



---

**LANDMARK COMMISSION****July 6, 2026**

FILE NUMBER: COA-26-000260  
LOCATION: 4826 Tremont St  
STRUCTURE: Contributing  
COUNCIL DISTRICT: 2

PLANNER: Christina Paress  
DATE FILED: May 15, 2026  
DISTRICT: Munger Place (H-11)

---

**APPLICANT:** Jason Espay

**REPRESENTATIVE:** N/A

**OWNER:** Jason Espay

**REQUEST(S):**

A Certificate of Appropriateness to replace the existing fence.

**STAFF RECOMMENDATION:**

That the Certificate of Appropriateness to replace the existing fence be approved with the condition that the fence must be located in the rear 50 percent of the side yard or behind and behind the rearmost side projection of the main building. Implementation of this condition will allow the proposed work to be consistent with preservation criteria Sec. 51P-97.111(c)(2)(B)(iii); 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 replace the existing fence be approved as shown.

Note: More information about the fence location has been obtained, and it differs from what was perceived at the task force meeting.

**BACKGROUND / HISTORY:**

The fence at 4834 Tremont Street has been installed at the front of the main structure of this subject property. This installation creates an adverse effect on the property and the district by obscuring architectural features of the contributing main structure.

The fence at 4834 Tremont Street was installed without an approved Certificate of Appropriateness and as its location significantly affects the neighboring house. It is recommended that the applicant submit an application that is to be reviewed by the Landmark Commission to determine whether the current location of the fence screens any portion of a significant architectural feature of the main building on the same or an adjacent lot .

Code enforcement has issued a Notice of Violation for the unauthorized fence.

**RELEVANT PRESERVATION CRITERIA:**

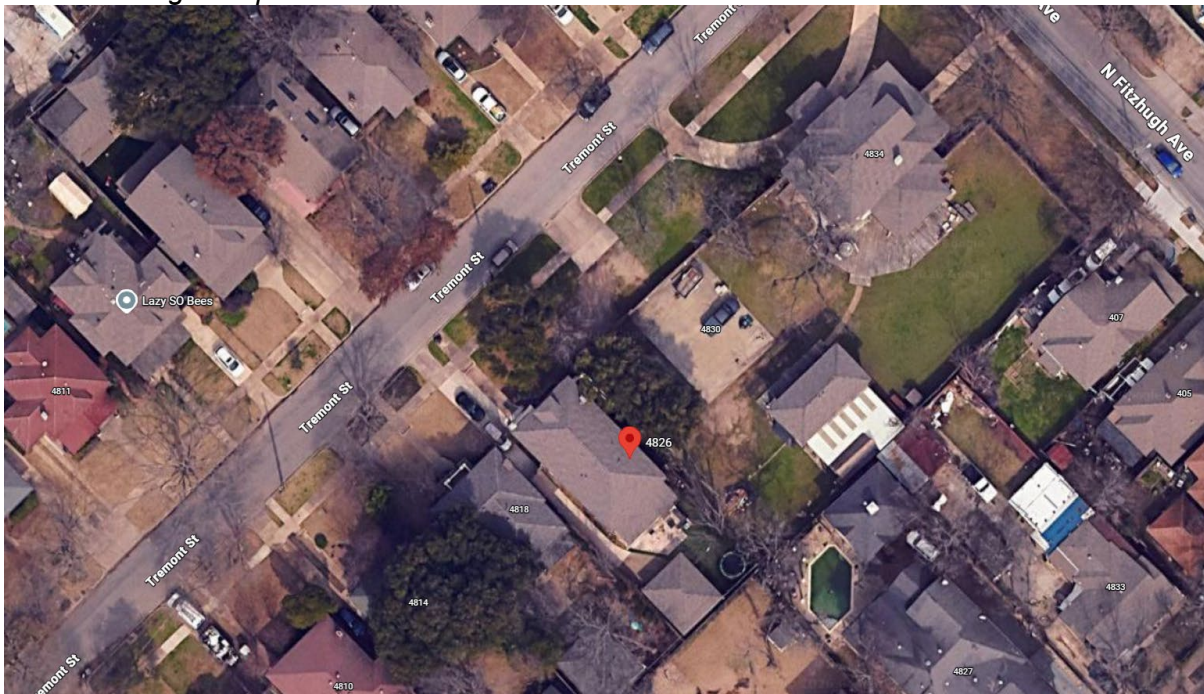
1. Munger Place Historic District (H-11); Ordinance No. 20024
2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)
  - **Recommended:** *Identifying, retaining, and preserving features of the building site that are important in defining its overall historic 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:*

**LOCATION MAPS**

4826 Tremont St

Source: Google Maps



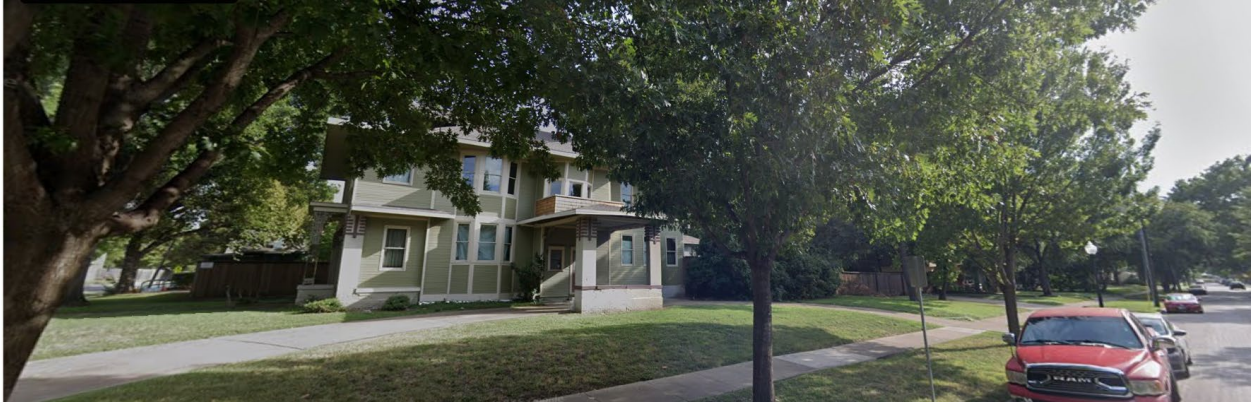
**CURRENT PHOTOS**  
**4826 Tremont St**





**CONTEXT PHOTOS**  
4826 Tremont St





**ATTACHMENTS:**

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

**TASK FORCE  
RECOMMENDATION(S)**

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 6/9/2026  
TIME: 4:00 pm  
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Jason Espay  
Address: 4826 Tremont St  
Date of CA/CD/CR Request:

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

↳ wood fence Recommendation / comments/ basis: ↳ wrought iron

- wrought iron fence on porch
- posts & columns must be preserved as architectural features & not be enclosed by fences, gates, or other materials on any side.
- remainder approved

Task force members present


- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Emily Stevenson (Chair) | <input type="checkbox"/> Kari Houston Osborn            | <input checked="" type="checkbox"/> Aaron Trecartin |
| <input checked="" type="checkbox"/> Rhody Parrish (Prof)    | <input checked="" type="checkbox"/> Bob Cox (Swiss Res) | <input type="checkbox"/> VACANT (Prof)              |
| <input checked="" type="checkbox"/> Greg Johnston           | <input type="checkbox"/> Sharon van Buskirk             | <input type="checkbox"/> VACANT (Swiss alt)         |

Ex Officio staff members present:  Christina Paress

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

Maker: Aaron  
2<sup>nd</sup>: Emily

Task Force members in favor: All  
Task Force members opposed: none  
Basis for opposition:

CHAIR, Task Force  DATE 6-9-26

The task force recommendation will be reviewed by the Landmark Commission on Monday, July 6, 2026, via videoconference. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

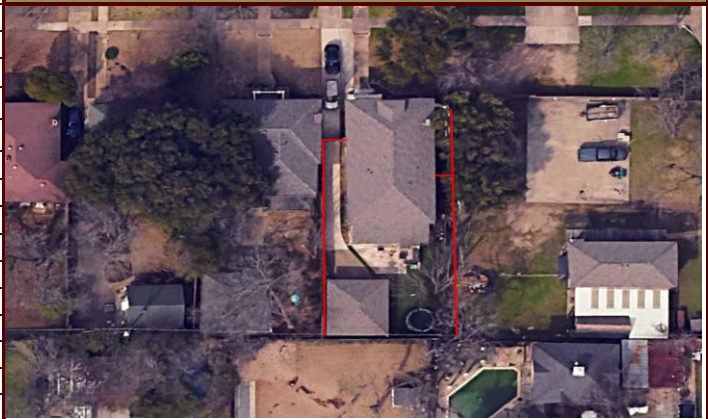
**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**



Cust. Name	Colin Pearce	Quote Date	June 18, 2026
Address	4826 Tremont st	Hm #	
City	Dallas	Zip	
Email:	<a href="mailto:jac672mf@gmail.com">jac672mf@gmail.com</a>	Cell #	(214) 215-0923
Referred By:	Google	Rep:	Jason Espay
		Rep's Phone:	(214) 392-3043

Wood Fence Style	Wood Picket Size	Measure	Price
6Ft Side/Side Cedar			
6Ft Board/Board Cedar			
8Ft Side/Side Cedar			
8Ft Board/Board Cedar	1"x6"	220	\$ 11,060.63
6Ft Side/Side Whitewood			
8Ft Side/Side Whitewood			

Post Location (Inside/Outside)
Match Same
Grade of Fence
Step & Level
Aerial Image



The CAWC Difference	Style of Top Trim	Measure	Price
<ul style="list-style-type: none"> <li>10 Year Warranty</li> <li>\$2,000,000 in General Liability Insurance</li> <li>Premium #1 Select Grade Western Red Cedar</li> <li>1"x4" Top Trim on All Fences</li> <li>True 2x4 Horizontal Rails on Cedar Fences - Not Treated Pine that will warp over time &amp; NOT thin 2x3 Cedar Rail</li> <li>3 Horizontal Rails used on 6' Tall Fences/Posts 8' On Center</li> <li>4 Horizontal Rails used on 8' Tall Fences/Posts 6' On Center</li> <li>.095 Heavy Gauge Steel Posts set 3 ft deep in TXI Maximizer 5500 PSI Concrete</li> <li>3 Heavy Duty 16" Hinges on all gates- 4 Hinges on 8' Fence</li> <li>1 7/8" Genuine Duo-Fast, non-corrosive, electro-galvanized, glue tipped, ring shank nails</li> <li>2x6 Pressure Treated Bottom Baseboard</li> <li>Stain Applied After Construction Lasts Twice As Long As Pre-Stained Wood</li> <li>18-67 Month Financing Through Synchrony Financial -Instant Approval At- <a href="http://curbappealwoodcare.com">curbappealwoodcare.com</a></li> </ul>	1x4 Standard Trim	220	\$ 154.95
	1x2 Double Trim		
	1x6 Arched Trim		
	2x8 Top Cap		
	<b>Additional Trim</b>		
	Boxed Post Columns		
	Boxed Post Covers		
	Corbels		
	Decorative Gate Insert		
	<b>Gates</b>		
	Arched		
	Standard	1	\$ 350.00
	Double Gate	1	\$ 1,580.00
	<b>Bottom of Fence</b>		
	2x6 Treated Baseboard	220	\$ 591.07
<b>Demolition</b>			
Removal of Old Fence	220	\$ 330.00	
Removal of Retaining Wall			
<b>Retaining Wall</b>			
2x6 Treated Wood			
Stone			



Ornamental Iron Fence Height & Types
4' or 5' or 6'
2 rail or 3 rail
Flat Top, Spear Style, Picket Top, Custom

Stain
Post Stain
Color: Classic
\$ 1,760.00

<b>Puppy Panels</b>
<b>Iron Walk Gate</b>
<b>Driveway Gates</b>
Automatic Sliding Driveway Gate
Automatic Iron Swing Gate

Notes
Please Sign and fax back to (972) 499-1188 Or Sign and Email Back to <a href="mailto:curbappealwoodcare1@gmail.com">curbappealwoodcare1@gmail.com</a>
Additional \$25 Per Post Rock Charge If Post Have To Be Dug Through Rock
<b>HEAVY DUTY</b>
<b>DOUBLE GATE TO BE FRAMED W/ 2INCH TUBING AND 4 INCH POSTS</b>

	Fence Total	\$ 14,066.65
	Cost of Stain	\$ 1,760.00
	Arbors / Pergolas Total	\$ -
	Additional Options Total	\$ -
	Subtotal	\$ 15,826.65
	Discount	\$ (350.00)
	<b>TOTAL/FINANCING PRICE</b>	<b>\$ 15,476.65</b>
<b>Estimate Valid for 15 Days</b>	<b>Cash/Check Discount Price</b>	<b>\$ 14,393.28</b>

By signing this agreement you are stating that you have read and agree to the [Standard Form Agreement Terms and Conditions](#)

Swimming Pool	No	Corner Lot	No
---------------	----	------------	----

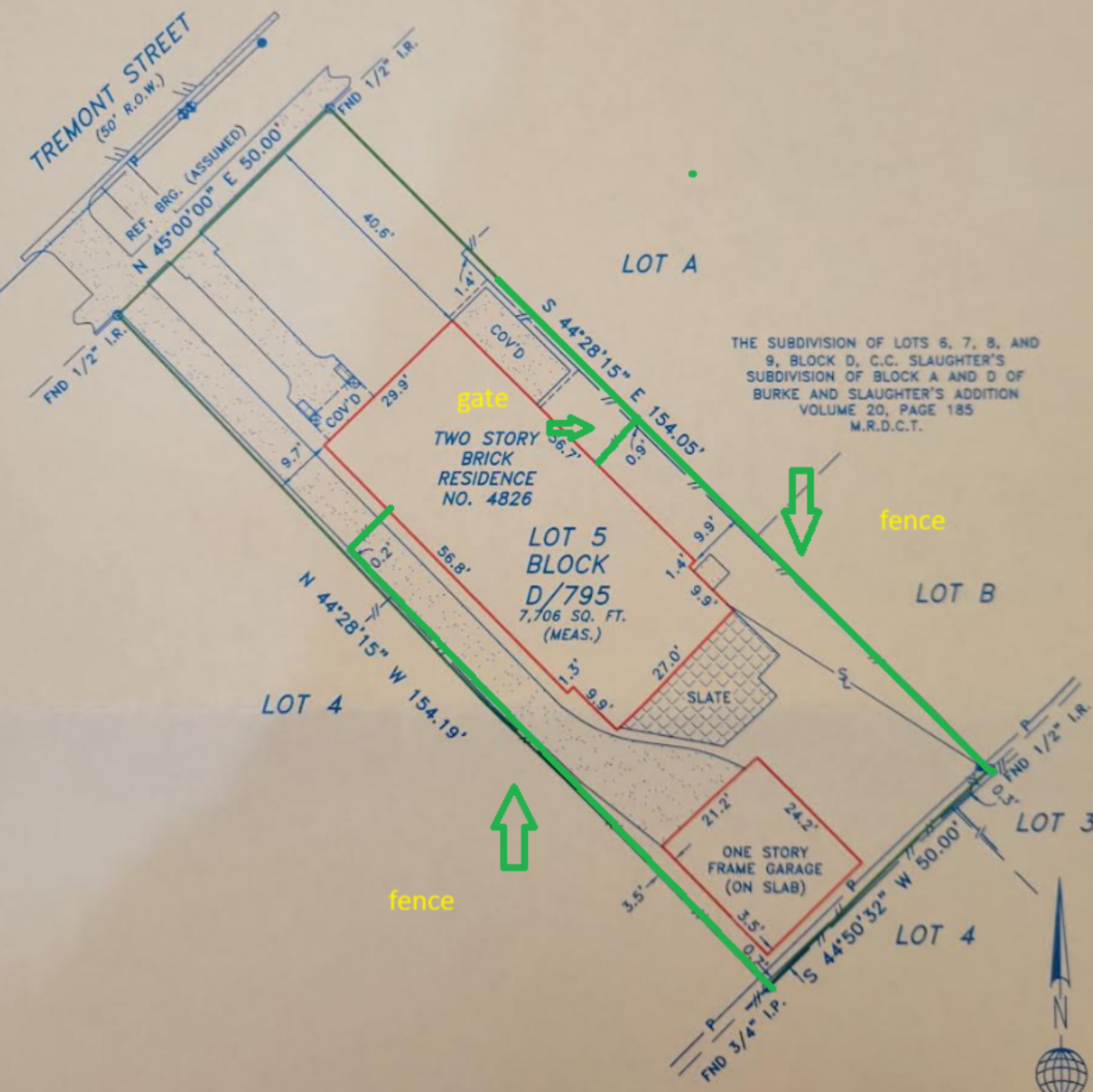
Terms: Purchaser shall pay Curb Appeal Wood Care 1/2 of the total quote price upon signing this document and the remaining balance less the stain upon completion of the fence portion of the project. The Stain Amount will be collected after stain has been completed. For financed projects the entire balance will be due upon completion of the fence portion of the project. 10 year warranty with new posts set and fence sign present. Permit not included unless specified, but can be pulled with a copy of the homeowner's survey plat and cost of permit. Sprinklers to be marked by homeowner.



Date: \_\_\_\_\_ Purchaser Signature: \_\_\_\_\_ TSF Rep Signature: \_\_\_\_\_

# 'SURVEY PLAT'

BEING LOT 5, IN BLOCK D/795, OF C.C. SLAUGHTERS SUBDIVISION OF BLOCK A AND D OF BURKE AND SLAUGHTERS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 61, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



THE SUBDIVISION OF LOTS 6, 7, 8, AND 9, BLOCK D, C.C. SLAUGHTER'S SUBDIVISION OF BLOCK A AND D OF BURKE AND SLAUGHTER'S ADDITION VOLUME 20, PAGE 185 M.R.D.C.T.

