



LANDMARK COMMISSION

June 1, 2026

FILE NUMBER: COA-26-000180
LOCATION: 722 N Beacon St
STRUCTURE: Contributing

PLANNER: Christina Pares
DATE FILED: April 14, 2026
DISTRICT: Junius Heights (H-128)
ZONING: PD-397

APPLICANT: Sean Martinez

REPRESENTATIVE: N/A

OWNER: Emily Shanks

REQUEST(S):

A Certificate of Appropriateness to replace existing fence and install new six (6)-foot tall wood board-on-board fence in front yard.

STAFF RECOMMENDATION:

That the request to replace existing fence and install new six (6)-foot tall wood board-on-board fence in front yard be **denied without prejudice** with a finding of fact that fences in front yards are prohibited in Junius Heights Historic District and would, therefore, have an adverse effect on the district. The proposed work is, therefore, **not consistent** with preservation criteria Section 3.6(a)(1), the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures, or the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

That the request to replace existing and install new fence in front yard be denied without prejudice per Section 3.6(A)(2).

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):

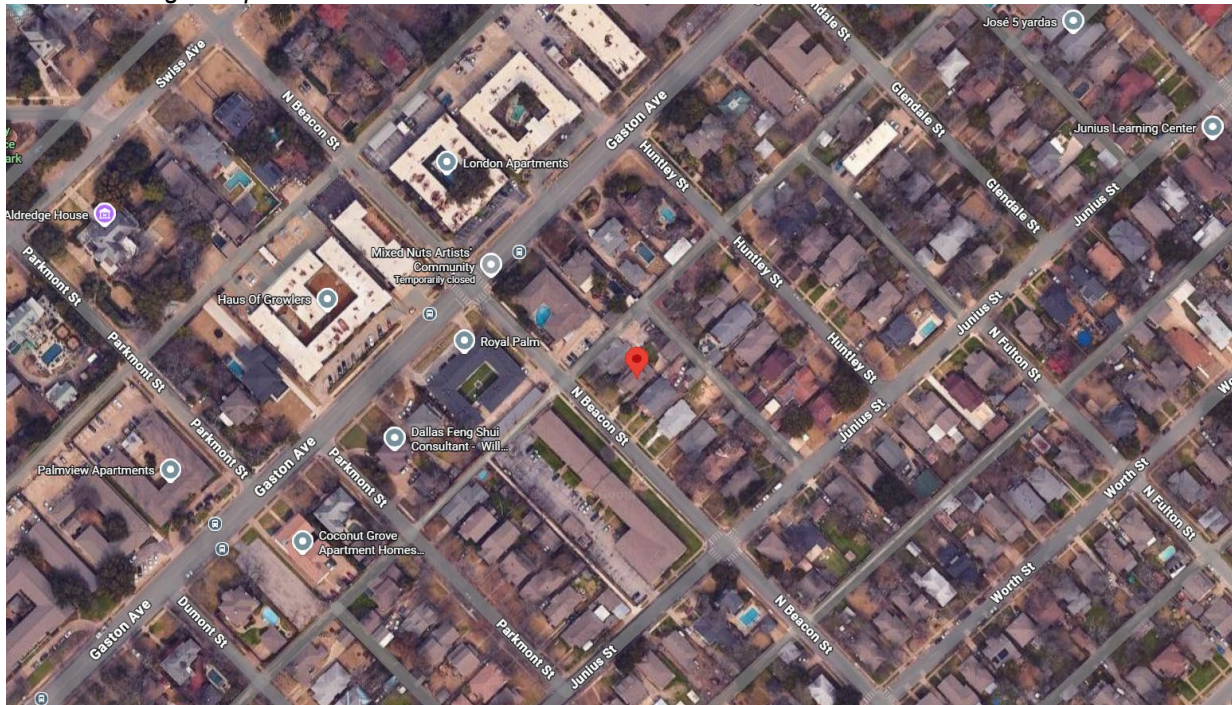
The landmark commission must grant the application if it determines that:

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

LOCATION MAPS

722 N Beacon St

Source: Google Maps



CURRENT PHOTOS

722 N Beacon St



CONTEXT PHOTOS

722 N Beacon St





ATTACHMENTS:

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

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 5/12/2026

TIME: 5:30pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Sean Martinez

Address: 722 N Beacon St *Justin*

Date of CA/CD/CR Request:

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Den w/ Pre 3.6.22 Eric / UGnessc

Task force members present

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

Ex Officio staff members present: Christina Paress

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

Maker: *Eric*

2nd: *Vanessa*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *5/12/20*

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

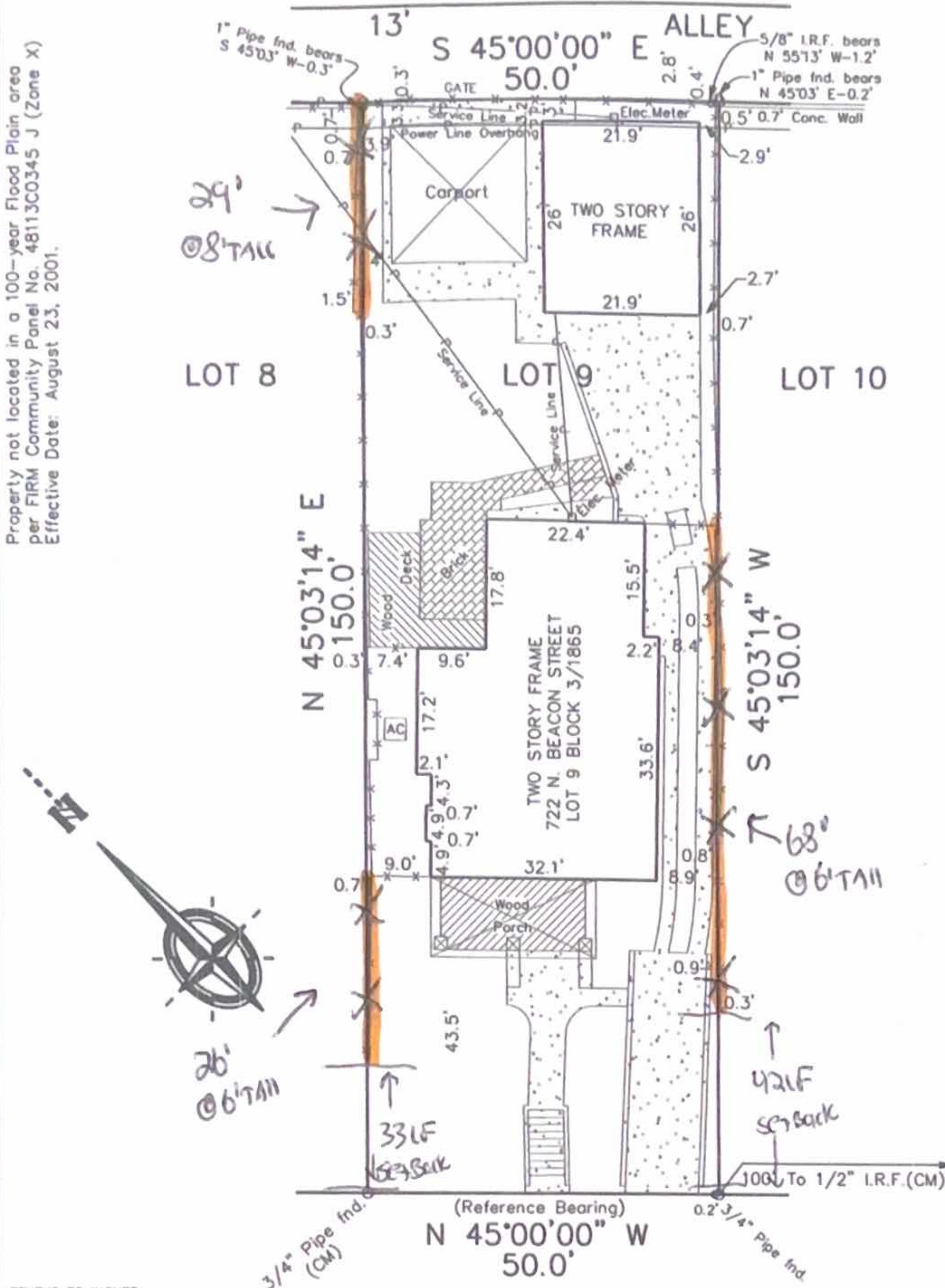
**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 722 N. Beacon Street in the City of Dallas, Texas, being Lot 9, Block 3/1865, of MUNGER PLACE, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 524, of the Map Records of Dallas County, Texas.

Property not located in a 100-year Flood Plain area per FIRM Community Panel No. 48113C0345 J (Zone X) Effective Date: August 23, 2001.

29 LF
8' TALL
Cedar Fence
No Gates
Metal Posts



94 LF
Cedar Fence
No Gates
6' TALL
Metal Posts

TENTHS TO INCHES:

0.08" = 1"	0.58" = 7"
0.17" = 2"	0.67" = 8"
0.25" = 3"	0.75" = 9"
0.33" = 4"	0.83" = 10"
0.42" = 5"	0.92" = 11"
0.50" = 6"	1.0" = 12"

Note: C.M. = Control Monument

This survey was performed in connection with the transaction described in OF No. 2007-365254-RU of REUNION Title Company.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale: 1" = 20'
Date: 5/31/2022
Job: 22-362
Drawn by: Lynn L.



Ben D. Ryckle
Registered Professional Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948-3324
Fax: (214) 948-7540
FIRM Registration / License No. 10040200
Email: BRYCKLE@BELL.NET

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42'

33'





SHERWIN-WILLIAMS 707240 01/24/20
214-821-5496 Order# 0432496

EXTERIOR ARCHITECTURAL
A-100 LATEX
SATIN IFC 8012NP

MATCH

CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
W1-White	-	27	-	-
B1-Black	-	22	1	-
R2-Maroon	2	10	-	-
R3-Magenta	4	52	-	1

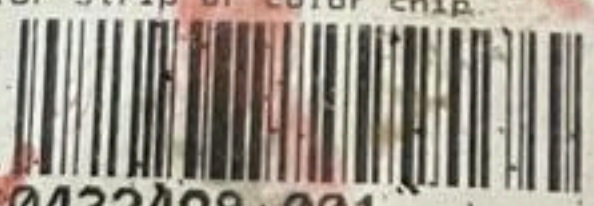
ONE GALLON ULTRADEEP
A82T00154 640399754

SIDING

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0432498-001

EXTERIOR

530