Sage”, Trim – SW6385 “Dove White”, and Accent – SW6334 “Flower Pot” be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Section 4.8; 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

1. That the request to construct a two-story rear addition be **approved** as shown.
 2. That the request to install railing on front porch of main structure be **approved** as shown.
 3. That the request to replace skirting on main structure be **approved** as shown.
 4. That the request to paint main structure: Body – SW6178 “Clary Sage”, Trim – SW6385 “Dove White”, and Accent – SW6334 “Flower Pot” be **approved** as shown.
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6. 723 N. MARSALIS AVE.

Lake Cliff Historic District
COA-25-000411
Christina Paress

Request

A Certificate of Appropriateness to install 6-foot black wrought iron fence in front yard.

Applicant William Hillesheim

Application Filed 9/30/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install 6-foot black wrought iron fence in front yard be **approved** with the condition that the fence not exceed 3 feet 6 inches in height as prescribed by the preservation criteria. Implementation of the recommended condition would allow the proposed work to be consistent with the preservation criteria in Section 3.11(a); 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 6-foot black wrought iron fence in front yard be **approved** with comments: 1. Need photo of existing and proposed fence, 2. Max height should be 4 feet and 50% open, 3. Recommend incorporating elements from decorative metal on front of building into the fence.

7. 4908 JUNIUS ST.

Munger Place Historic District
COA-25-000384
Christina Paress

Request

1. A Certificate of Appropriateness to install brick paver walkway in front yard.
2. A Certificate of Appropriateness to install gravel in flower bed beside driveway.

Applicant Dru Leudke

Application Filed 10/2/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install brick paver walkway in front yard be **approved** in accordance with drawings and plans dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(c)(2)(l)(cc); 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.
2. That the request to install gravel in the flowerbed beside the driveway be **denied without prejudice** with the finding of fact that rock gardens are not allowed in the historic district. Therefore, the proposed work is not consistent with the preservation criteria in Sec. 51P-97.111(c)(2)(l)(cc); 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

1. That the request to install brick paver walkway in front yard be **approved**.
 2. That the request to install gravel in front yard be **denied without prejudice**.
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8. 5010 TREMONT ST.

Munger Place Historic District
COA25-000507
Christina Paress

Request

A Certificate of Appropriateness to construct rear addition on main structure.

Applicant Maria Barrera

Application Filed 11/3/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct rear addition on main structure be **approved** in accordance with drawings and plans dated 12/1/2025 with the following conditions: 1. That the roof pitch and siding and trim materials are indicated on the drawings and plans, 2. That the two existing windows on the rear section to be extended be reused in the addition, and 3. That the door and window schedule add to the drawings and plans. Implementation of these conditions would allow the proposed work to be consistent with preservation criteria in Sec. 51P-97.111(c)(1)(B); 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 construct rear addition be **approved** with the condition that plan details are revised to include roof pitch, door and window schedule, siding details, and lot coverage.

9. 2241 DATHE ST.

Queen City [Predesignation Moratorium]
COA-25-000530
Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

Applicant Antonio Everette

Application Filed 11/19/2025

Staff Recommendation

That the request to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 11/19/2025 with the following conditions: that (1) that paired windows be separated by a mullion(s) (i.e., a wood trim piece) with a minimum width of six inches wide and framed as a unit with wood trim, a minimum of four inches wide; (2) that paint colors for the body and trim be selected from a historic paint color collection (e.g., Sherwin Williams Arts & Crafts Collection); (3) that front dormer be setback a minimum of 12 inches (from roof edge); (4) that door hardware be Craftsman style; (5) that windows be all aluminum (no cladding) with lite configuration of one-over-one; and (6) that foundation be a minimum of 15 inches above grade with a crawl space. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) 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 the front dormer (in side elevation drawings).
2. The frieze board should be visible (above porch columns).
3. Trim needs to be around the paired windows (frame as a unit).
4. Correct roofing shingle image on Materials Sheet.
5. Add paint colors to Materials Sheet.
6. Add mortar color for porch columns to Materials Sheet.
7. Change door hardware to Craftsman style.
8. Change windows to one-over-one aluminum (framed).

10. 3415 PONDRUM ST.

Queen City [Predesignation Moratorium]

COA-25-000423

Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness for exterior rehabilitation of the main building to include window (nine total) and door replacement, exterior siding and porch floor replacement, and hardscaping.

Applicant Jeanine Brunings

Application Filed 11/20/2025

Staff Recommendation

That the request for exterior rehabilitation of the main building to include window (nine total) and door replacement, exterior siding and porch floor replacement, and hardscaping be **approved** in accordance with drawings and specifications dated 11/19/2025 with the following conditions: that only deteriorated (i.e., cracked/broken) or non-original boards be replaced; that replacement siding be all wood, horizontal lap-siding, millwork pattern #117; that exterior solid wood siding be

continued to approximately six inches above grade on all elevations with a water table trim board to be installed, to protect siding; that front porch flooring be all wood tongue and groove with dimensions one by four (1" by 4"); 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 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 conditions/comments:

1. That a water trim board be used.
 2. That driveway be Hollywood (ribbon) style.
 3. That Chief Arborist be consulted regarding tree health.
 4. Show all replacement materials.
 5. Provide photo(s) of house.
 6. Select paint from Sherwin Williams historic paint collection.
 7. Submit all revisions.
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11. 304 S. FLEMING AVE.

Tenth Street Historic District
COA-25-000532
Rhonda Dunn

Request

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

Applicant Brad Gause

Application Filed 11/21/2025

Staff Recommendation

That the request to construct a new main residential building (on a vacant lot) – a duplex with an accessory structure – a rear detached two car garage be **approved** in accordance with drawings and specifications dated 11/21/2021 with the following conditions: that windows be all-aluminum (i.e., no cladding) with lite configuration one over one (1 over 1); that exterior siding be all wood horizontal lap-siding millwork pattern #105; that front doors be solid wood; 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 have a crawl space; 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. No Hardi board, siding should be 117 or 105 all wood.
2. Packet is incomplete missing Materials Schedule, and Contextual Site Plan.
3. Paint colors should be from a historic paint palette e.g., Sherwin Williams Arts & Crafts collection.

4. Windows should be one-over-one update windows in drawings.
 5. Front door should be wood.
 6. Foundation should be raised slab 15 to 18 inches above grade or pier and beam with two steps and a porch.
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12. 3719 MEADOW ST.

Wheatley Place Historic District

COA-25-000531

Rhonda Dunn

Request

1. A Certificate of Appropriateness to restore main building in fenestration, dimensions, roof form, and footprint (i.e., shape).
2. A Certificate of Appropriateness to replace all windows (13 total, prior to unauthorized work).
3. A Certificate of Appropriateness to restore accessory structure to two-car carport.

Applicant Kevin Jara

Application Filed 11/13/2025

Staff Recommendation

1. That the request to restore main building in fenestration, dimensions, roof form, and footprint (i.e., shape) be **approved** in accordance with drawings and specifications dated 11/13/2025 with the following conditions: that existing front facade NOT be altered, only repaired; that all missing/removed wood trim and wood details (e.g., brackets) 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 be consistent with preservation criteria Section 4.2 under facades, and Section 5.7 generally, pertaining to windows and doors; 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.
2. That the request to replace all windows (13 total, prior to unauthorized work) be **approved** in accordance with drawings and specifications dated 11/13/2025 with the following conditions: that new window openings be in the same location and of the same dimensions as the prior openings; that existing window openings NOT be resized, and that replacement windows be all wood (NO cladding) with lite configuration of one-over-one. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 5.1, 5.3 and 5.7 under Windows and Doors; 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.
3. That the request to restore accessory structure to two-car carport be **approved** in accordance with drawings and specifications dated 11/13/2025 with the following condition: that the foundation of the structure be repaired in compliance with the provided structural engineer's report. Implementation of the recommended condition would allow the proposed work to meet 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

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

1. Remove rear addition.
 2. Restore to the original condition of main structure.
 3. Repair, do NOT alter the front facade.
 4. Drawings appear to be off scale – need to match the original/actual house.
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13. 317 N. CLINTON AVE

Winnetka Heights Historic District
COA-25-000392
Christina Paress

Request

1. A Certificate of Appropriateness to paint main and accessory structures: Body - Newburg Green HC-158 and Trim - Edgecomb Gray HC-173.
2. A Certificate of Appropriateness to install landscaping in front yard.
3. A Certificate of Appropriateness to replace twenty windows and alter two fenestration openings on main structure.
4. A Certificate of Appropriateness to install two new windows on accessory structure.

Applicant Dan Shapell

Application Filed 10/2/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to paint main and accessory structures: Body - Newburg Green HC-158 and Trim - Edgecomb Gray HC-173 be **approved**. The proposed work is consistent with the preservation criteria in Sec. 51P-87.111(a)(8); 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.
2. That the request for a Certificate of Appropriateness to install landscaping in front yard be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(c)(1)(B); 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 Settings.
3. That the request to replace twenty windows and alter two fenestration openings of main structure be **denied without prejudice** with the finding of fact that original wood windows should be restored. The proposed work is not consistent with preservation criteria Sec. 51P-87.111(a)(17); 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 to install two new windows in accessory building be **approved** in accordance with drawings and specifications dated 12/1/2025 with the condition that windows be all wood. Implementation of the proposed condition would allow the proposed work to be consistent with preservation criteria Sec. 51P-87.111(a)(17); 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

1. That the request to replace columns and railings on main structure be **denied without prejudice**.

2. That the request to install landscaping in front yard be approved with the following conditions:
 1. Include list and photos of proposed plants;
 2. Verify mulch color is compatible with paint colors.

14. 103 N. EDGEFIELD AVE.

Winnetka Heights Historic District

COA-25-000486

Christina Paress

Request

1. A Certificate of Appropriateness to install dormer on main structure.
2. A Certificate of Appropriateness to install skylights on main structure.
3. A Certificate of Appropriateness to replace vents with windows on main structure.

Applicant Fred Pena

Application Filed 10/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install dormer on main structure be **denied without prejudice** with the finding of fact that although the dormer may be obscured from view from the public right-of-way by trees, the massing is inappropriate for the main structure. The proposed work is, therefore, not consistent with the preservation criteria in Sec. 51P-87.111(a)(2); 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.
2. That the request for a Certificate of Appropriateness to install skylights be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(a)(14)(E); 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 to for a Certificate of Appropriateness to replace vents with windows be **approved** in accordance with drawings and specifications dated 12/1/2025. The proposed work is consistent with the preservation criteria in Sec. 51P-97.111(a)(17); 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

1. That the request to install dormer and skylights be approved. Recommend including a side-by-side drawing of the existing and proposed elevations.
2. That the request to replace vents with windows be approved. Recommend including a side-by-side drawing of the existing and proposed elevations

15. Consideration of Extension

Historic Tax Credit Sunset Provision for five years to December 31, 2030

Christina Paress

Request

A vote to extend the Historic Tax Credit Sunset Provision for five years to December 31, 2030.

16. Other Business

Approval of the Historic Preservation Annual Report

<u>DESIGNATION COMMITTEE:</u>

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.