



LANDMARK COMMISSION

June 1, 2026

FILE NUMBER: CE256-013(CP)
LOCATION: 2830 Metropolitan Ave
COUNCIL DISTRICT: 7
SIZE OF REQUEST: 1,274

PLANNER: Christina Paress
DATE FILED: May 1, 2026
DISTRICT: Wheatley Place (H/100)

APPLICANT: Melissa Davenport

OWNER: Melissa Davenport

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 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

SUMMARY: This single-family house was built in 1925 and is a contributing structure in a historic district.

In Endangered districts, property owners are eligible to receive an exemption based on the 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 50 percent of the pre-rehabilitation improvement value.

Improvement Value (2025):	\$ 114,110
Land Value:	\$ 50,000
Required Expenditures:	\$ 28,528
Estimated Expenditures:	\$ 100,000
Estimated Total Exemption:	\$ 35,926

Notes on the estimated exemptions:

**The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

***Tax estimates are based on the new city tax rate of 0.6988%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

STAFF RECOMMENDATION:

Approval of the Certificate of Eligibility and approval of an estimated \$100,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 2830 Metropolitan Ave, Dallas, TX 75215

Applicant: Melissa Davenport / Davenport DEW Ventures, LLC

Contact info: [REDACTED]



Application Requirements

- Completed Step 1 Application..... All requested information must be provided and, where necessary, forms should be signed and notarized
- Estimated costs of rehabilitation List of applicable expenses. Eligible expenses are listed in the General Information packet.
- Statement of Understanding Signed and notarized by the property owner; use the form included in this packet.
- DCAD Account Information Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
- Photographs of existing conditions..... Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

- Does the rehabilitation include any exterior work?..... Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
- Has the rehabilitation work already been completed? In addition to this Step 1 Application, please submit the Step 2 - Application for Verification of Expenditures, as well as all of the required documentation.
- Has the property has received any previous tax relief? Provide the documentation explaining the duration and amount of all previous tax relief.
- Is the property is in a TIF district? Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
- Is this an Urban Historic District exemption?..... Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and

residential units created in the proposed project.

Additional Requirements (cont).

- Is this a Citywide - Endangered Property exemption? Please ask staff for the Endangered Structure Addendum
- Has the property had past code violations? Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
- Is the owner not listed as the owner in DCAD records?..... Provide a copy of the property deed.
- Is the property a divided lot or split between several lots? Provide a copy of the property deed.
- Is the property unplatted (no lot or block number)? Provide a copy of the property deed.
- Is it is owned by a partnership, LLC, or other entity? Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 2830 Metropolitan Ave, Dallas, TX 75215

Legal description: Lot 8 Block B/1969, Oakland Ave Addition

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): _____

Historic district or pending historic district: Wheatley Place

Year the historic structure was built: 1925

Is this a contributing structure? yes

Owner Information

Please list all of the property owner(s): Davenport DFW Ventures, LLC / Melissa & Brett Davenport

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: \$100,000-\$150,000

Current Use: Residential Proposed Use: Residential (Rental)

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? yes COA-25-000527

If not, when will the application for a CA be considered? _____

Projected Construction Time and Estimated Date of Completion: April 2026-August 2026

Lien Holder Information (if applicable)

Primary mortgage company: _____

Contact person: _____

Correspondence address: _____

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: _____

Improvement Value: \$114,110

Land Value: \$50,000

Has the property received any previous tax relief? If so, please explain: No, but applying for Historic Tax Credits

Is this in a TIF district? No

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

 Retail Square Footage: _____

 Office Square Footage: _____

 Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: <ul style="list-style-type: none"> • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights 	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts <ul style="list-style-type: none"> • 10th Street • Wheatley Place 	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: <ul style="list-style-type: none"> • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts 	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
Citywide – maintenance Includes properties in all historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	<input type="checkbox"/>	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):

1. _____	Amount
2. <u>See attached</u>	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
Total estimated expenditures of applicable costs:	<u>\$88,690</u>

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

REMTEX MULTISERVICES LLC

BENJAMIN QUINTERO

JOSHUA QUINTERO

649 Via la Paloma

Mesquite, TX 75150

Quinterob90@yahoo.com remtex.llc@yahoo.com

Invoice number: 893997

Date: 04/15/2026

Project Address: 2830 Metropolitan Ave, Dallas, TX 75215

INVOICE

METROPOLITAN AVE.

Status	Description	Total
	TRASH-OUT, REMOVAL, AND DEMO OF ALL DEBRIS, FLOORING, UNDERLAYMENT, HARDWOOD, AND SUBFLOOR FROM ALL ROOMS, BATHROOMS, AND COMMON AREAS	3,800
	REMOVAL AND DEMO OF DIVIDING KITCHEN WALL. RELOCATION OF LAUNDRY WALL; OFFSET 8IN. FRAMED OUT AND CONSTRUCTED NEW WASHER AND DRYER CLOSET, WATER HEATER CLOSET, AND REFRIGERATOR NOOK.	2,900
	REFORMATTED KITCHEN CABINET LAYOUT, INCLUDING BASE CABINETS, WALL CABINETS, AND ADDED PENINSULA.	7,700
	ADDRESSED, DAMAGED / OUTDATED PIPING, AS WELL AS REPAIRED AND REPLACED PLUMBING UNDERNEATH WHOLE HOUSE STRUCTURE.	6,200
	NEW CABINETS PRIMED, PAINTED, AND INSTALLED. NEW CUSTOM COUNTERTOPS INSTALLED.	2,600
	FULLY PAINTED INSIDE HOUSE ON ALL ROOMS AND CEILINGS -----	3,200
	REPLACEMENT OF SUPPLY LINES, DRAIN LINES UNDER SINK AND BATHROOMS.	790
	COMPLETE PIER AND BEAM FOUNDATION REPAIRED. -----	13,000
	NEW SUBFLOOR TRUOUT THE HOUSE DOUBLE DECKER AND SEALED OUT-----	2,200
	MAIN FRONT GATE, SIDE GATE, AND SHARED NEIGHBOR FENCE LINE INSTALLED. REAR AND SIDE FENCE PRESSURE WASHED AND REPAIRED.	4,900
	LANDSCAPING DONE FRONT AND BACK.	1,400
	NEW ROOF INSTALLED.	10,600
	FULL HOUSE FACIA AND SOFFIT REPAIRED / REPLACED.	2,300
	FULL SIDING REPAIRED, PARTIAL SIDING, AND LOWER SKIRT REPLACED.	4,700
	REPAIRS NEEDED TO ALL WINDOWS (INTERIOR AND EXTERIOR).	2,300
	HARDSCAPE NEEDED AT FRONT OF HOUSE.	1,900
	NEW COMPLETE SHEET ROCK ON ALL WALLS AND CEILINGS. TAPE AND BED ALL SHEET ROCK THROUGHOUT HOUSE. -----	9,700
	NEW LAMINATE FLOORS TRUOUT THE HOUSE INCLUDDING NEW BASE BOARDS AND TRIM	4,000
	NEW FANS, FIXTURES, AND CHANDELIERS NEEDED THROUGHOUT HOUSE.	2,600
	ALL NEW DOORS AND HARDWARE NEEDED AND INSTALLED.	3,800
	PREPARE, PRIME, AND PAINT ALL EXTERIOR SIDING, FACIA, SOFFIT, TRIMS AND WINDOWS.	4,000
	DUMPSTER RENTAL FOR TRASH HAULS.	2,300

Bill To: DAVENPORT GROUP LLC

:	
FINAL AMOUNT:	\$ 96,890
CHECKS PAID	\$55,575
PAYMENT REQUESTED	\$ 12,600
AMOUNT LEFT:	\$28,715