



LANDMARK COMMISSION**July 6, 2026**

FILE NUMBER: COA-26-000180
LOCATION: 5616 Columbia Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: June 3, 2026
DISTRICT: Junius Heights (H-128)

APPLICANT: Gary Buckner

REPRESENTATIVE: N/A

OWNER: Thomas Brooks

REQUEST(S):

A Certificate of Appropriateness to rebuild and reconfigure the existing (non-original) side addition.

STAFF RECOMMENDATION:

That the Certificate of Appropriateness to rebuild and reconfigure the existing (non-original) side addition be approved with the following conditions: 1. That the roof on side addition be hipped with a 6:12 pitch, 2. that all replacement siding be #117 novelty wood siding to match original, and 3. that all fenestration remain and not be removed. Implementation of the proposed conditions would allow work to be consistent with preservation criteria Section 8; City Code Section 4.501(g)(6)(C)(i) for contributing properties, and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION:

That the Certificate of Appropriateness to rebuild and reconfigure the existing side addition roof be approved with the conditions that drawings and specifications indicate a distractive hipped or gable roof on the dormer/side addition and that detailing matches the existing main structure. Recommend that the side elevation with the dormer show more information, that the hipped roof is more appropriate, and that the roof specification sheet and side elevation roof specifications match.

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):

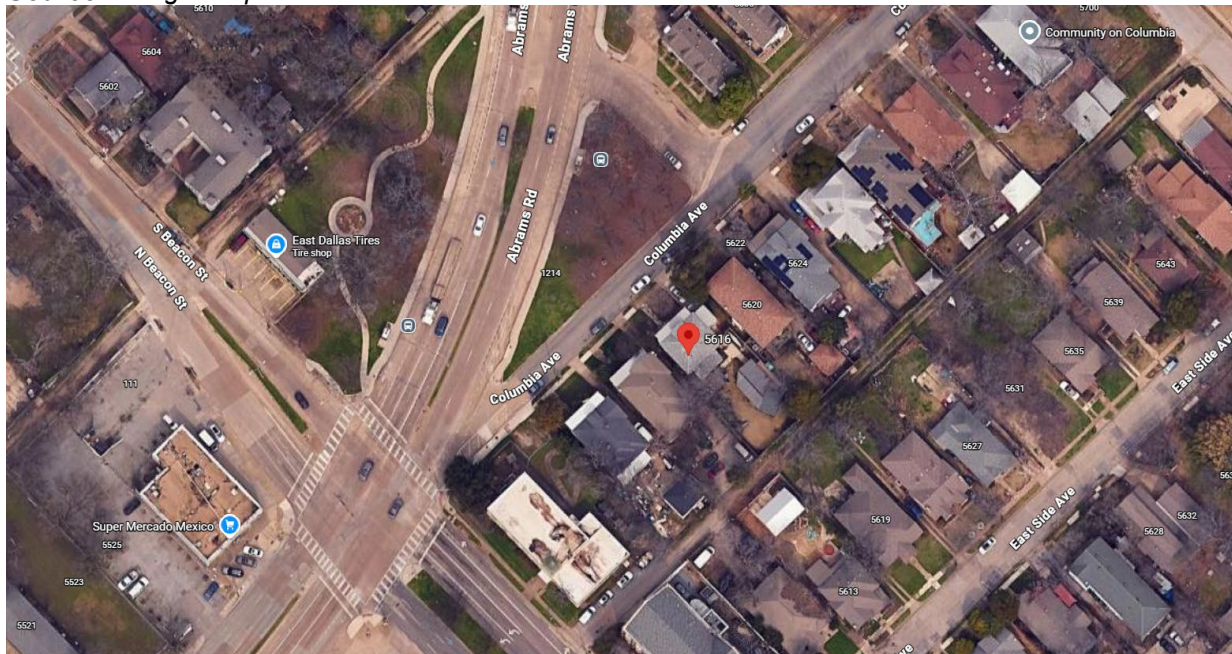
The landmark commission must grant the application if it determines that:

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

LOCATION MAPS

5616 Columbia Ave

Source: Google Maps

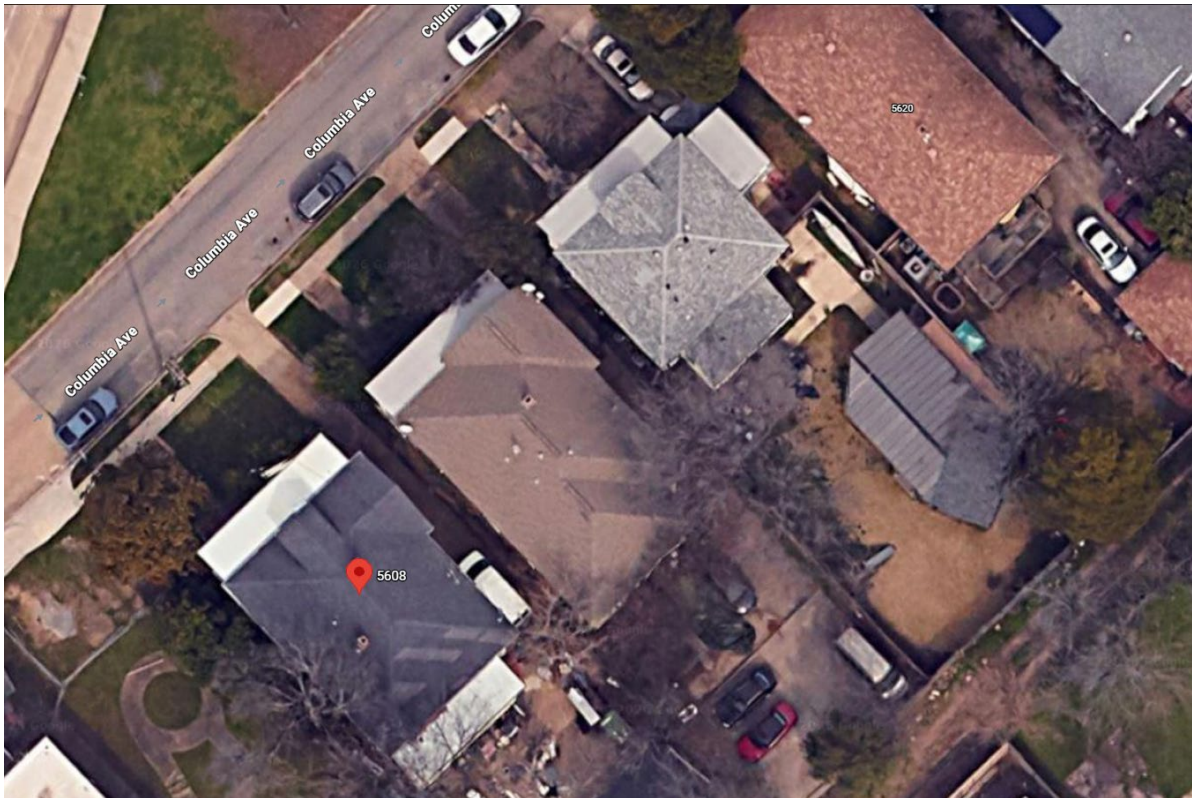


CURRENT PHOTOS
5616 Columbia Ave



CONTEXT PHOTOS
5608 Columbia Ave (two house down)





ATTACHMENTS:

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

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 6/9/2026

TIME: 5:30pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Gary Buckner + Thomas

Address: 5616 Columbia Ave

Date of CA/CD/CR Request:

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

drawings show whether hipped or gable roof on dormer and detailing match rest of house

Rec: Side elevation w/ dormer (more information), hipped roof more appropriate, Roof & elevation roofs must match.

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: *Aaron Trecartin*

2nd: *Juliette Bouchard*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Mary Mesh for Rene Schmidt

DATE

6/9/26

The task force recommendation will be reviewed by the Landmark Commission on Monday, July 6, 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**















EXISTING - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Dormer height base to peak: 3' 9"
 Dormer width across gable: 6' 3"
 Dormer width across base: 4' 6"

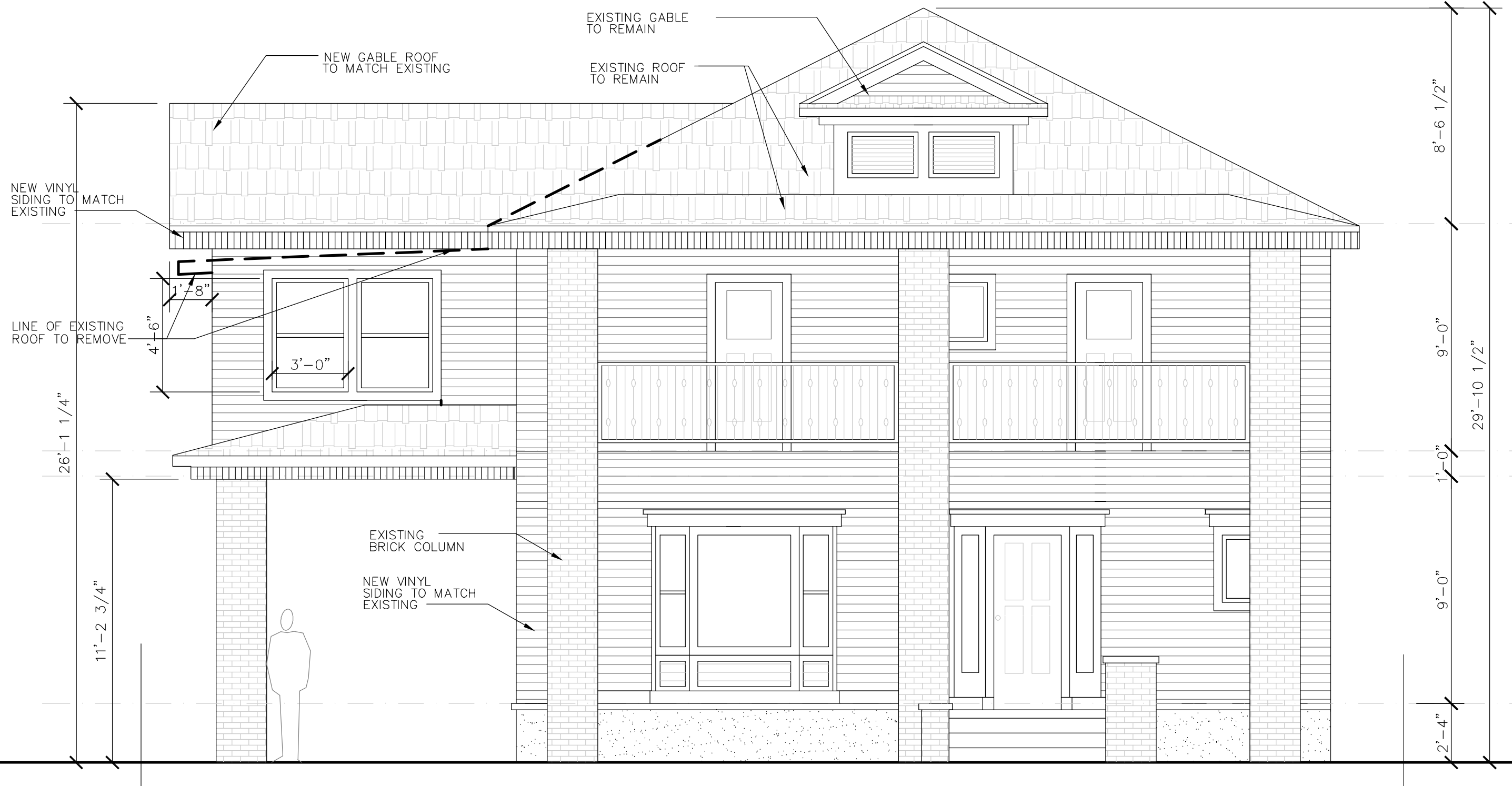


EXISTING - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

Top length of new roof section: 18' 6"
Bottom length of new roof section: 12' 9"
Height of new roof section: 5' 0"

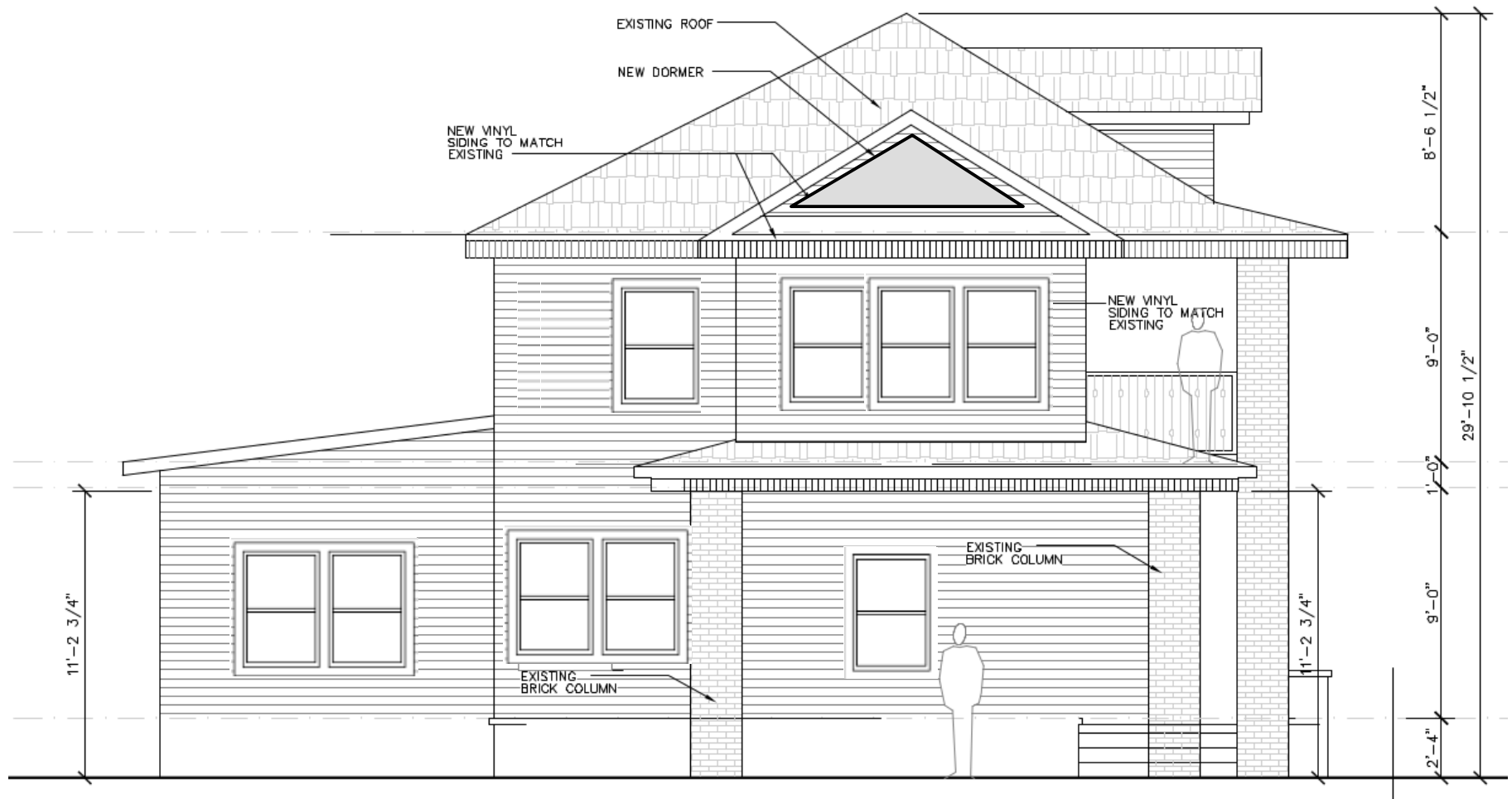


PROPOSED - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

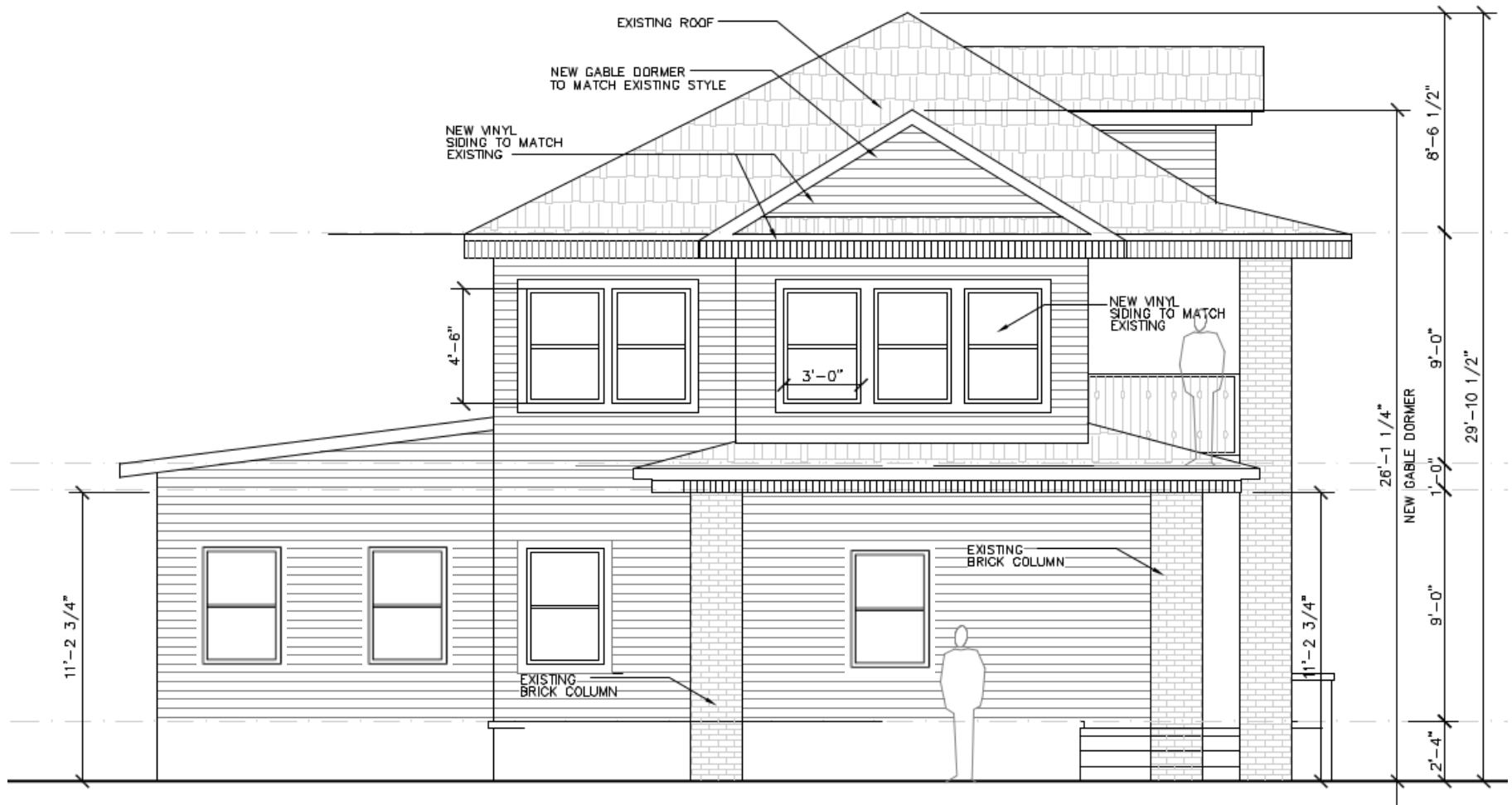


PROPOSED - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

Bottom length of new roof section: 15' 6"
Height of new roof section: 5' 0"



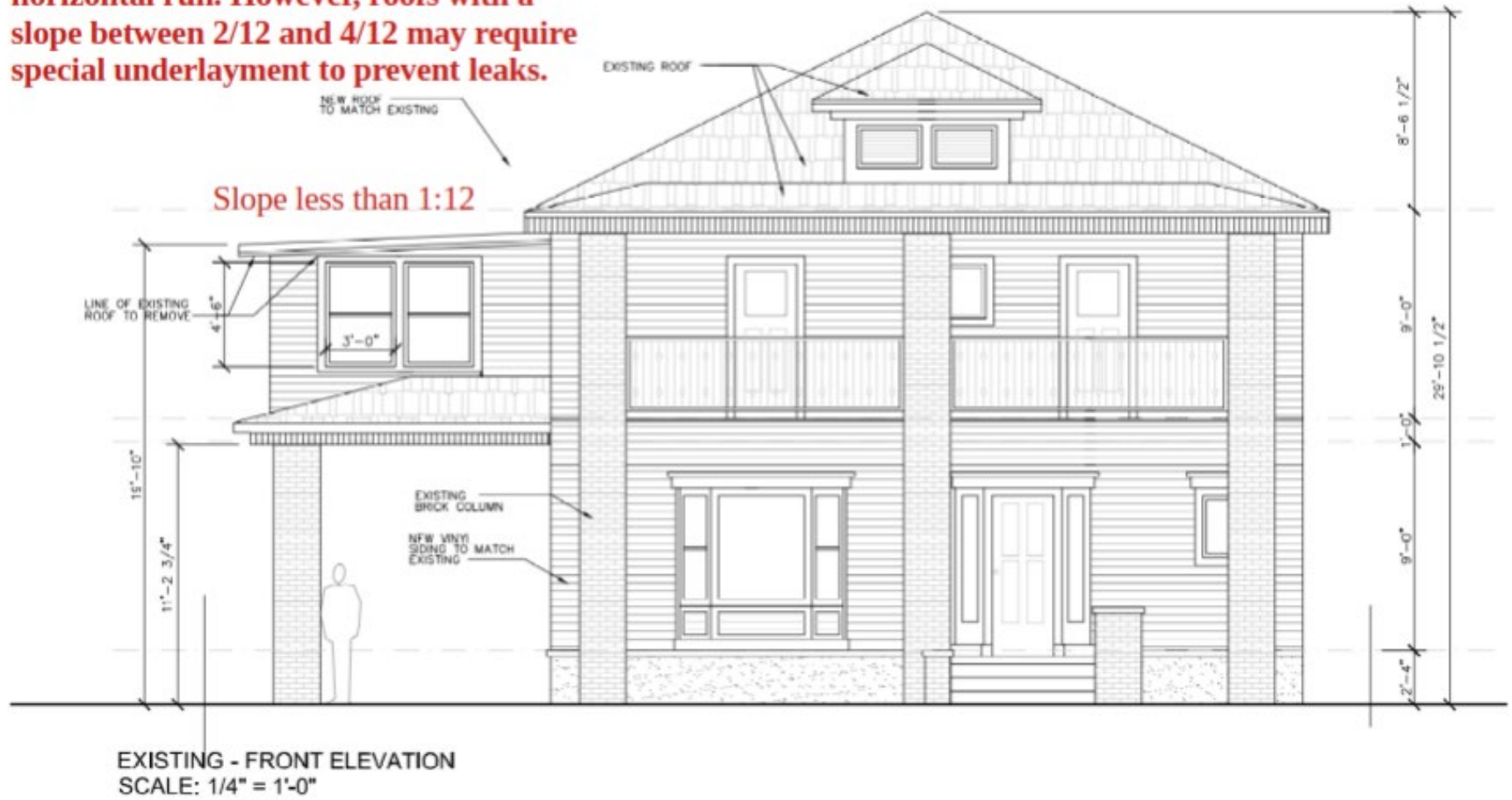
PROPOSED - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED - SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

The minimum slope for an asphalt shingle roof is 2/12, which means a rise of 2 inches for every 12 inches of horizontal run. However, roofs with a slope between 2/12 and 4/12 may require special underlayment to prevent leaks.

In accordance with Dallas Residential Code 2021 R905.2.2 Slope



SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at

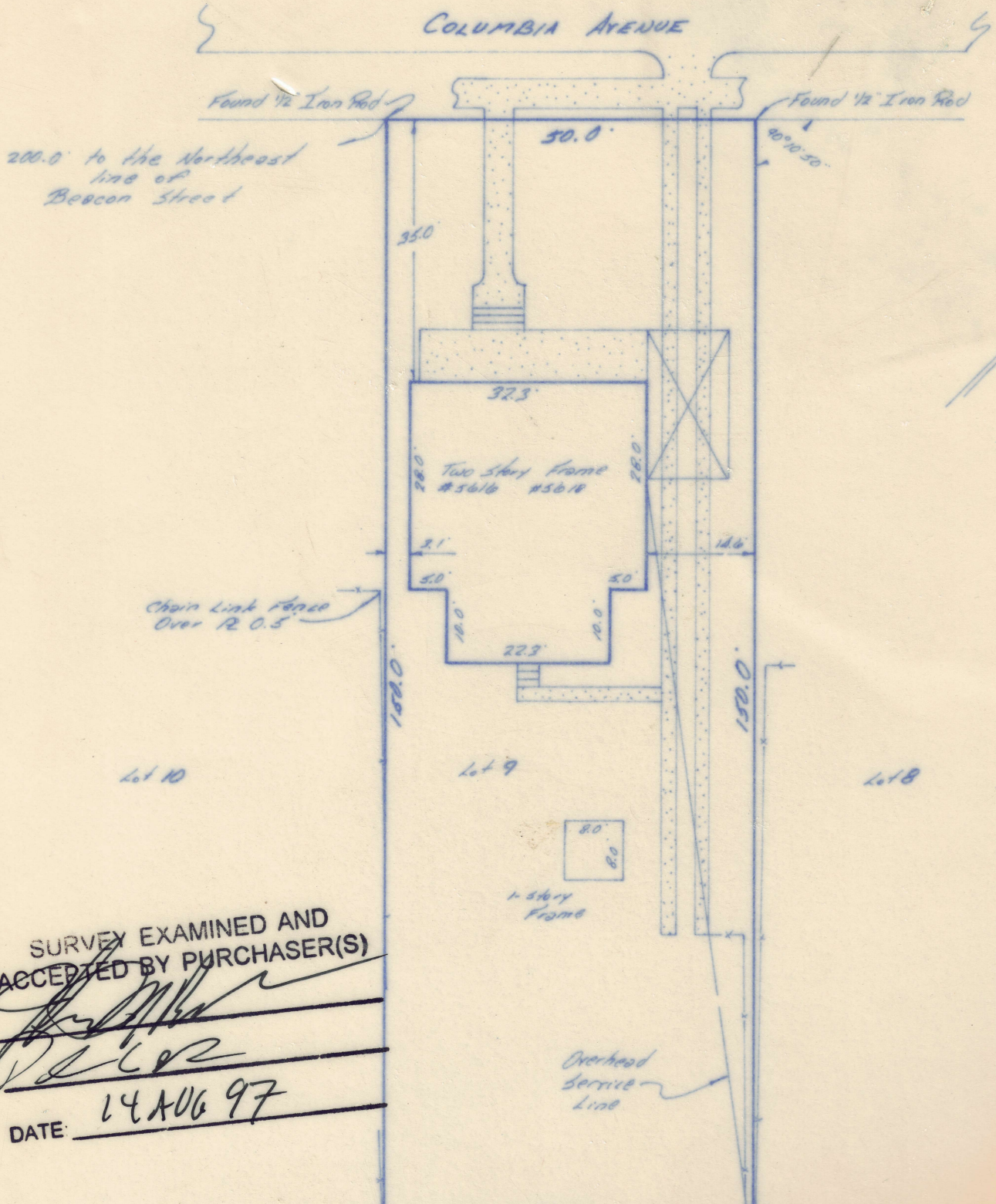
No. 5616 and 5618 Columbia Avenue, in the city of Dallas, Texas, described as follows:

Lot. No. 9, Block No. A, City Block No. 697

of G.T. HAWPES HOMESTEAD SUBDIVISION, an addition to the City of Dallas, Dallas County

Texas, according to the plat thereof recorded in Volume 1 at page 381 of the Map Records of Dallas County, Texas.

Note: According to the July 2, 1991 100 year Flood Insurance Rate Map Dallas, Texas, this lot is not in a Flood Plain Area. ZONE C PANEL # 480171 0135 D.



SURVEY EXAMINED AND
ACCEPTED BY PURCHASER(S)

[Signature]
[Signature]

DATE: 14 AUG 97

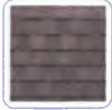


APPROVED WITH CONDITIONS
BY
GP
April 30, 2026
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

CertainTeed Landmark AR Colonial Slate Laminated Architectural Roof Shingles

Item #338743 | Model #620972

☆☆☆☆☆ 0



- 2-piece, laminated fiberglass
- Provides classic shades and textures
- Lifetime limited transferable warranty

 Calculate How Much

 Members save 10%

Thi

APPROVED WITH CONDITIONS
BY
CP
April 30, 2026
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS