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CITY SECRETARY
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City of Dallas

Public Notice

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CITY SECRETARY
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LANDMARK COMMISSION
REGULAR MEETING

February 2, 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: (24867362007@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 673 62007

Password Feb26LMC (33226562 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=m9d741bcfdfe91a78a3241d507e454d5b>

(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**
 - January 5, 2026, Regular meeting minutes
- IV. **Reports and Briefing Items**
 - Designation Committee Activity Update Commissioner David Preziosi
 - Certificate of Eligibility (CE) Items Staff
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- V. **Public Hearing**
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Miscellaneous**
- 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 pistol 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]

CONSENT AGENDA

1. 4940 WORTH ST.

Munger Place Historic District
CE256-005(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of added value to land and improvements for a period of ten years and approval of an estimated \$859,176.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Zak Mailey

Application Filed 12/15/2025

Staff Recommendation

That the Certificate of Eligibility and an estimated \$859,176 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

2. 108 N. CLIFF ST. Lot 3

Tenth Street Historic District
CE256-006(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 \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Southern Dallas Progress Community Development Corporation

Application Filed 1/2/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated \$150,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

3. 108 N. CLIFF ST. Lot 4

Tenth Street Historic District
CE256-007(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 \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Southern Dallas Progress Community Development Corporation

Application Filed 1/2/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

4. 3506 DUNBAR ST.

Wheatley Place Historic District
CE256-008(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 \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Southern Dallas Progress Community Development Corporation

Application Filed 12/26/2025

Staff Recommendation

That the Certificate of Eligibility and an estimated \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

5. 126 N. MONTCLAIR AVE.

Winnetka Heights Historic District
CE256-009(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$100,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Sarah Gill

Application Filed 9/8/2025

Staff Recommendation

That the Certificate of Eligibility and an estimated \$100,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

6. 412 S. HARWOOD ST.

Harwood Historic District
COA-25-000583
Rhonda Dunn

Request

A Certificate of Appropriateness for exterior rehabilitation which includes replacement of rolling door with storefront unit (on Young St.); installation of a canopy, new (multi-slide) glass doors and glass guardrails on second floor rooftop (visible from Young St.); construction of new overruns for elevator (on rooftop facing Harwood St.) and stairs (on rear elevation); and restoration of grid pattern and brick detailing (on Harwood St. and Young St. elevations).

Applicant

Kay, Keisha

Application Filed

12/22/2025

Staff Recommendation

That the request for a Certificate of Appropriateness for exterior rehabilitation which includes replacement of rolling door with metal storefront unit (on Young St.); installation of a canopy, new (multi-slide) glass doors and glass guardrails on second floor rooftop (visible from Young St.); construction of new overruns for elevator (on rooftop facing Harwood St.) and stairs (on rear elevation); and restoration of grid pattern and brick detailing (on Harwood St. and Young St. elevations) be **approved** in accordance with drawings and specifications dated 12/22/2025 **with the following conditions:** that the framing of new/replacement storefront unit(s) be wood and match the existing (units) in mullion and muntin configuration; that new/replacement glass/glazing NOT be tinted glass or reflective glazing; that new/replacement brick(s) match the existing in module size, color, texture and mortar color; that new/replacement belting/banding match the existing material in texture, color, pattern, and grain; and that window and door color be green to match the existing (and to complement the red brick infill). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.2(c) pertaining to fenestration and openings, and Sections 3.1(b) and 3.1(c) under Facades; 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 for exterior rehabilitation which includes replacement of rolling door with metal storefront unit (on Young St.); installation of a canopy, new (multi-slide) glass doors and glass guardrails on second floor rooftop (visible from Young St.); construction of new overruns for elevator (on rooftop facing Harwood St.) and stairs (on rear elevation); and restoration of grid pattern and brick detailing (on Harwood St. and Young St. elevations) be **approved** as submitted **with the condition** that applicant bring samples of materials and colors proposed for the building to the Landmark Commission meeting.

7. 722 RIDGEWAY ST.

Junius Heights Historic District

COA-25-000580

Christina Paress

Request

A Certificate of Appropriateness to alter existing accessory structure by creating an opening for a porch and replacing the garage door.

Applicant

Trecartin, Aaron

Application Filed

12/17/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to alter existing accessory structure by creating an opening for a porch and replacing the garage door be **approved** in accordance with

drawings and plans dated 2/2/2026. The proposed work is consistent with preservation criteria Section 9; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to alter existing accessory structure by creating an opening for a porch and replacing garage door be **approved** as shown.

8. 4526 LELAND AVE.

Good Samaritan Hospital Historic District

COA-25-000559

Rhonda Dunn

Request

A Certificate of Demolition to demolish a **noncontributing** accessory structure – a shed built after 1990. Standard: Demolition of **noncontributing** structure because newer than period of significance.

Applicant

Baker, Vanessa

Application Filed

12/22/2025

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 dated 12/22/2025 with the finding of fact that the structure was built after 1990 (outside of the period of significance, from 1920 to 1945). 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 – a shed built after 1990 (Standard: demolition of noncontributing structure because newer than period of significance) be **approved** as submitted.

DISCUSSION AGENDA

1. 5316 WORTH ST.

Junius Heights Historic District

COA-25-000591

Christina Paress

Request

A Certificate of Appropriateness to replace eighteen (18) original wood windows with fiberglass windows.

Applicant Moutin, Stacy

Application Filed 12/20/2025

Staff Recommendation

That the request for a Certificate of Appropriateness replace eighteen (18) original wood windows with fiberglass windows be **denied without prejudice** with findings of fact that there is insufficient evidence to demonstrate the need to replace rather than restore the original wood windows and that fiberglass is not a compatible material for windows in the district. The proposed work would, therefore, have an adverse effect on the structure and district and is not consistent with preservation criteria Sections 5.1, 5.2, and 5.3; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness replace eighteen (18) original wood windows with fiberglass windows be **denied without prejudice**. The windows appear to be salvageable, and fiberglass are not appropriate to the structure and neighborhood.

2. 5016 VICTOR ST.

Munger Place Historic District

COA-00-000558

Christina Paress

Request

1. A Certificate of Appropriateness to enclose front porch on main structure.
2. A Certificate of Appropriateness to extend front patio/terrace and install stone flower boxes.

Applicant Stich, Susan

Application Filed 12/19/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to enclose front porch on main structure be **denied with prejudice** with findings of fact that the Munger Place Historic District preservation guidelines do not allow enclosed porches, that enclosed porches are not typical of the district unless modified pre-designation and that the proposed work would have an adverse effect on the district. The proposed work is, therefore, not consistent with preservation criteria Sec. 51P-97.111(c)(1)(N)(ii); 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 Rehabilitation (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to extend front patio/terrace and install stone flower boxes in accordance with submitted plans be **approved with the condition** that materials and colors be compatible with the existing materials on the façade. Implementation of this proposed condition would allow the proposed work to be consistent with preservation criteria Sec. 51P-97.111(c)(1)(N)(v); 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 Rehabilitation (District/Neighborhood).

Task Force Recommendation

1. That the request a Certificate of Appropriateness to enclose front porch on main structure be **denied with prejudice**. Single pane window in front is not appropriate, flagstone

replacement may be difficult, ordinance prohibits enclosure of porches, colors should comply with Exhibit 97G, and columns on upper porch should remain as existing.

2. That the request a Certificate of Appropriateness to extend front patio/terrace and install stone flower boxes be **denied without prejudice**.

3. 3605 ATLANTA ST.

Queen City [Predesignation Moratorium]

COA-26-000027

Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to construct a rear two-story vertical addition to the main building.

Applicant Kufuor, Papa

Application Filed 01/20/2026

Staff Recommendation

That the request to construct a rear two-story vertical addition to the main building be **denied without prejudice** with findings of fact that the massing of the proposed rear addition is inappropriately scaled for its surrounding context (i.e., massing is too large) and is not typical of the district. The proposed work, therefore, would have an adverse effect on the district and does not meet the standards in City Code Section 51A-4.501(d)(5)(B) for **noncontributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request to construct a rear two-story vertical addition to the main building be denied without prejudice with the following comments:

1. Need to redesign roof configuration to match that of existing roof (in shape and pitch); possibly use a step truss.
2. Windows on front elevation of addition should be flush (no dormers on front); possibly move windows and dormers to side elevations.

4. 2626 THOMAS AVE.

State-Thomas Historic District

COA-25-000588

Marcus Watson

Request

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

Applicant Reavis, Ben

Application Filed 1/15/26

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new 2.5-story mixed-used main structure with related parking on a vacant lot be **approved with the conditions** that the

trim paint color contrast more with the main body color, to be approved by staff and that the windows and doors be all wood (no cladding). Implementation of these conditions would allow the proposed work to be consistent with City Code 51P-225.109, Sections (a)(7)(A), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); 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 Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request a Certificate of Appropriateness to construct a new 2.5-story mixed-used main structure with related parking on a vacant lot be **approved with the condition** that the trim paint color contrast more with the main body color. Note: Applicant has submitted new colors to be reviewed.

5. 4937 SWISS AVE.

Swiss Ave Historic District

COA-26-0000014

Christina Paress

Request

1. A Certificate of Appropriateness to construct addition over porte cochere of the main structure.
2. A Certificate of Appropriateness to add a dormer to the rear façade of main structure.

Applicant August, Jordan

Application Filed 1/13/2026

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct an addition over the porte cochere of the main structure be **denied** with the finding of fact that the Secretary of the Interior's Guidelines for Treatment of Historic Properties: Rehabilitation prohibit constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character and attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building is not recommended and per the Swiss Ave Historic District ordinance porte cocheres must be preserved as architectural features. The proposed work would, therefore, have an adverse effect on the district and is not consistent with preservation criteria Sec. 51P-63.116(1)(B) and (1)(M); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Treatment of Historic Properties: Rehabilitation.

2. That the request for a Certificate of Appropriateness to add a rear dormer to the main structure be **approved** in accordance with drawings and plans dated 2/2/20026. The proposed work is consistent with preservation criteria Sec. 51P-63.116(1)(B); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

No quorum. Task Force in favor of an addition over the porte cochere and dormer onto rear on main structure.

6. 4619 GASTON AVE.

Peak's Suburban Historic District

COA-25-000537

Christina Paress

Request

A Certificate of Appropriateness to demolish existing main structure: (Standard: Imminent threat to public health/safety).

Applicant Jeanine Brunings

Application Filed 12/18/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to demolish existing main structure: (Standard: Imminent threat to public health/safety) be **denied** with findings of fact that the applicant has not provided adequate evidence of an imminent threat that cannot be repaired and mitigated or that wasn't the result of demolition by neglect. The proposed work does not meet City Code Sec. 51A-4.501(h)(2)(E); 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 demolition existing main structure: (Standard: Imminent threat to public health/safety) be **denied**.

Miscellaneous

4619 GASTON AVE.

Peak's Suburban Historic District

Christina Paress

Request

Certification of Demolition by Neglect status for the primary structure located at 4619 Gaston Avenue in the Peak's Suburban Historic District.

Applicant N/A

Application Filed 1/8/2026

Staff Recommendation

1. That the Certification of Demolition by Neglect status for the primary structure located at 4619 Gaston Avenue in the Peak's Suburban Historic District be **certified** in accordance with the Demolition by Neglect procedures set out in the Dallas City Code § 51A-4.501(k)(3)(D).
2. That the exterior envelope of the structure, including roof, windows, framing, siding, and security be addressed and repaired for the purpose of ceasing further deterioration, including adequate security of the property and temporary fence to be approved by Staff be started within 30 days of the date of a Notice of Certification to be sent by certified mail to the owner or owner's agent by February 12, 2026, and that a deadline for completion of all repairs be set at nine (9) months.

<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.