CITY OF DALLAS

LANDMARK COMMISSION **October 5, 2026**

FILE NUMBER: COA-26-000463
LOCATION**:** 5321 Victor St
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: August 14, 2026
DISTRICT: Junius Heights (H-128)

APPLICANT: Carly Tomaselli

REPRESENTATIVE: N/A

OWNER: Carly Tomaselli

REQUEST(S):

A Certificate of Appropriateness to pour a 16'x26' brushed concrete driveway in front yard (unauthorized).

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to pour a 16'x26' brushed concrete driveway in front yard (unauthorized) be **denied without prejudice** with findings of fact that parking areas are not permitted in the front yard, must be replaced consistent with the original style, and has an adverse effect on the historic district. Therefore, the proposed work is not consistent with preservation criteria Section 3.3; 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 pour a 16'x26' brushed concrete driveway in front yard be **denied without prejudice**. More information needed.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Junius Heights Historic District (H-128); Ordinance No. 26331

2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)
   - ***Recommended:*** *Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills,*

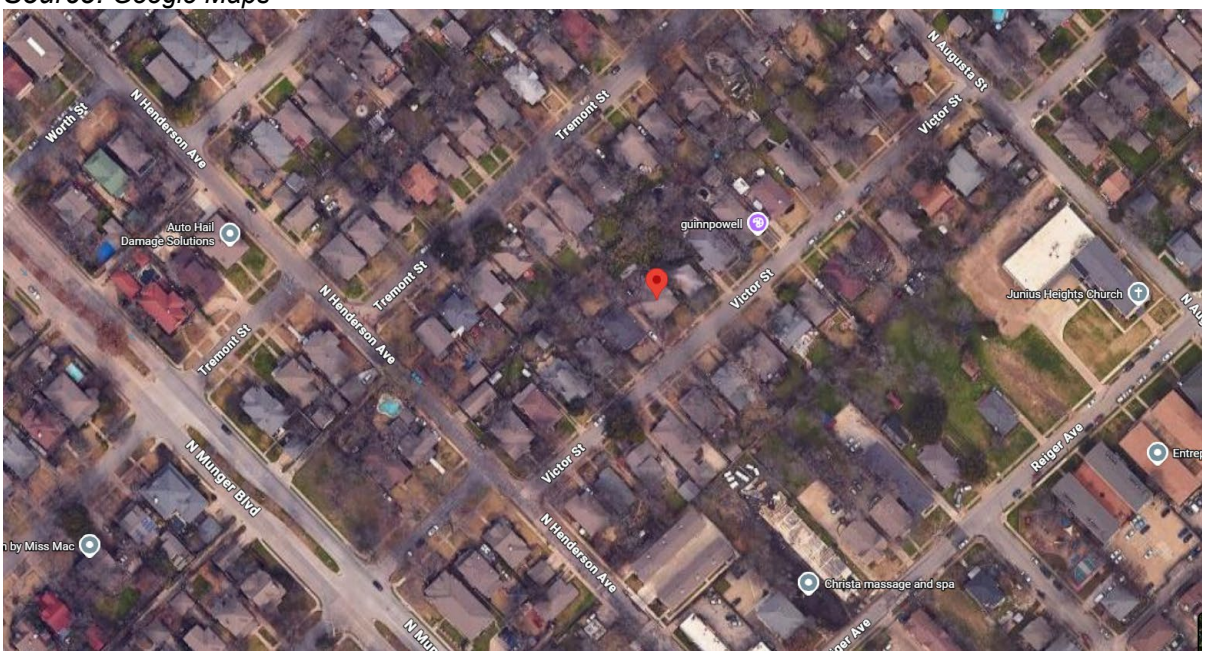
terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

- ***Not Recommended**: Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

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

The landmark commission must grant the application if it determines that:
(i) for contributing structures, the proposed work is compatible with the historic overlay district.

LOCATION MAPS
5321 Victor St
Source: Google Maps



CURRENT PHOTOS
5321 Victor St

CONTEXT PHOTOS
5321 Victor St

ATTACHMENTS:

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

TASK FORCE RECOMMENDATION(S)

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 9/9/2026
TIME: 5:30pm
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Kat White
Address: ~~5101~~ Victor St 5321
Date of **CA**/CD/CR Request:

RECOMMENDATION:

___ Approve _____ Approve with conditions___ Deny ___✓___ Deny without prejudice

Recommendation / comments/ basis:

Dimensions - 16 x 24

Deny w/o Pre due to lack of information

Mary / Vanessa

Task force members present

___✓___ Rene Schmidt (Chair)
___✓___ Eric Graham
___✓___ Mary Mesh
___✓___ Aaron Trecartin
___✓___ Juliette Bouchard
___✓___ Vanessa Mcelroy
___✓___ Noel Averton

Ex Officio staff members present: __ Christina Paress

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

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

CHAIR, Task Force [signature] DATE 9/9/26

The task force recommendation will be reviewed by the Landmark Commission on Monday, October 5, 2026. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS