

**LANDMARK COMMISSION****July 6, 2025**

FILE NUMBER: COA-26-000284  
LOCATION: 4704 Gaston Ave  
STRUCTURE: Noncontributing  
COUNCIL DISTRICT: 2

PLANNER: Christina Paresse  
DATE FILED: May 26, 2026  
DISTRICT: Peak's Suburban (H/72)

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**APPLICANT:** Fred Pena

**REPRESENTATIVE:** N/A

**OWNER:** Vandana Rao

**REQUEST:**

A Courtesy Review of the construction of a new main structure on a vacant lot.

**STAFF RECOMMENDATION:**

Courtesy Review - no action required. That the request to construct a new main structure be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details, are to be submitted for Landmark Commission review.

**TASK FORCE RECOMMENDATION:**

Courtesy Review – Comments only:

If using the Craftsman plans: 1. The gable should face the front of the house, with the dormers facing the sides, unless the applicant can find examples in the district that have the roof facing the front of the house and the gable to the sides. 2. Columns of the porch should be no farther forward than the skirt of the porch. Note: Airplane Bungalow version: Task Force feels that the second-floor addition is not in scale with the remainder of the house and encourages the applicant to stick with the version with dormers.

If using the Mission plans: 1. The courtyard wall is inappropriate for the district. A wrought iron fence around the property or a wrought iron gate at the entrance of the courtyard would be appropriate. The roofline harkens to Craftsman architecture, not Mission. Roofline should include parapets. Recommended that for inspiration, the applicant look at the architecture of: 4400 Gaston Avenue, 4425 Swiss Ave, and 4525 Junius Street.

Note: Applicant decided to move forward with the Craftsman plans.

## BACKGROUND / HISTORY:

N/A

## RELEVANT PRESERVATION CRITERIA:

1. Peak's Suburban Addition Historic District (H-72); Ordinance No. 22352
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
  - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.
  - **Not Recommended:** Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
  - **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
  - **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unreparable and not replacing it or replacing it with a new feature that does not match.
3. City Code Section 51A-4.501(g)(6)(C)(i):

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

## LOCATION MAP:

4704 Gaston Ave

Google Maps

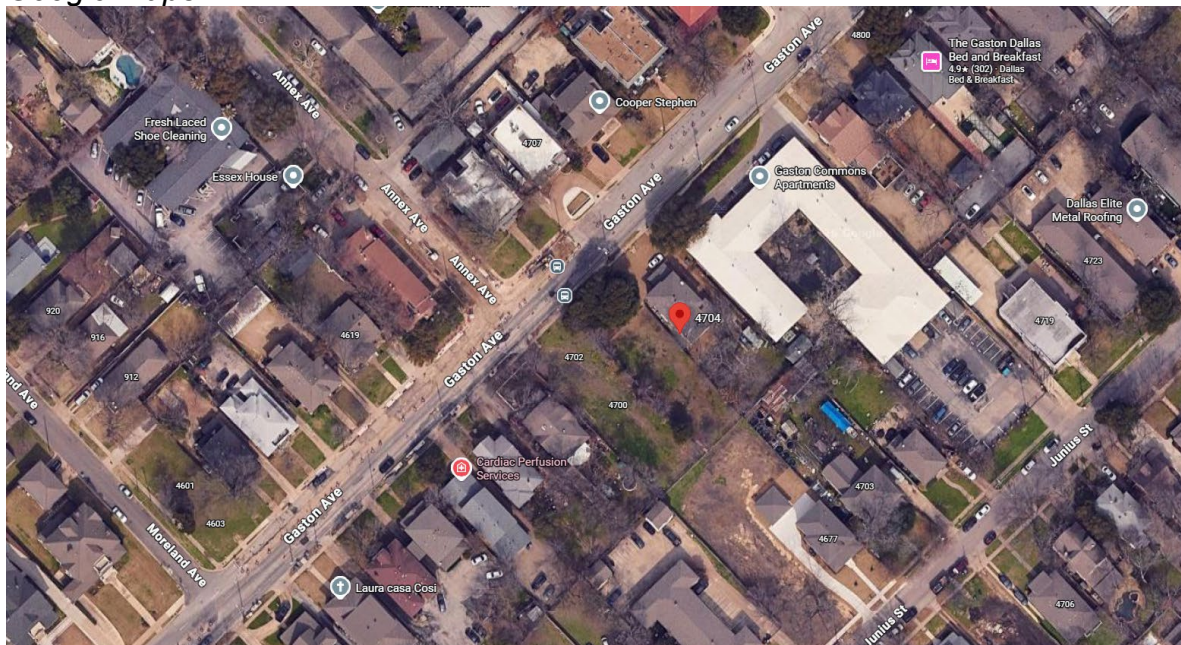
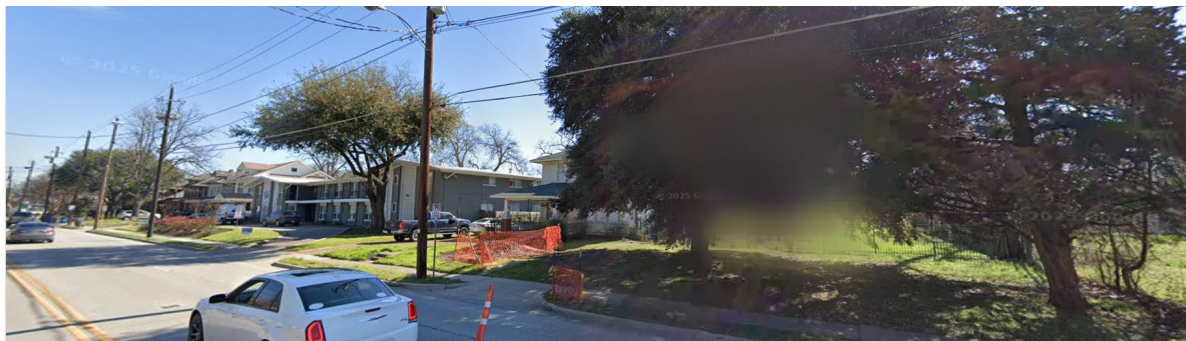


Figure 1 – Aerial View of the property.

**CURRENT PHOTOS**  
4704 Gaston Ave



**CONTEXT PHOTOS**  
4704 Gaston Ave



**ATTACHMENTS:**

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE  
RECOMMENDATION(S)**



## **TASK FORCE RECOMMENDATION REPORT**

### **Peak's Suburban Addition and Edison-LaVista Court Historic Districts**

**DATE:** 6/11/2026

**TIME:** 5:30 p.m.

**LOCATION:** Hybrid Virtual/2622 Swiss Ave

**Maker:** Click or tap here to enter text.

**2<sup>nd</sup>:** Click or tap here to enter text.

**FOR:** Click or tap here to enter text.

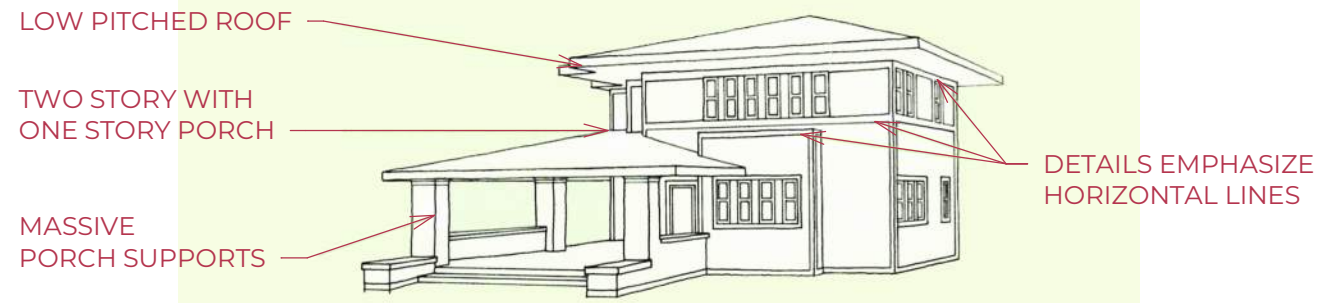
**AGAINST:** Click or tap here to enter text.

**Basis for opposition:**

Click or tap here to enter text.

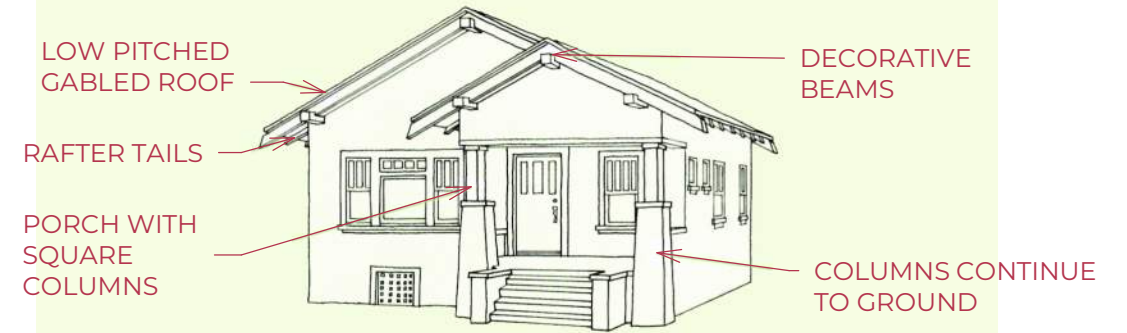
**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

### PRAIRIE STYLE



NOTES:  
 - 1, 1-2 OR 2 STORY  
 - WOOD OR IMITATION WOOD SIDING

### CRAFTSMAN STYLE



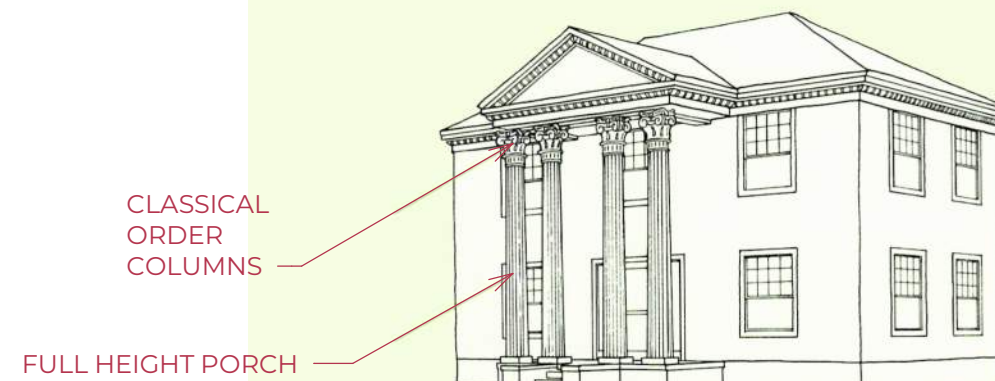
NOTES:  
 - 1, 1-2 OR 2 STORY  
 - WOOD OR IMITATION WOOD SIDING

### MISSION STYLE



NOTES:  
 - 1 OR 2 STORY  
 - BRICK OR STUCCO

### NEOCLASSICAL STYLE



NOTES:  
 - 2 STORY  
 - WOOD OR IMITATION WOOD SIDING

4704 Gaston Avenue  
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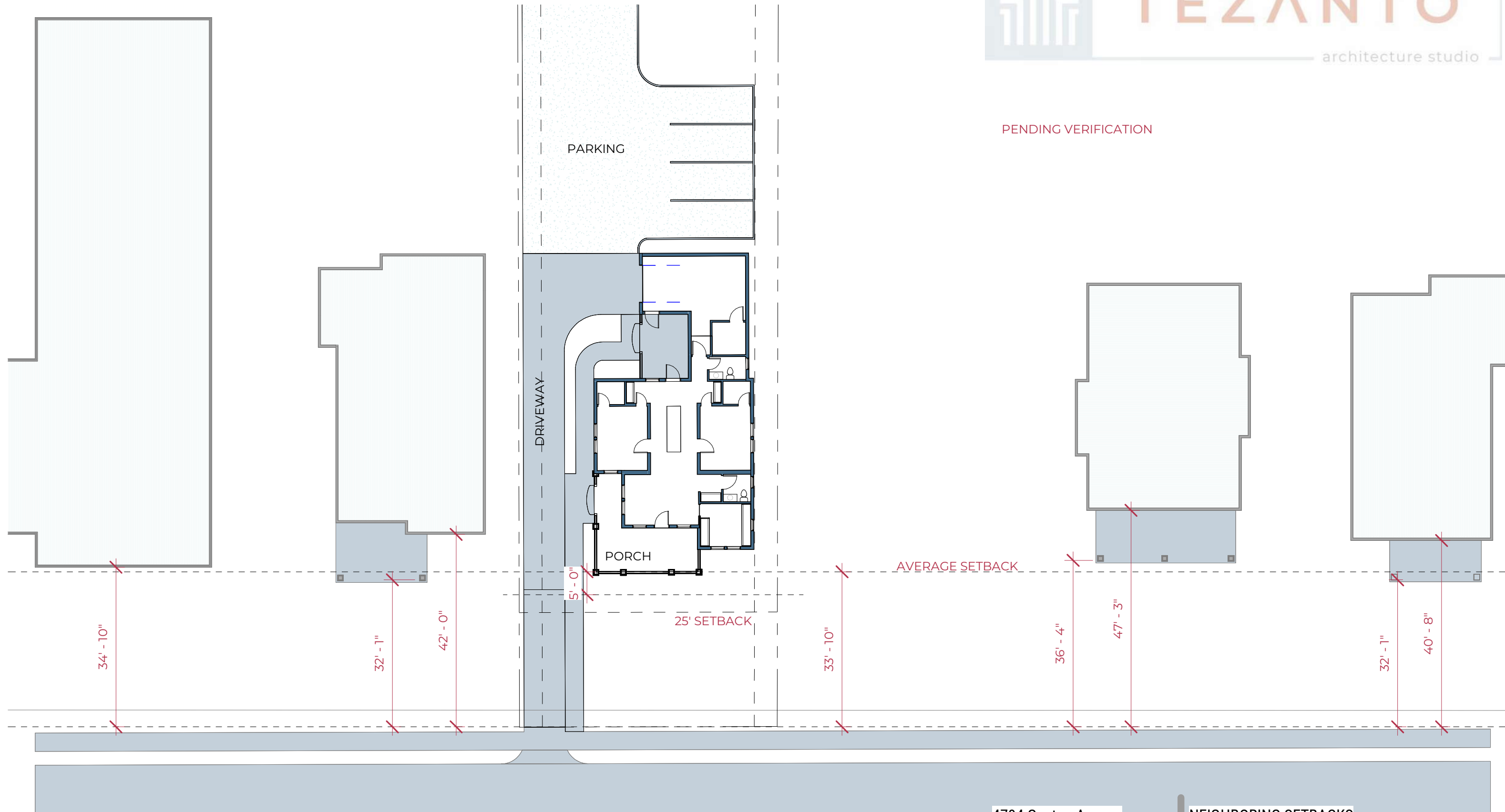
#### STYLES ALLOWED

Project number: 26.03-01  
 Date: 06-18-26  
 Scale: 12" = 1'-0"

# SD-G.01

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PENDING VERIFICATION



**1 NEIGHBORING SETBACKS**  
1" = 20'-0"

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**NEIGHBORING SETBACKS**

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Scale: 1" = 20'-0"

**SD-G.03**

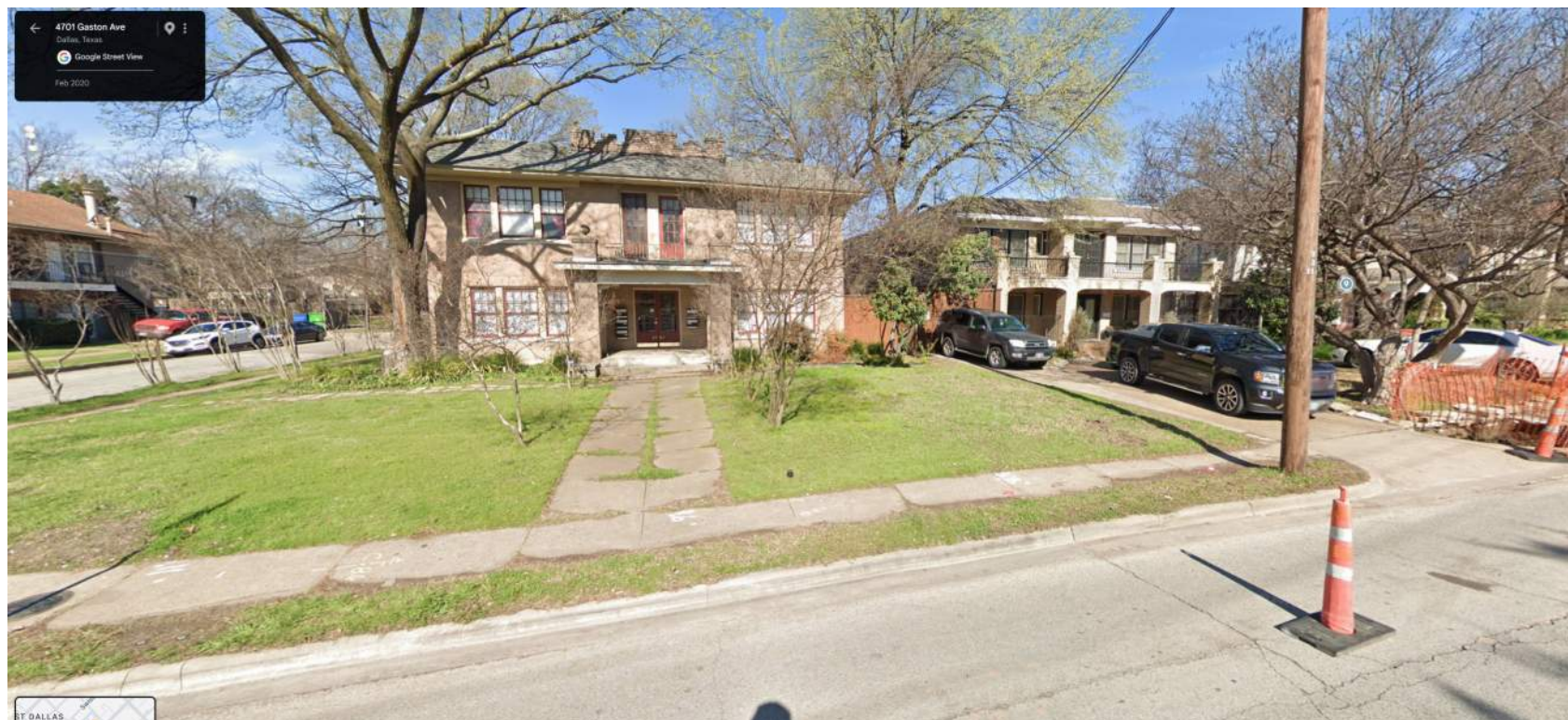
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NEXT DOOR NEIGHBOR TO THE NORTHEAST



NEIGHBORS AFTER EMPTY LOT TO THE SOUTHWEST



DIRECTLY ACROSS THE STREET

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CONTEXT PHOTOS

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**SD-G.04**

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HOUSES ON SYCAMORE



GRIGSBY AND SYCAMORE



HOUSE ON WORTH



HOUSE ON WORTH



HOUSE ON JUNIUS



**SIDE GABLED STRUCTURES IN DISTRICT**

1

12" = 1'-0"

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**CONTEXT PHOTOS**

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**SD-G.05**

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**ZONING REGULATIONS:**

**GENERAL SITE RESTRICTIONS:**

FRONT SETBACK:	<b>PD-362</b> 25 FT Or Within 5' of average	<b>HD72</b> AVERAGE OF BLOCK
SIDE SETBACKS: REAR SETBACK"	5 FT 10 FT	
FLOOR AREA RATIO:	0.5	
HEIGHT:	35 FT	
LOT COVERAGE:	60%	
<b>LOT COVERAGE:</b>		
LOT SQUARE FOOTAGE:	10,562.64 S.F.	
SITE COVERAGE ALLOWED (PER ZONING):	60% (6,337 S.F.)	

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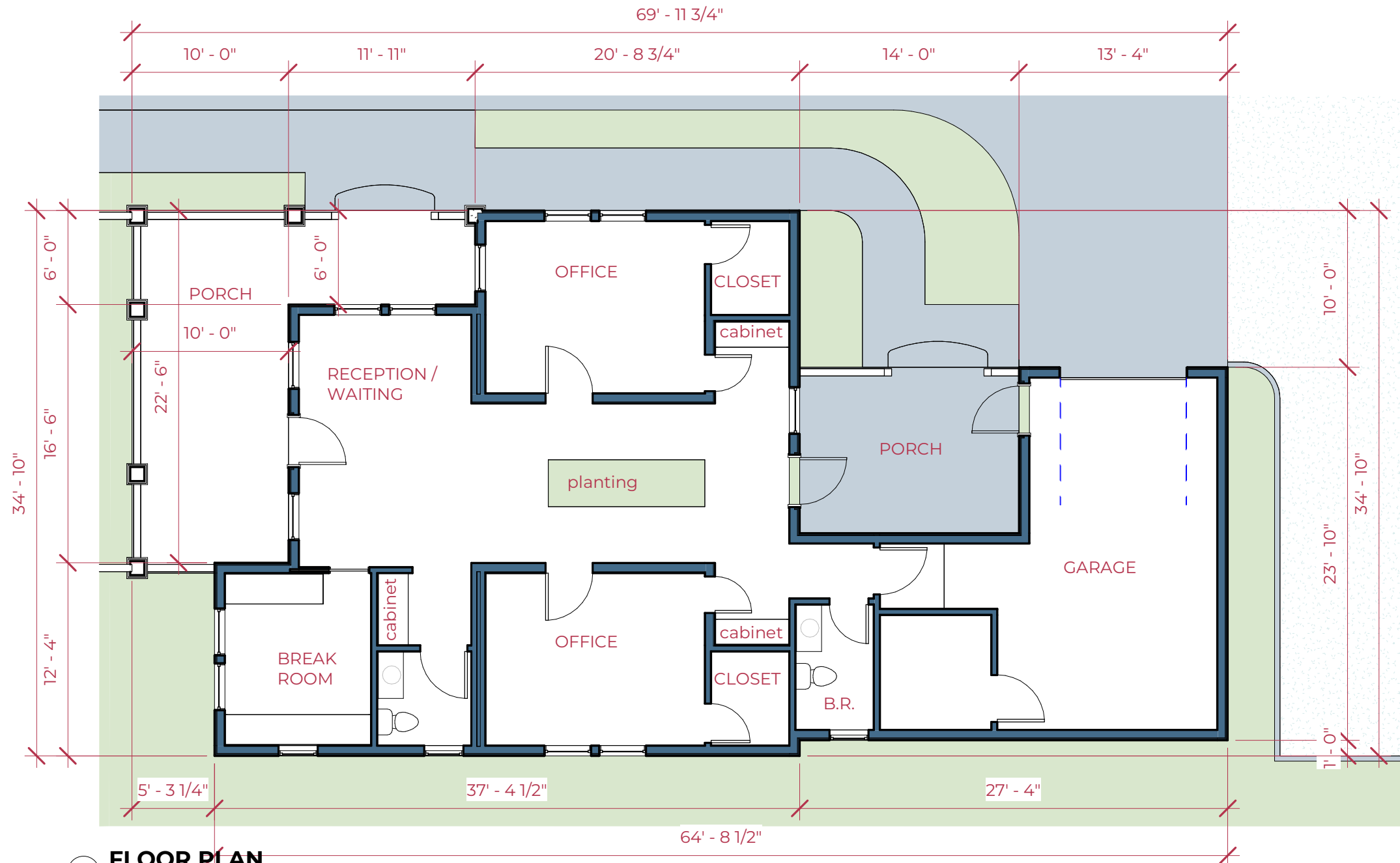
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**SITE DIAGRAM**

Project number: 26.03-01  
 Date: 06-18-26  
 Scale: As indicated

**SD-A.00**

**1 SITE DIAGRAM**  
1" = 20'-0"



**1 FLOOR PLAN**  
1/8" = 1'-0"

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**FLOOR PLAN**

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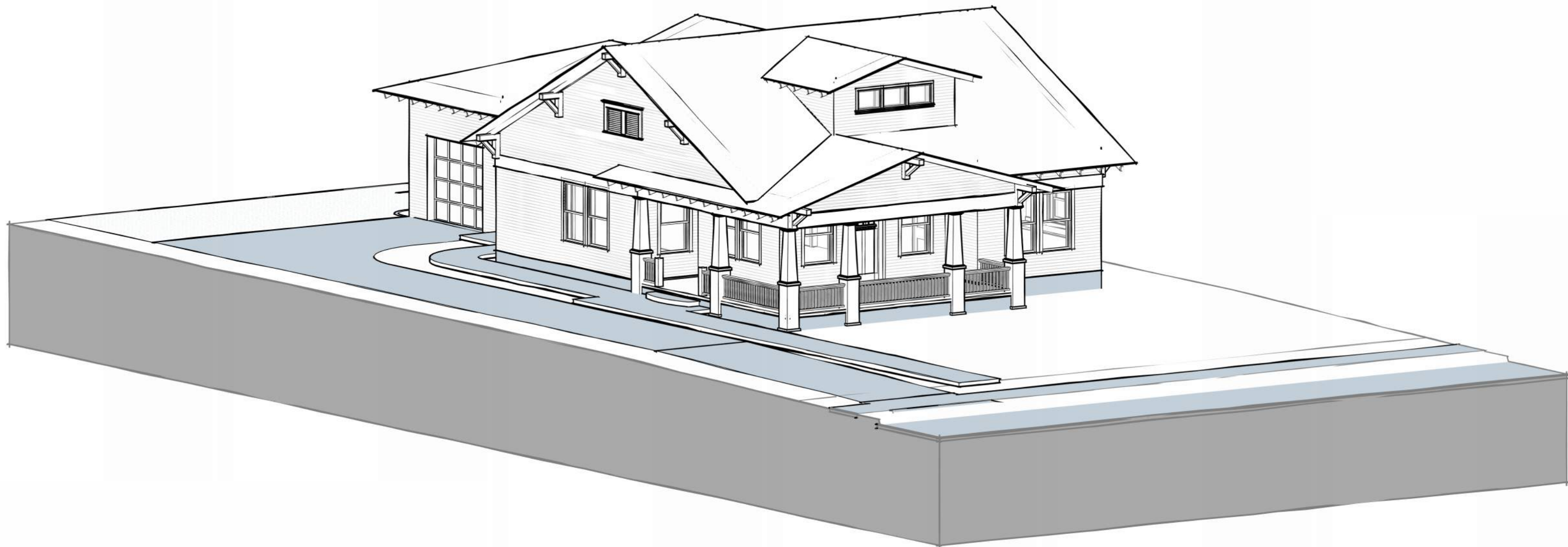
Scale: 1/8" = 1'-0"

**SD-A.01**



TEZANTO

architecture studio



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3D VIEW

Project number: 26.03-01

Date: 06-18-26

Scale:

**SD-A.02**