



LANDMARK COMMISSION

June 1, 2026

FILE NUMBER: COA-26-000217
LOCATION: 5208 Worth St
STRUCTURE: Contributing

PLANNER: Christina Pares
DATE FILED: April 27, 2026
DISTRICT: Munger Place (H-11)
ZONING: PD-68

APPLICANT: Travis Ripley

REPRESENTATIVE: N/A

OWNER: Robert Roden

REQUEST(S):

A Certificate of Appropriateness to revise previously-approved plans on COA-25-000316 and COA-26-000495 with window placement and replacement modifications to the main structure.

STAFF RECOMMENDATION:

That the request to revise previously-approved plans on COA-25-000316 and COA-26-000495 with window placement and replacement modifications to the main structure be **approved** in accordance with drawings and specifications dated 6/1/2026. The proposed work will not have an adverse effect on the district and is, therefore, consistent with preservation criteria Sec. 51P-97.111(c)(S)(i); meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION:

That the request to revise previously-approved window placement and replacement on the main structure be approved as submitted.

BACKGROUND / HISTORY:

COA-25-000316	Addition and Skirting	Approved	10/2025
COA-25-000495	Windows	Approved	12/2025

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)(ii):

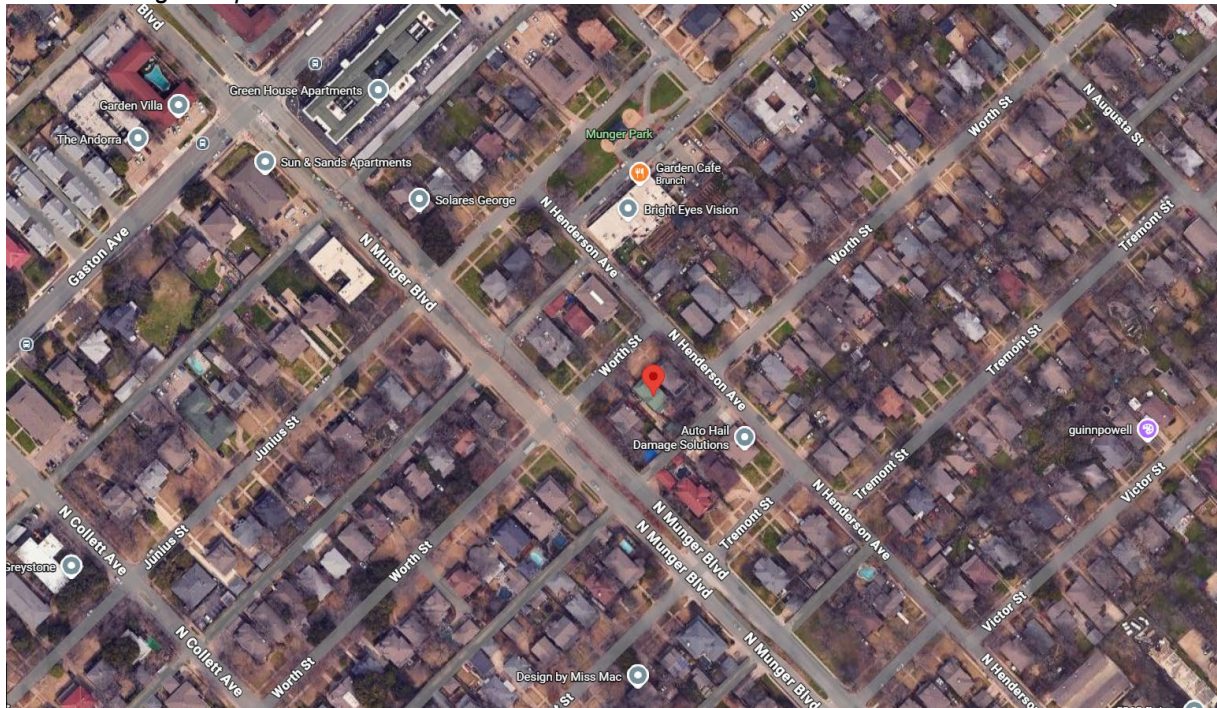
The landmark commission must grant the application if it determines that:

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

LOCATION MAPS

5208 Worth St

Source: Google Maps



CURRENT PHOTOS

5208 Worth St



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 5/12/2026

TIME: 4:00 pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Travis Ripley
Address: 5208 Swiss Ave
Date of CA/CD/CR Request:

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Task force members present

<input checked="" type="checkbox"/> Emily Stevenson (Chair)	<input type="checkbox"/> Kari Houston Osborn	<input checked="" type="checkbox"/> Aaron Trecartin <i>recused</i>
<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 checked="" 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: *Bob*

2nd: *Emily*

Task Force members in favor: *All*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force



DATE

5-12-26

The task force recommendation will be reviewed by the Landmark Commission on Monday, June 1, 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.

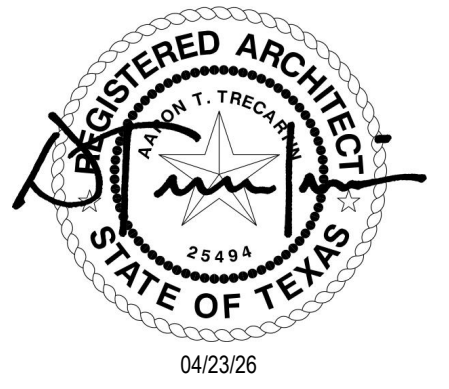
**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

LEGEND

- existing to remain
- existing to remain (beyond)
- existing to be removed or relocated
- existing to be removed or relocated (beyond)



Ripley Renovations
COLLABORATE | CREATE



DEMOLITION ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (REAR)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (FRONT)

scale: 1/4" = 1'-0"

Exterior Alterations
5208 Worth St, Dallas, TX 75214

04/23/26
FOR PERMIT
DEMOLITION
ELEVATIONS

A0.02

LEGEND

- existing to remain
- - - - existing to remain (beyond)
- new construction
- - - - new construction (beyond)

WINDOW SCHEDULE

CODE	TYPE	SIZE (width x height)	MATERIAL	MANF / PRODUCT
A	double hung	30"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
B	double hung	28"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
C	double hung	32"x44"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
D	double hung	33"x40"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
E	double hung	30"x42"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
F	double hung	26"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
G	double hung	32"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
H	double hung	32"x42"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites

MATERIAL LEGEND

- AM-01 (lap siding)
- AM-03 (brick veneer)

EXTERIOR MATERIAL SCHEDULE

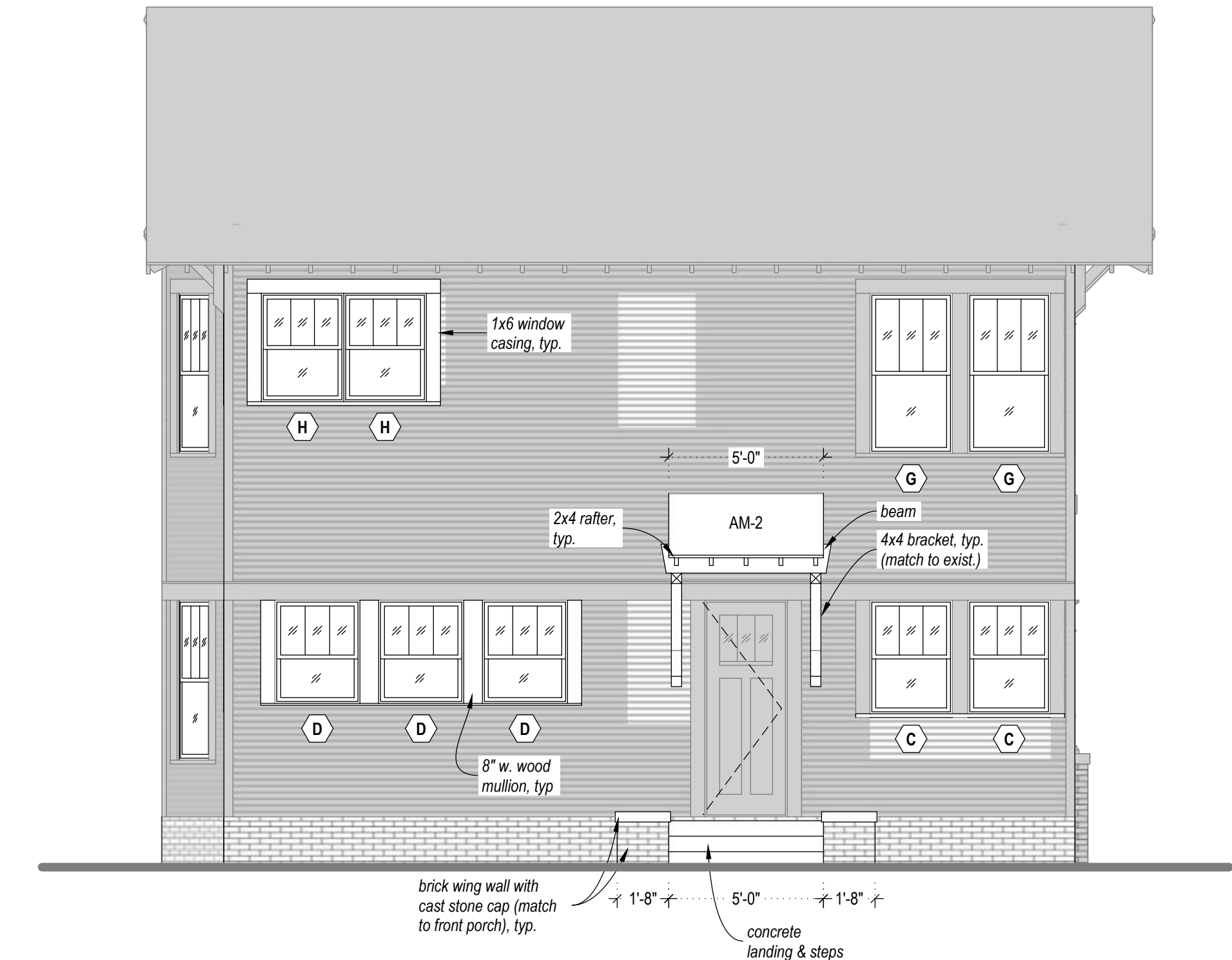
NO.	TYPE	LOCATION	MANF / PRODUCT	NOTES
AM-1	lap siding	exterior walls	pine pattern no. 117	
AM-2	asphalt architectural shingles	awning		(design intent is to match house; GC to verify and match)
AM-3	brick veneer	house and porch "skirting"		



note: window replacements & brick foundation were approved in a previous Certificate of Appropriateness application.

ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"



ELEVATION (REAR)

scale: 1/4" = 1'-0"



note: window replacements & brick foundation were approved in a previous Certificate of Appropriateness application.

ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



note: brick foundation was approved in a previous Certificate of Appropriateness application.

ELEVATION (FRONT)

scale: 1/4" = 1'-0"

Exterior Alterations
 5208 Worth St, Dallas, TX 75214

04/23/26
FOR PERMIT
EXTERIOR
ELEVATIONS

A5.01



5208 Worth Street - Front Facade



Right (NE) side of main structure



Right (NE) side of main structure



Right (NE) side of main structure from rear



Rear (NW) side of main structure



Rear (NW) side of main structure



Right (SW) side of main structure



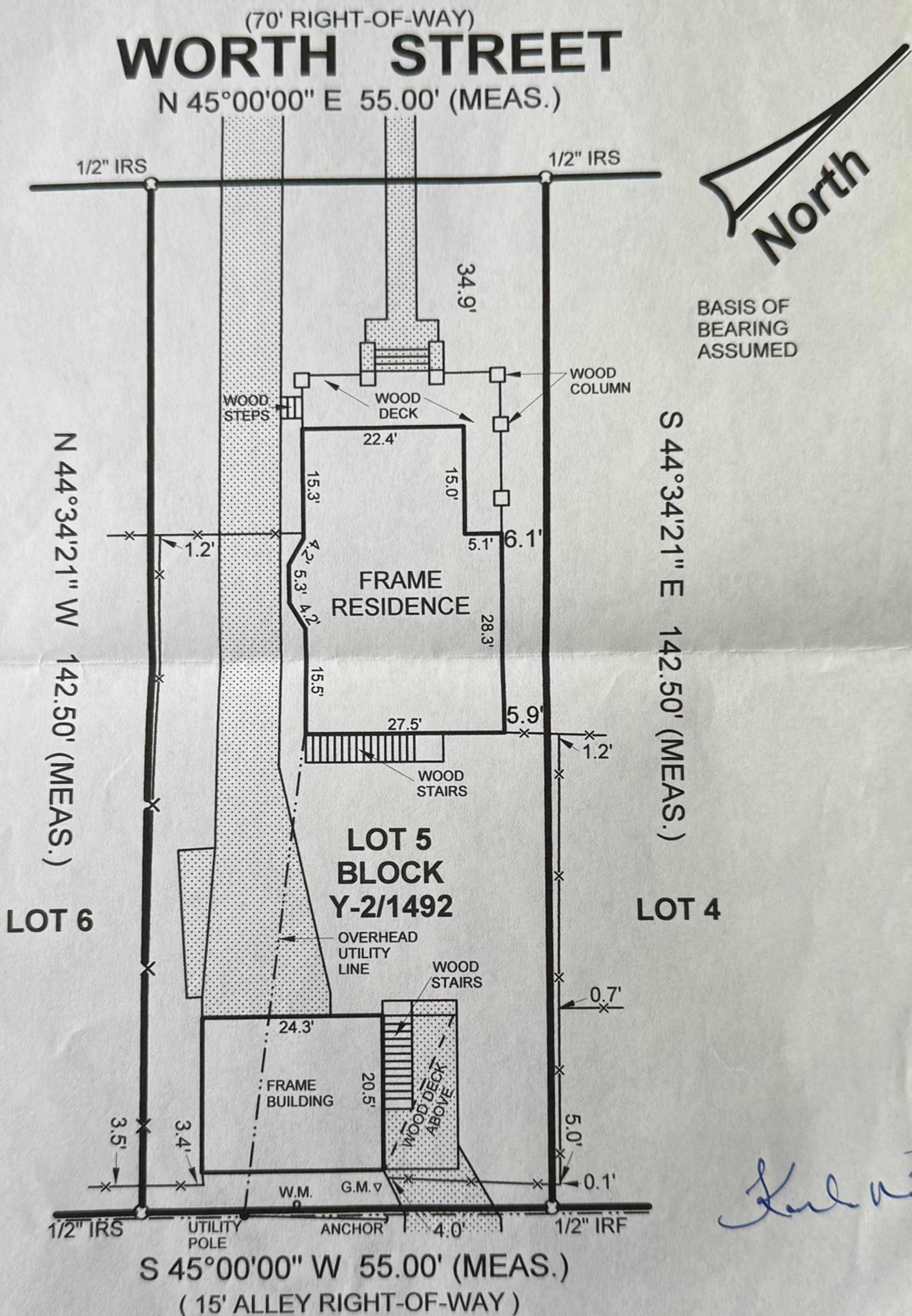
Right (SW) side of main structure

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at 5208 Worth Street: Being Lot 5, Block Y-2/1492 of Munger Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 524, Map Records, Dallas County, Texas.

According to the Community-Panel No. 48113C 0345J of the Federal Emergency Management Agency Flood Insurance Rate Map or Flood Hazard Boundary Map Dated August 23, 2001 the property shown hereon is not located in Zone "A" (Area of 100 Year Flood Plain). The Property is in Zone X.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

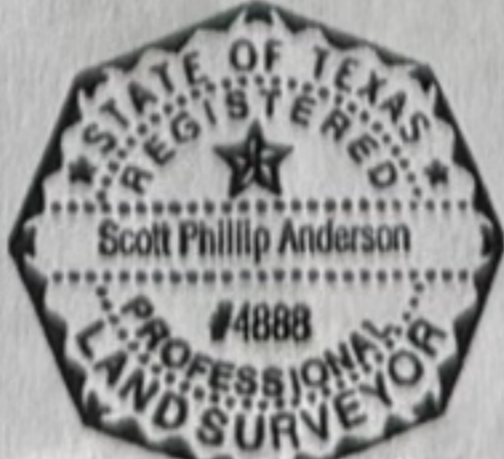


BASIS OF BEARING ASSUMED

Scott Phillip Anderson

To Chicago
 GF NO. 693004-KH
 SCALE 1"=20'
 DATE 04/04/2006
 JOB NO. 06-1002
 DRAWN BY 008

The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground.



Scott Phillip Anderson
 Scott Phillip Anderson
 Registered Professional
 Land Surveyor No. 4888



A & W SURVEYORS, INC.
 P.O. BOX 870029
 MESQUITE, TX 75187 (972) 681-4975
 WWW.AWSURVEY.COM

Window Survey Form

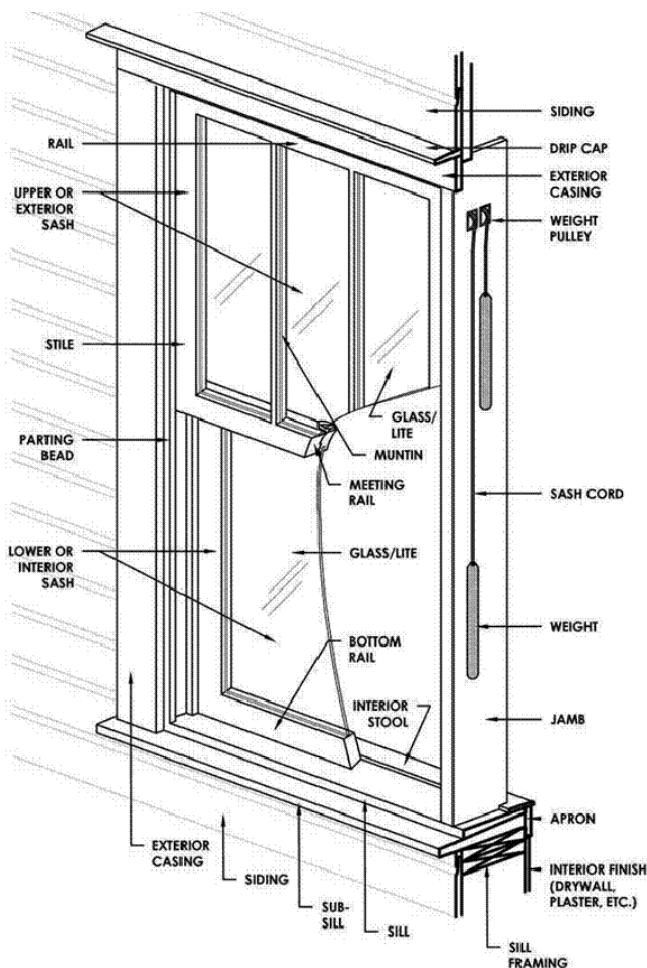
Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs or groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	See attached
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	
Total Number of Windows to be Replaced	

COA— 26-000217

Applicant Name: Travis Ripley, Ripley Renovations

Date Received: _____

Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	See attached schedule.
2	
3	
4	
5	
6	
7	
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9	
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11	
12	
13	
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15	
16	
17	
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19	
20	

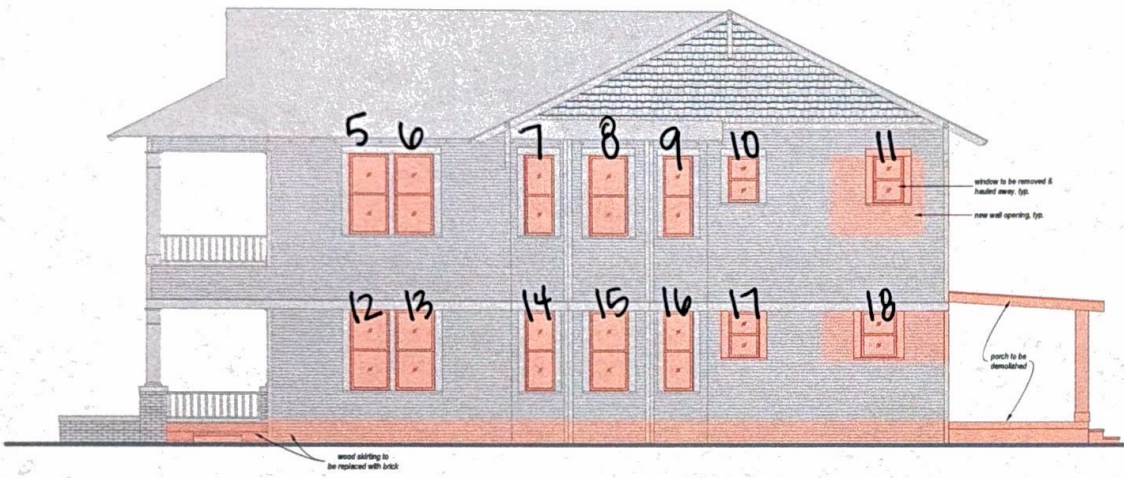
Window #	Window Condition
21	
22	
23	
24	
25	
26	
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29	
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36	
37	
38	
39	
40	

LEGEND

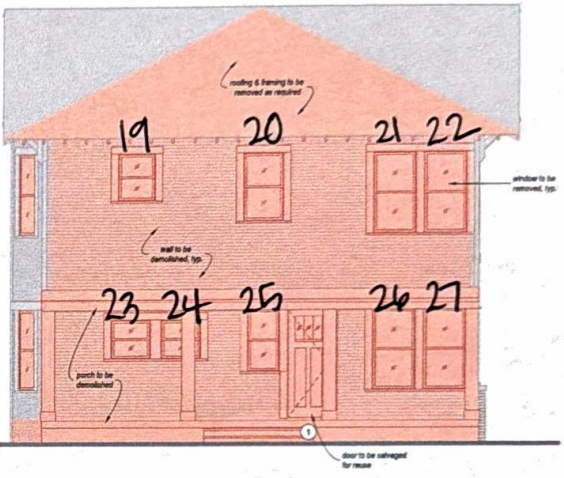
- existing to remain
- existing to remain (beyond)
- existing to be removed or relocated
- existing to be removed or relocated (beyond)



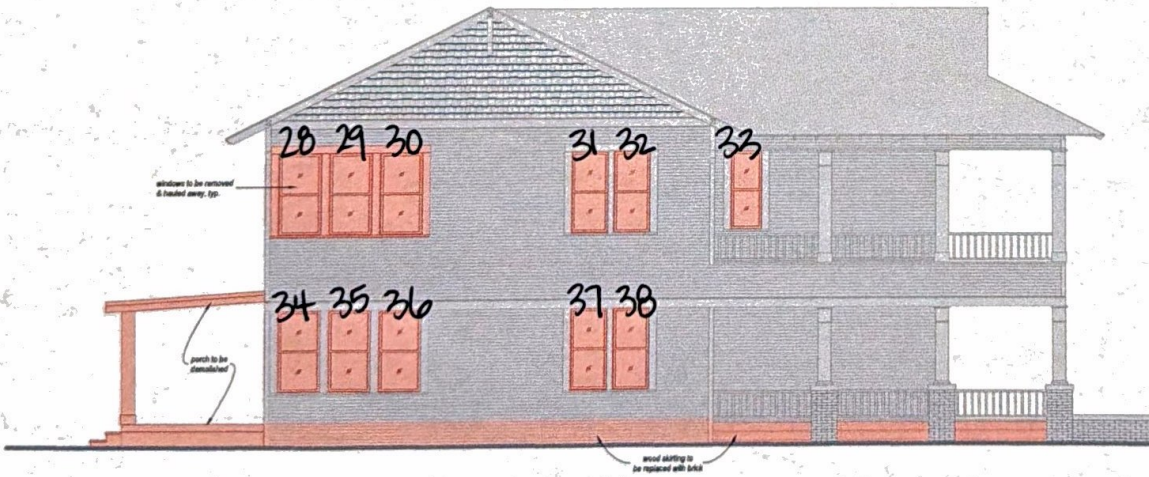
Ripley Renovations
COLLABORATIVE CARE



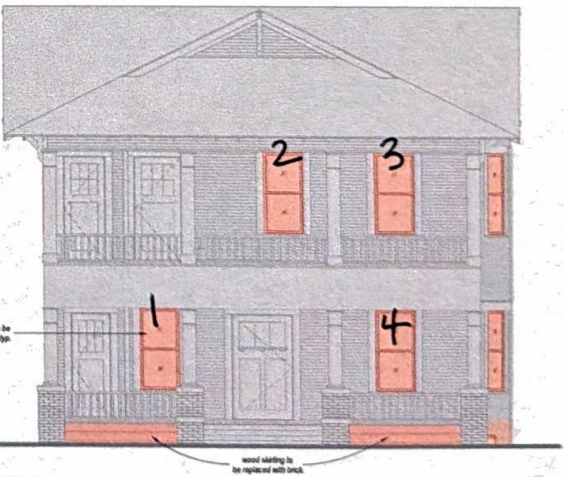
DEMOLITION ELEVATION (RIGHT SIDE)
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (REAR)
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (LEFT SIDE)
scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (FRONT)
scale: 1/4" = 1'-0"

House Renovations & Addition
 5208 Worth St, Dallas, TX 75214

10/27/25
WINDOWS REVISION

DEMOLITION ELEVATIONS

A0.02

5208 Worth Street

Munger Place
COA-26-000217


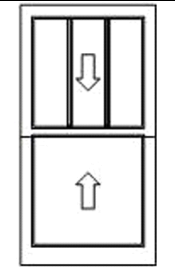

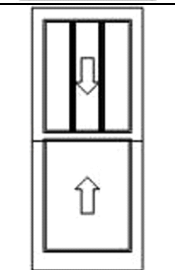

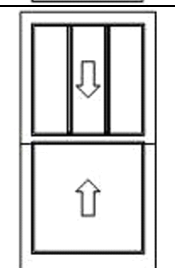

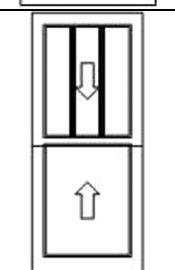

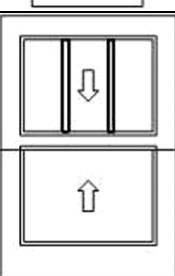
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
1	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
2	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
3	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
4	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
5	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217


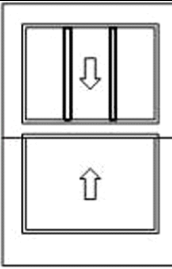

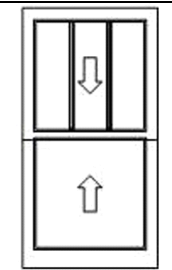

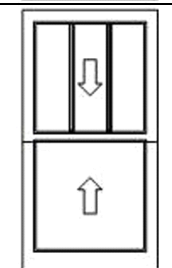

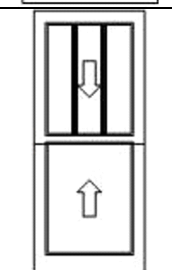

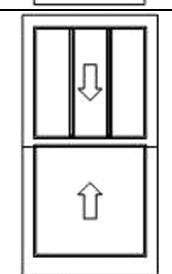
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
6	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
7	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
8	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
9	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
10	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217



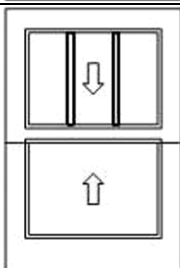

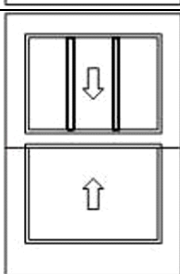
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
11	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
12	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
13	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
14	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
15	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217

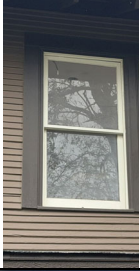
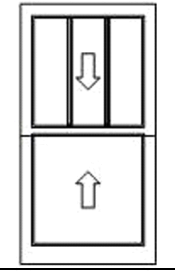

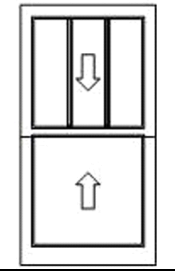

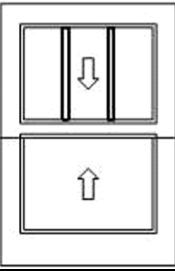

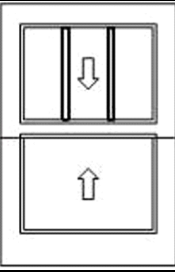

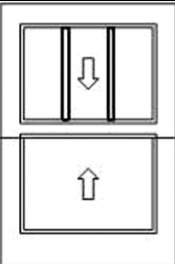
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
16	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
17	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
18	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
19	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
20	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217

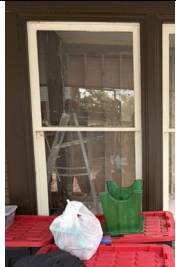
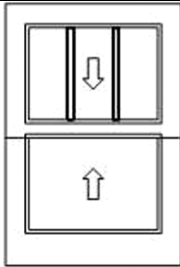

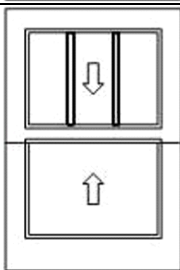

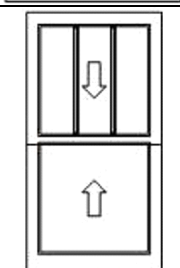
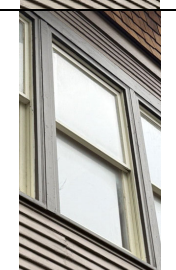
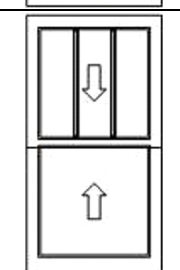

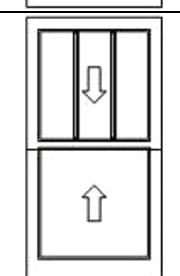
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
21	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
22	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
23	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
24	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
25	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217


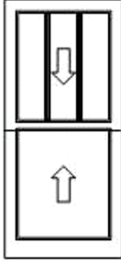

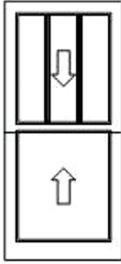

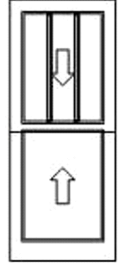

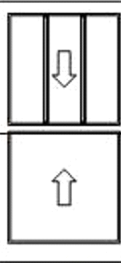

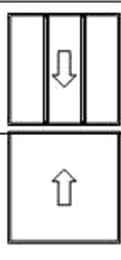
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
26	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
27	Rear		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
28	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
29	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
30	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217

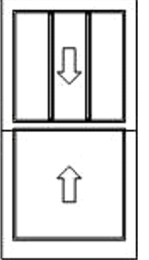
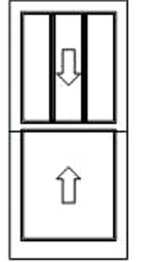
*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
31	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
32	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
33	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
34	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
35	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

5208 Worth Street

Munger Place
COA-26-000217

*All existing windows are non-original vinyl compression-style replacements.

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
36	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
37	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
38	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

Total number of window openings on the structure:	38
Number of historic windows on the structure:	0
Number of existing replacement/non-historic windows	38
Number of windows completely missing:	0
Total number of windows to be replaced:	38

**PREVIOUSLY APPROVED
CERTIFICATE OF APPROPRIATENESS**

October 10, 2025

TRAVIS E RIPLEY
RIPLEY RENOVATIONS LLC
800 SOUTH HASKELL AVENUE
DALLAS, TX 75223

**RE: COA-25-000316
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION
5208 WORTH ST**

Dear TRAVIS E RIPLEY:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review by the Landmark Commission on October 10, 2025.

Be aware that you may need to bring your CA and approved drawings and/or blueprints to Building Inspection for a building permit. Before starting any approved work, be sure to post your CA in a front window or other prominent location on the structure so it may be seen by City officials to ensure work is performed as approved by the Landmark Commission. Please see enclosed Certificate of Appropriateness for details.

If you have any questions, please contact me by phone at 469-597-3862 or email at christina.paress@dallas.gov.



Christina Paress
Senior Planner

c: Rob Roden

Enclosure

Certificate of Appropriateness

October 10, 2025

Standard	October 10, 2025	PLANNER:	Christina Pares
FILE NUMBER:	COA-25-000316	DATE FILED:	October 10, 2025
LOCATION:	5208 WORTH ST	DISTRICT:	H/11
COUNCIL DISTRICT:	14	CENSUS TRACT:	481130013023
ZONING:	PD-97		

APPLICANT: TRAVIS E RIPLEY
RIPLEY RENOVATIONS LLC

REPRESENTATIVE:

OWNER: Ripley Renovations

The Landmark Commission decision is: Approved

Information regarding requests:

- 1) Additions A Certificate of Appropriateness to construct a new two-story addition to the main structure.
Approved

That the request to construct a new two-story addition to the main structure be approved in accordance with drawings and specifications dated 10/6/2025. The proposed work is consistent with preservation criteria Section 11(a)(2); meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior’s Standards for Rehabilitation.



Landmark Commission Chair

October 10, 2025

Date

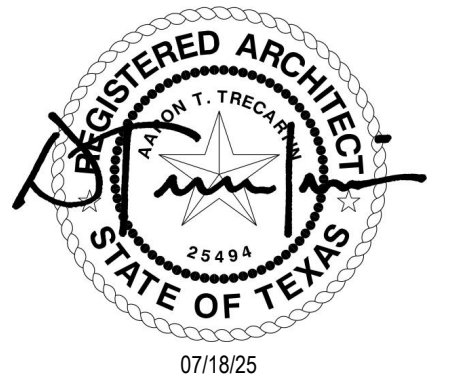
Please take any signed drawings to Building Inspection for permits.

LEGEND

- existing to remain
- - - existing to remain (beyond)
- existing to be removed or relocated
- - - existing to be removed or relocated (beyond)

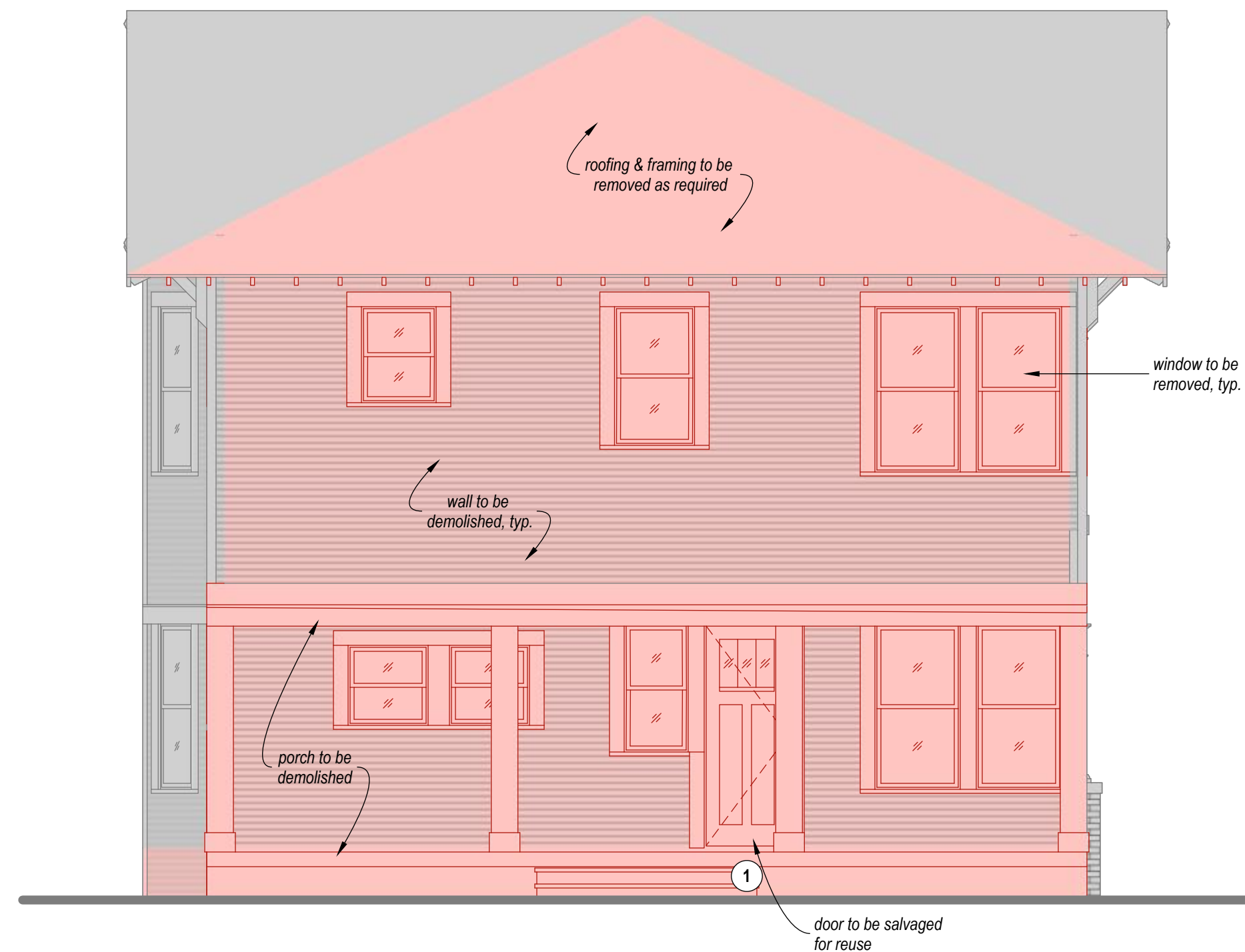


Ripley Renovations
COLLABORATE | CREATE



DEMOLITION ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (REAR)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"

House Renovations & Addition
5208 Worth St, Dallas, TX 75214

APPROVED
BY
CP
October 6, 2025

Planning and Development Department
Historic Preservation
DEMOLITION ELEVATIONS
CERTIFICATE OF APPROPRIATENESS

07/18/25

FOR PERMIT

02

LEGEND

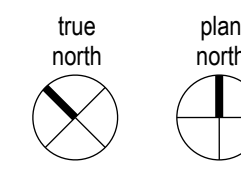
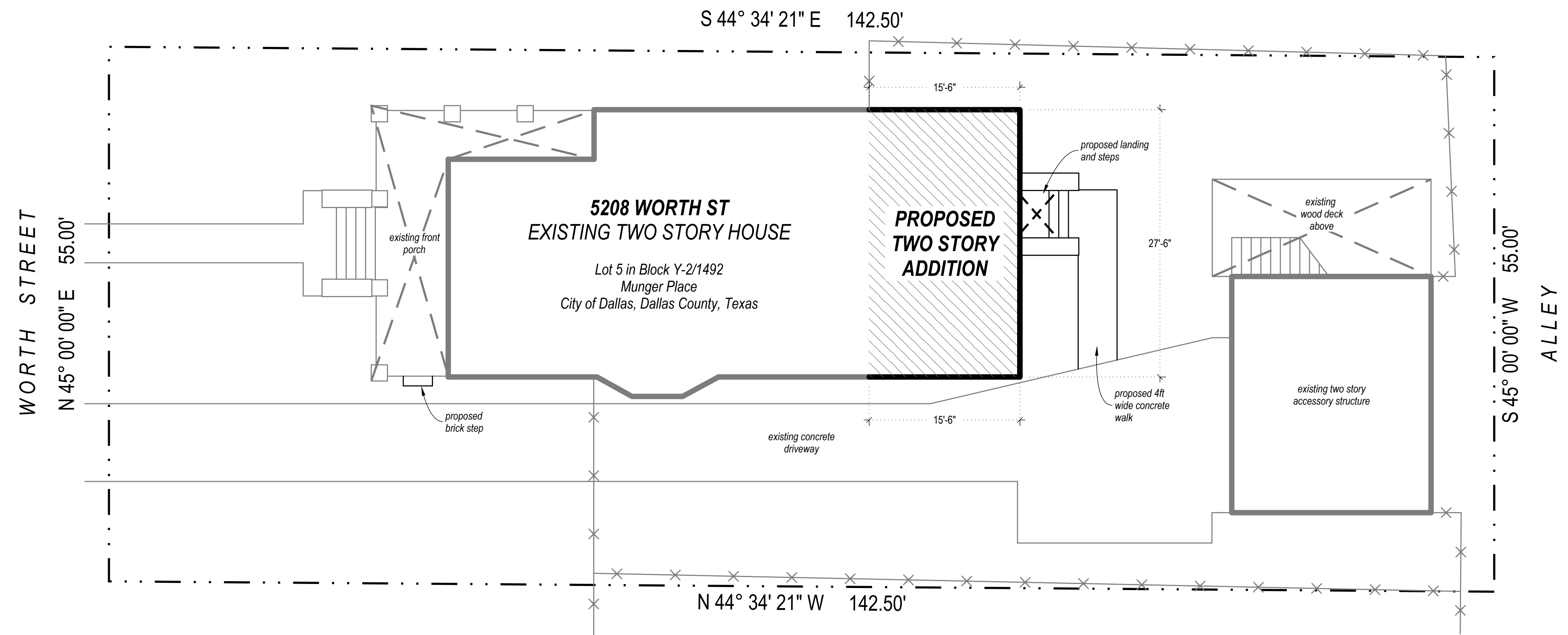
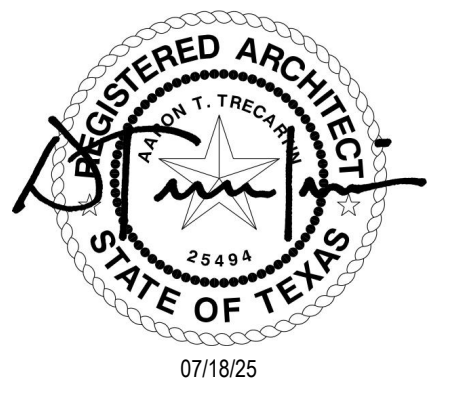
- existing to remain
- new construction
- - - property line
- - - setback or easement
- × × × fence

LOT COVERAGE (35% MAX. ALLOWABLE)

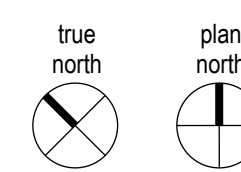
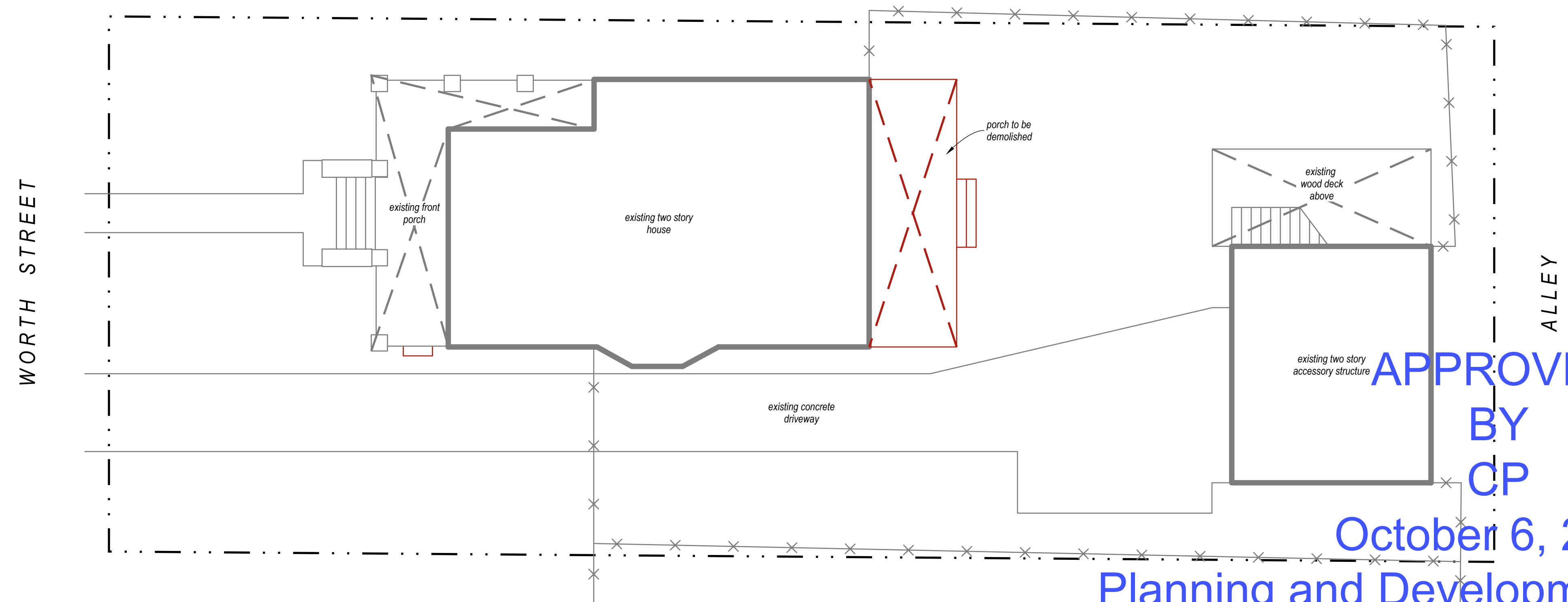
Lot Area:	7,837 sq. ft.
Existing House:	1,132 sq. ft.
Existing Front Porch:	304 sq. ft.
Proposed House Addition:	426 sq. ft.
Proposed Rear Door Awning:	20 sq. ft.
Existing Accessory Structure:	498 sq. ft.
Total Proposed Coverage:	2,380 sq. ft. (30.4%)



Ripley Renovations
COLLABORATE | CREATE



PROPOSED SITE PLAN
scale: 1/8" = 1'-0"



DEMOLITION SITE PLAN
scale: 1/8" = 1'-0"

House Renovations & Addition
5208 Worth St, Dallas, TX 75214

APPROVED BY CP
October 6, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

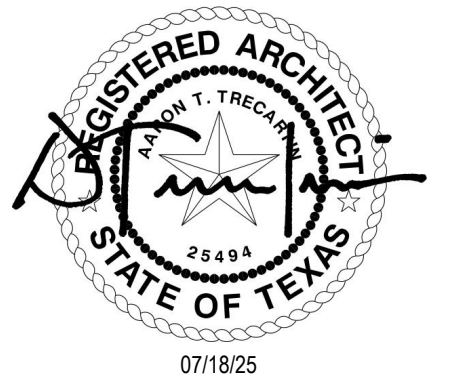
07/18/25
FOR PERMIT
SITE PLANS

LEGEND

- existing to remain
- - - - existing to remain (beyond)
- new construction
- - - - new construction (beyond)

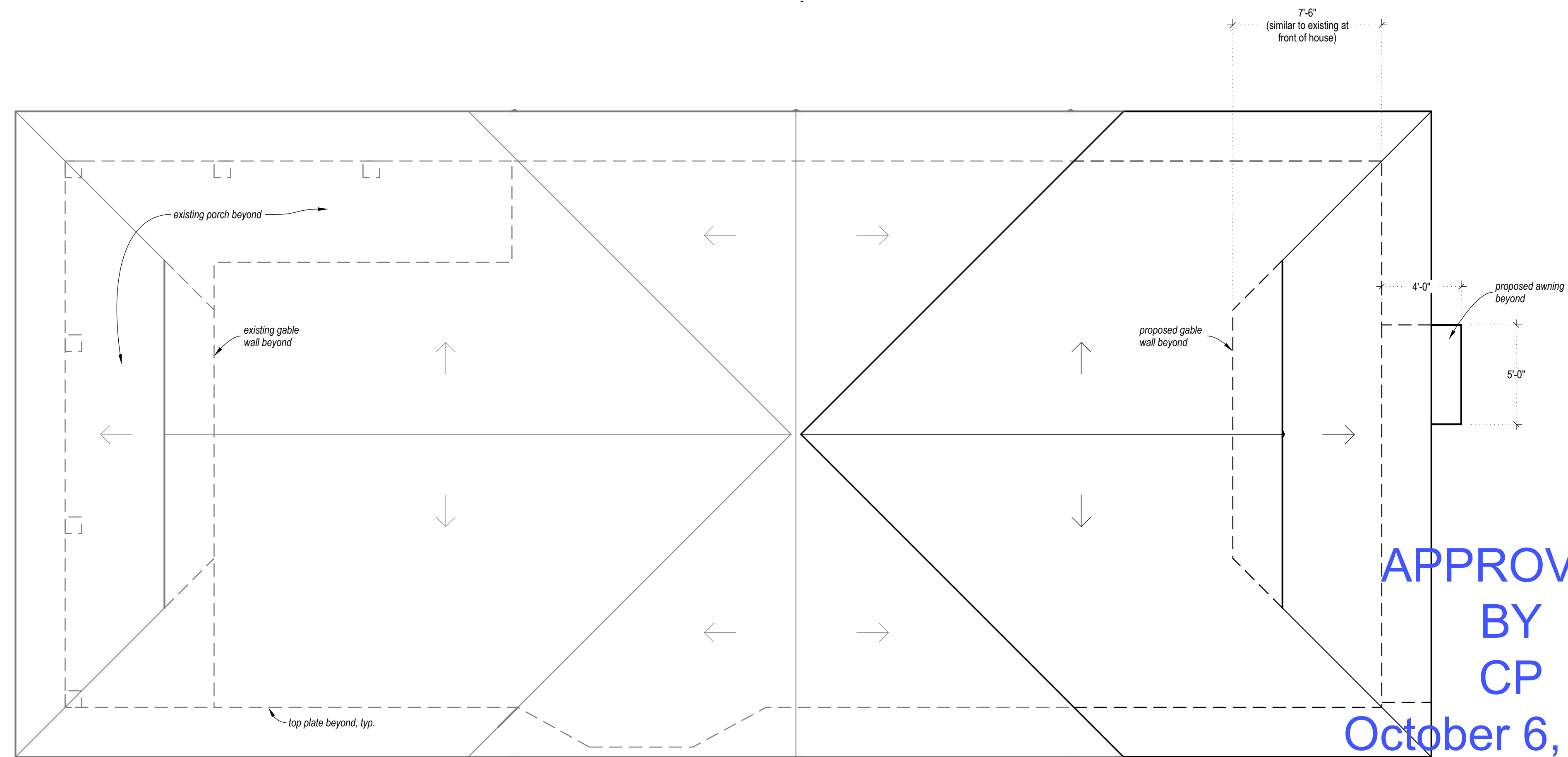


Ripley Renovations
COLLABORATE | CREATE



roof plan general notes:

1. roof overhangs at house's upper roof are shown to be 2'-6" deep and are intended to match the house's existing overhang depth. verify and match.
2. roof pitches are shown as 6:12 and are intended to match the house's existing roof pitch. verify and match.



**APPROVED
BY
CP**

October 6, 2025

**Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS**

House Renovations & Addition
5208 Worth St, Dallas, TX 75214

07/18/25
FOR PERMIT

true north
plan north
ROOF PLAN
scale: 1/4" = 1'-0"

AZ-02

LEGEND

- existing to remain
- - - existing to remain (beyond)
- new construction
- - - new construction (beyond)

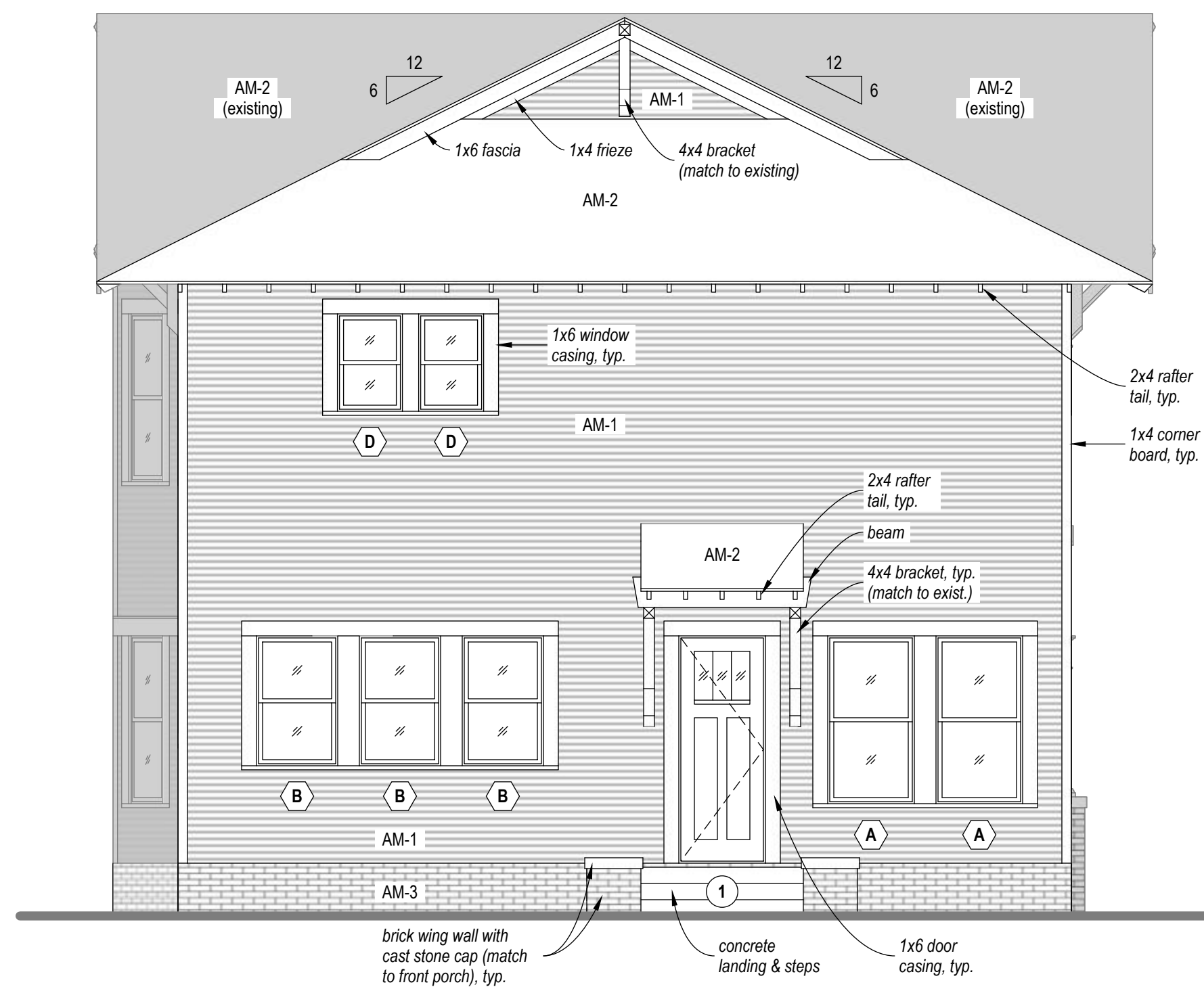
EXTERIOR MATERIAL SCHEDULE

NO.	TYPE	LOCATION	MANF. / PRODUCT	NOTES
AM-1	lap siding	exterior walls	pine pattern no. 117	
AM-2	asphalt architectural shingles	upper roof and awning		(design intent is to match house; GC to verify and match)
AM-3	brick veneer	house and porch "skirting"		



ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



ELEVATION (REAR)

scale: 1/4" = 1'-0"

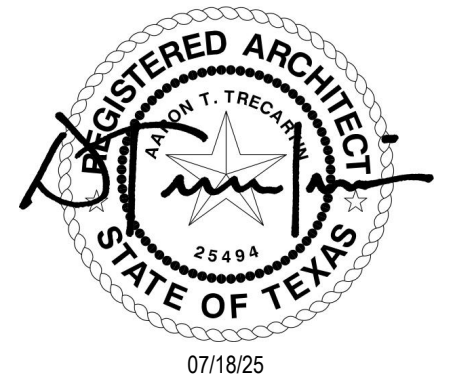


ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"



Ripley Renovations
COLLABORATE | CREATE



07/18/25

House Renovations & Addition
 5208 Worth St, Dallas, TX 75214

APPROVED
 BY
 CP
 October 6, 2025

Planning and Development Department
 Historic Preservation
 CERTIFICATE OF APPROPRIATENESS

07/18/25

FOR PERMIT

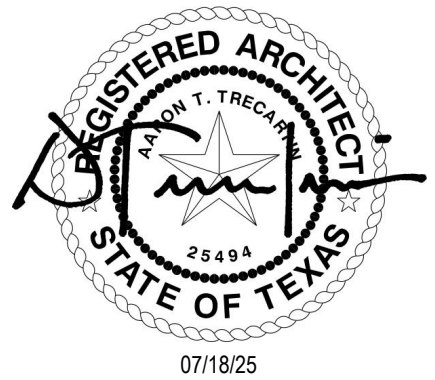
EXTERIOR

ELEVATIONS

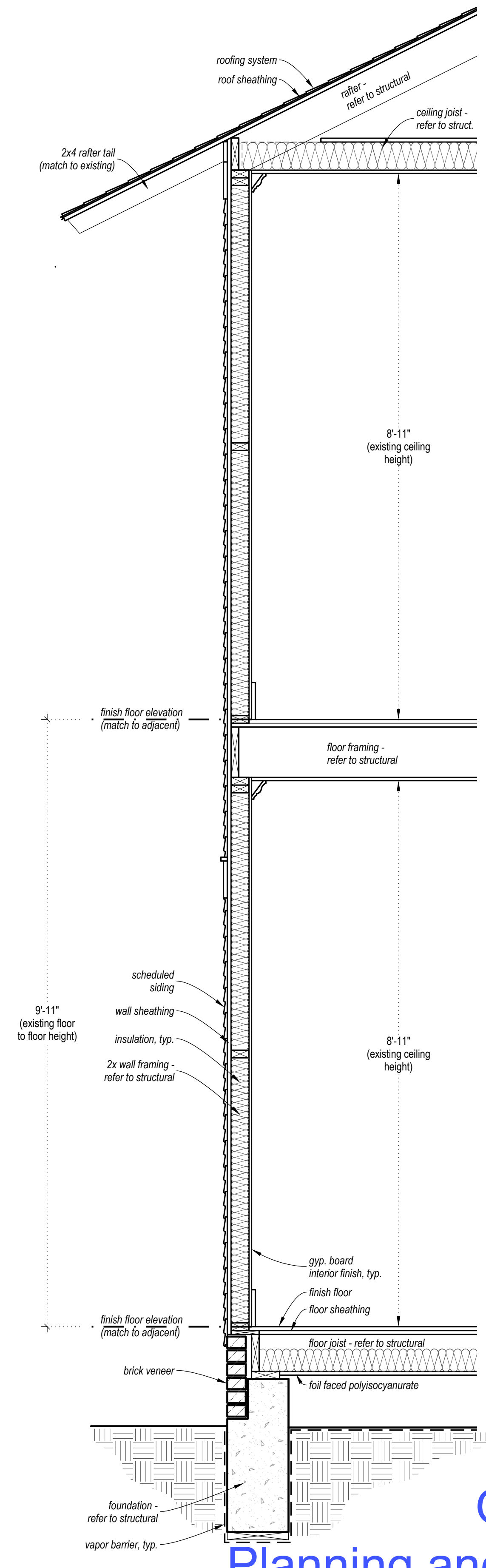
AS SHOWN



Ripley Renovations
COLLABORATE | CREATE



House Renovations & Addition
5208 Worth St, Dallas, TX 75214



APPROVED
BY
CP

October 6, 2025

Planning and Development Department
Historic Preservation

07/18/25
FOR PERMIT
DETAILS

WALL SECTION

scale: 3/8" = 1'-0"

CERTIFICATE OF APPROPRIATION



5208 Worth Street - Front Facade



Right (NE) side of main structure



Right (NE) side of main structure



Right (NE) side of main structure from rear

APPROVED
BY
CP
October 6, 2025

Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS



Rear (NW) side of main structure



Rear (NW) side of main structure

APPROVED
BY
CP
October 6, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS



Right (SW) side of main structure



Right (SW) side of main structure

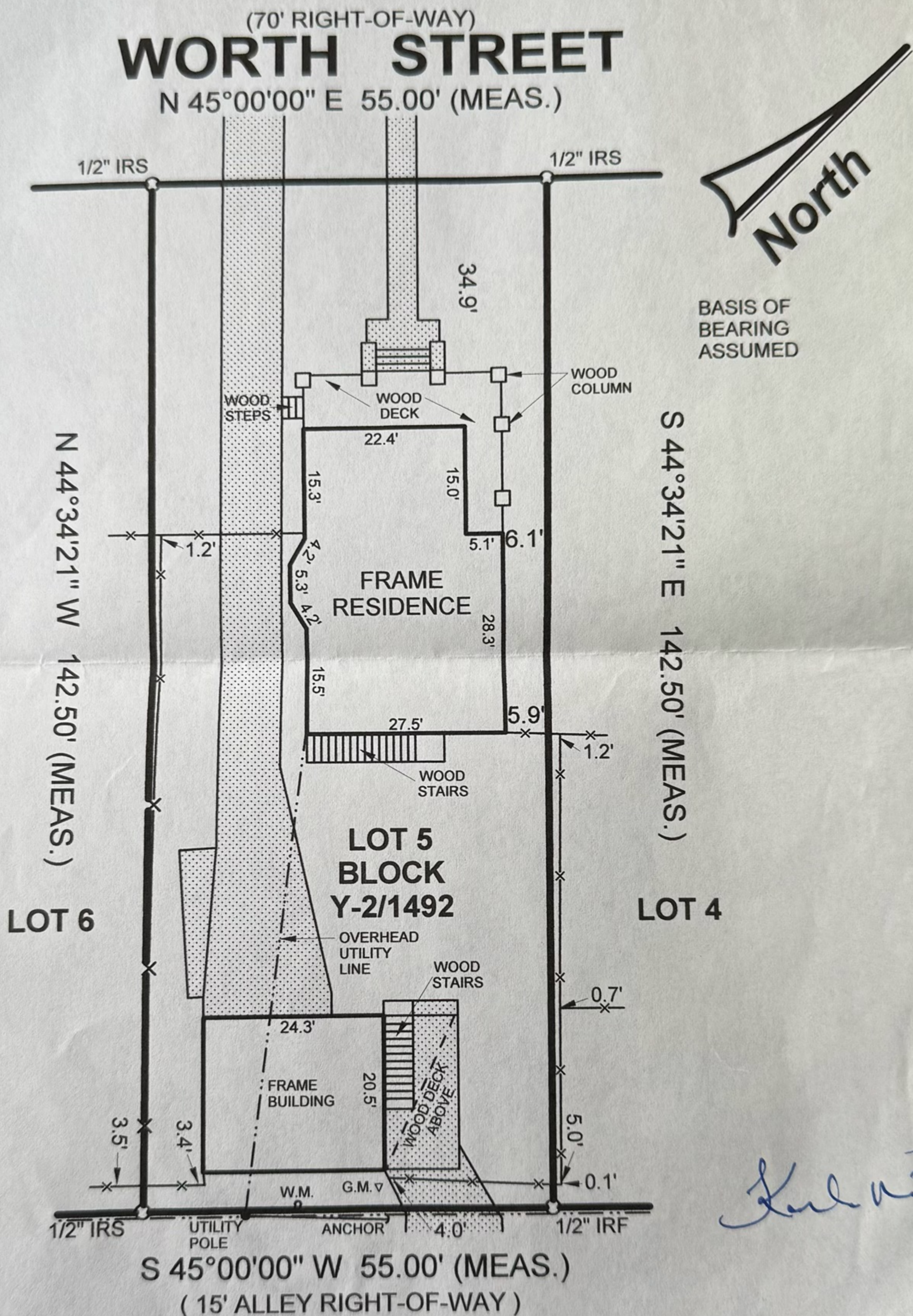
APPROVED
BY
CP
October 6, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at **5208 Worth Street**: Being Lot 5, Block Y-2/1492 of Munger Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 524, Map Records, Dallas County, Texas.

According to the Community-Panel No. 48113C 0345J of the Federal Emergency Management Agency Flood Insurance Rate Map or Flood Hazard Boundary Map Dated August 23, 2001 the property shown hereon is not located in Zone "A" (Area of 100 Year Flood Plain). The Property is in Zone X.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

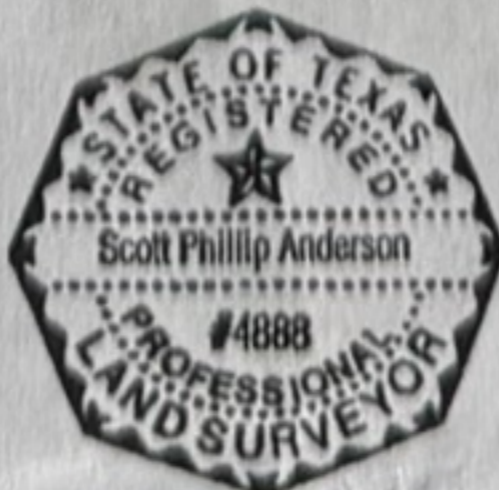


Scott Phillip Anderson

To Chicago
 GF NO. 693004-KH
 The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground.

Title Company in Connection with the transaction described in
 The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground.

SCALE 1"=20'
 DATE 04/04/2006
 JOB NO. 06-1002
 DRAWN BY 008



A & W SURVEYORS, INC.
 P.O. BOX 870029
 MESQUITE, TX 75187 (972) 681-4975
 WWW.AWSURVEY.COM

Scott Phillip Anderson
 APPROVED
 Registered Professional
 Land Surveyor No. 4888

October 6, 2025
 Planning and Development Department
 Historic Preservation
 CERTIFICATE OF APPROPRIATENESS

December 7, 2025

TRAVIS E RIPLEY
RIPLEY RENOVATIONS LLC
800 SOUTH HASKELL AVENUE
DALLAS, TX 75223

**RE: COA-25-000495
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION
5208 WORTH ST**

Dear TRAVIS E RIPLEY:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review by the Landmark Commission on December 7, 2025.

Be aware that you may need to bring your CA and approved drawings and/or blueprints to Building Inspection for a building permit. Before starting any approved work, be sure to post your CA in a front window or other prominent location on the structure so it may be seen by City officials to ensure work is performed as approved by the Landmark Commission. Please see enclosed Certificate of Appropriateness for details.

If you have any questions, please contact me by phone at 469-597-3862 or email at christina.paress@dallas.gov.



Christina Paress
Senior Planner

c: Rob Roden

Enclosure

Certificate of Appropriateness

December 7, 2025

Standard	December 7, 2025	PLANNER:	Christina Pares
FILE NUMBER:	COA-25-000495	DATE FILED:	December 7, 2025
LOCATION:	5208 WORTH ST	DISTRICT:	H/11
COUNCIL DISTRICT:	14	CENSUS TRACT:	481130013023
ZONING:	PD-97		
APPLICANT:	TRAVIS E RIPLEY RIPLEY RENOVATIONS LLC		
REPRESENTATIVE:			
OWNER:	Rob Roden		

The Landmark Commission decision is: Approved

Information regarding requests:

- 1) Windows and Doors A Certificate of Appropriateness to replace windows of main structure.
Approved

That the request for a Certificate of appropriateness to replace windows of main structure be approved with the finding of fact that the replacement windows will not have an adverse effect on the structure or district and are typical of the craftsman style. The proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Rehabilitation.



Landmark Commission Chair

December 7, 2025

Date

Please take any signed drawings to Building Inspection for permits.

LEGEND

- existing to remain
- - - existing to remain (above or beyond)
- existing wall to remain
- new construction
- - - new construction (above or beyond)
- new wall (w/ painted gypsum board each side u.n.o.)

LIVING AREA CALCULATION

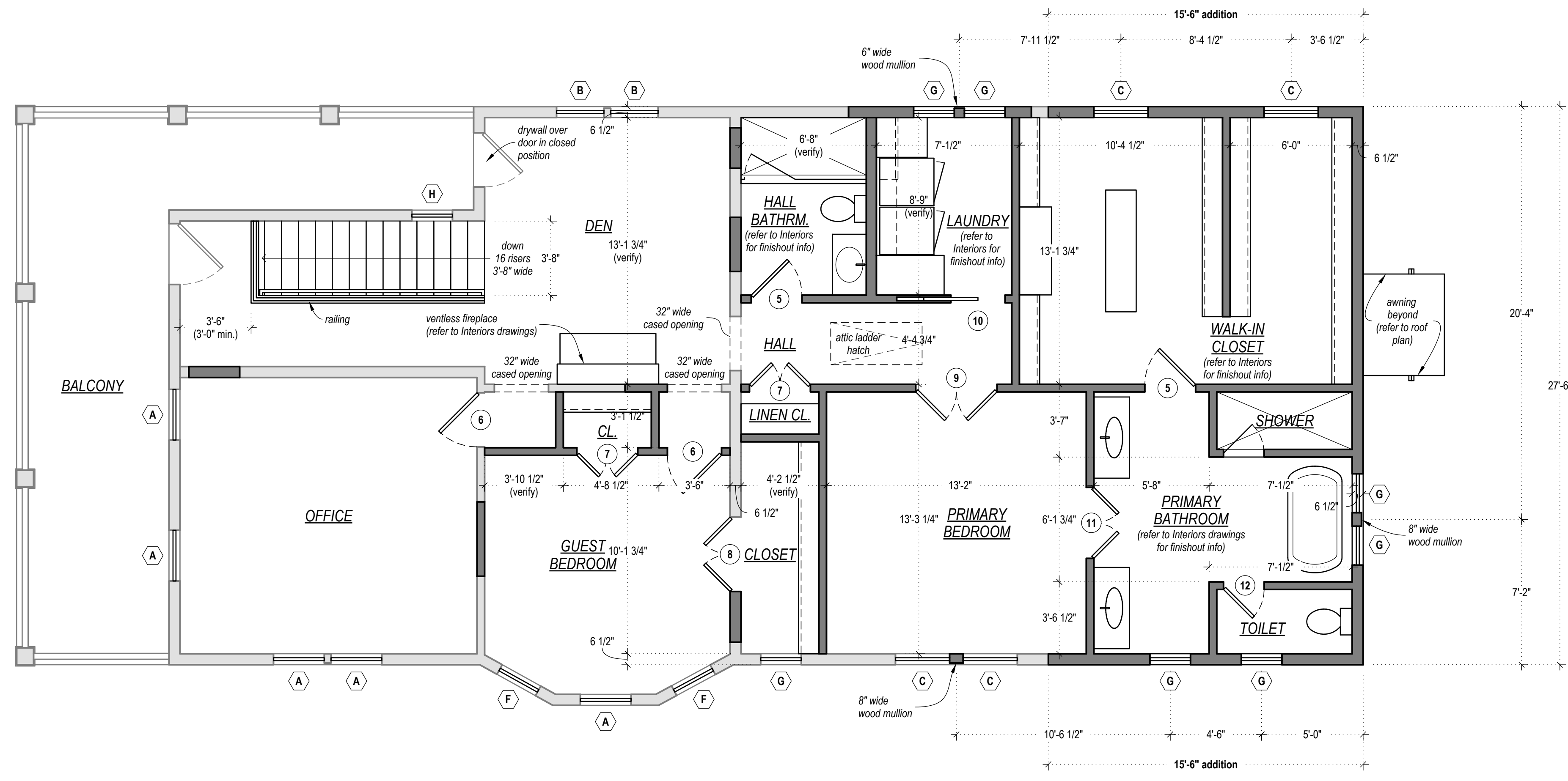
Existing House (lower level):	1,132 sq. ft.
Existing House (upper level):	1,132 sq. ft.
Proposed Addition (lower level):	426 sq. ft.
Proposed Addition (upper level):	426 sq. ft.
Total:	3,116 sq. ft.

DOOR SCHEDULE

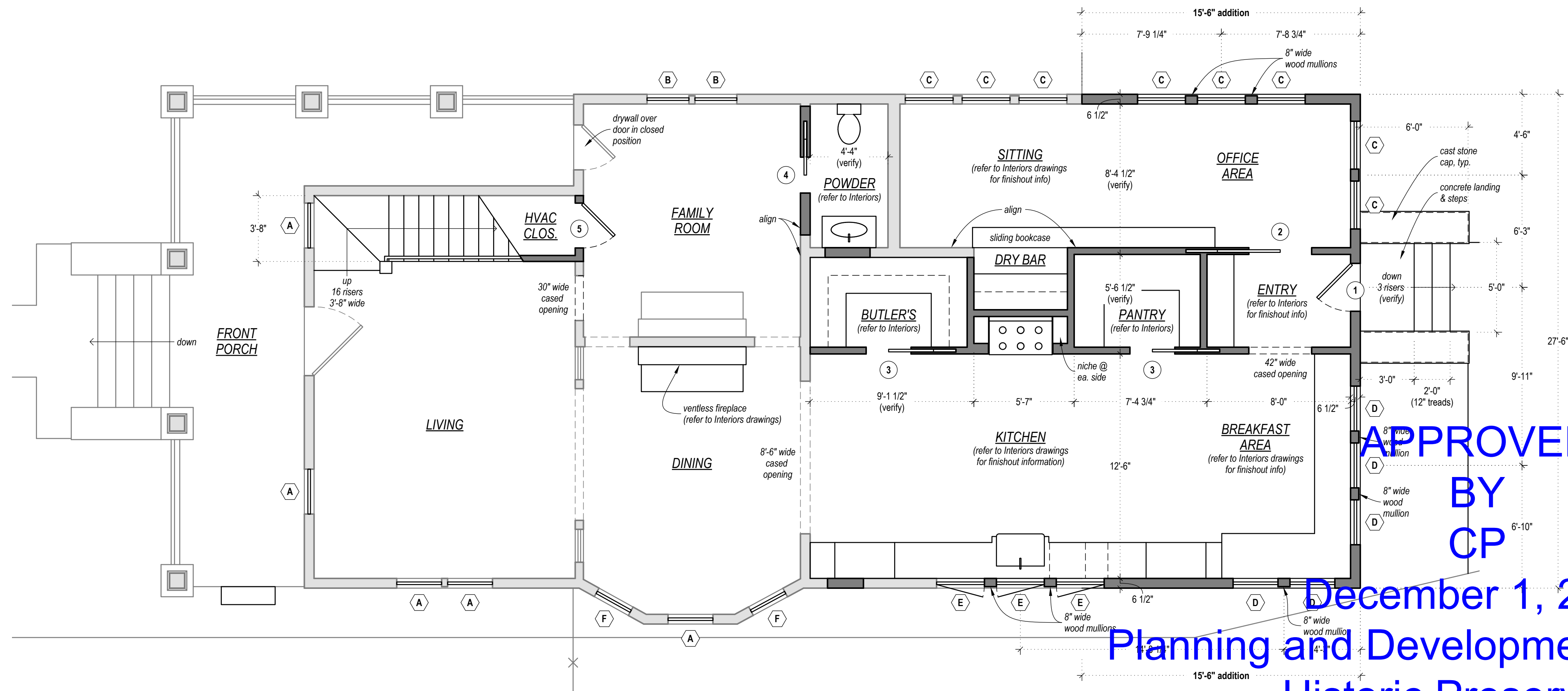
CODE	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT	EXTERIOR (Y/N)
1	single swing	32"x84" (verify)	wood	(this is the existing rear door that is to be salvaged and reused)	Y
2	single pocket	42"x80"		(refer to Interiors drawings)	N
3	single pocket	30"x80"		(refer to Interiors drawings)	N
4	single pocket	24"x80"		(refer to Interiors drawings)	N
5	single swing	30"x80"		(refer to Interiors drawings)	N
6	single swing	32"x80"		(refer to Interiors drawings)	N
7	double swing	36"x80"		(refer to Interiors drawings)	N
8	double swing	44"x80" (salvaged doors)		(refer to Interiors drawings)	N
9	double swing	48"x80"		(refer to Interiors drawings)	N
10	single pocket	32"x80"		(refer to Interiors drawings)	N
11	double swing	42"x80"		(refer to Interiors drawings)	N
12	single swing	24"x80"		(refer to Interiors drawings)	N

WINDOW SCHEDULE

CODE	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT
A	double hung	30"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
B	double hung	28"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
C	double hung	32"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
D	double hung	30"x48"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
E	casement	32"x40"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
F	double hung	26"x62"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
G	double hung	24"x36"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites
H	double hung	24"x60"	wood	Windsor Pinnacle Wood Primed with 7/8" wood divided lites



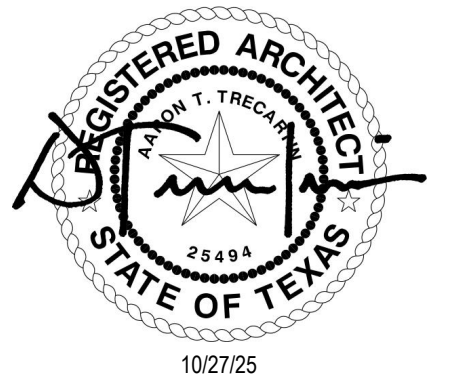
FLOOR PLAN (UPPER LEVEL)
 true north plan north
 scale: 1/4" = 1'-0"



FLOOR PLAN (LOWER LEVEL)
 true north plan north
 scale: 1/4" = 1'-0"



Ripley Renovations
 COLLABORATE | CREATE



House Renovations & Addition
 5208 Worth St, Dallas, TX 75214

APPROVED BY CP
 December 1, 2025
 Planning and Development Department
 Historic Preservation
 CERTIFICATE OF APPROPRIATION

10/27/25
 WINDOWS REVISION
 FLOOR PLANS

LEGEND

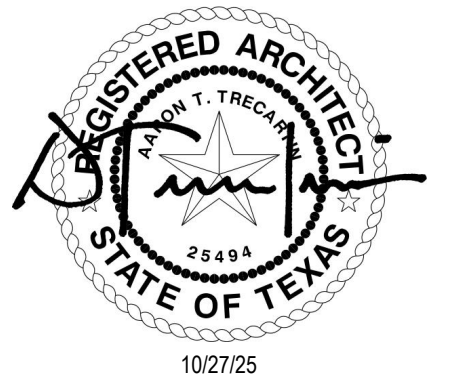
- existing to remain
- - - existing to remain (beyond)
- new construction
- - - new construction (beyond)

EXTERIOR MATERIAL SCHEDULE

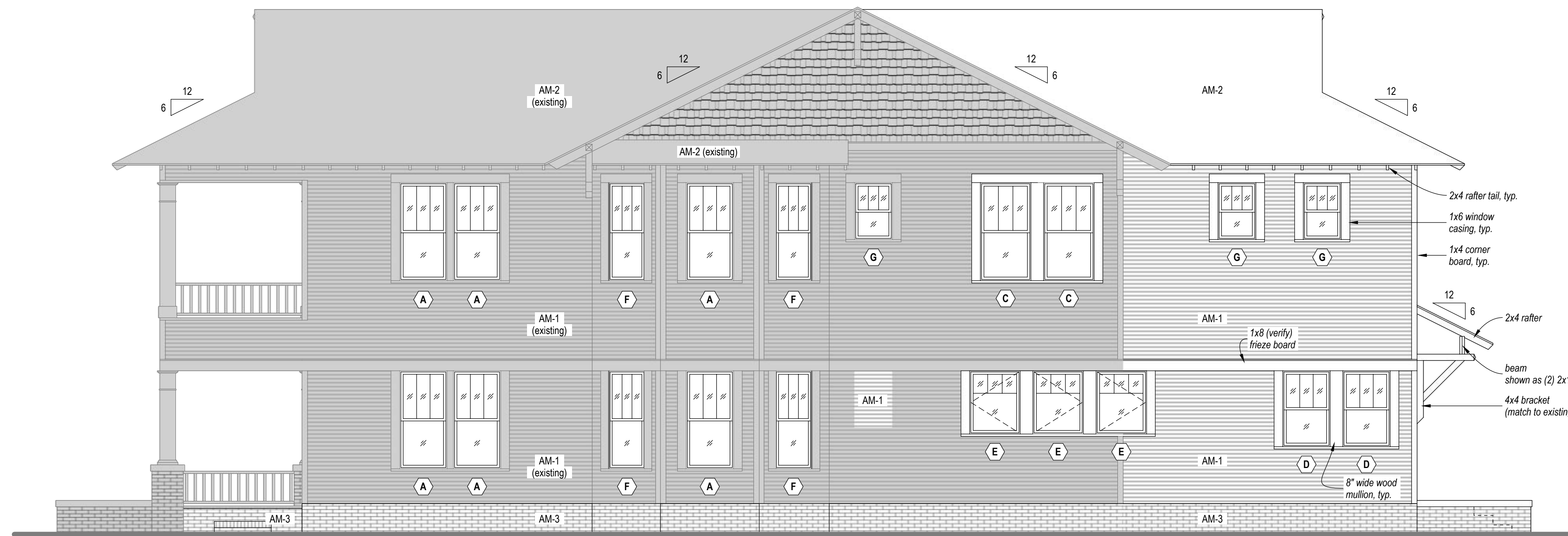
NO.	TYPE	LOCATION	MANF. / PRODUCT	NOTES
AM-1	lap siding	exterior walls	pine pattern no. 117	
AM-2	asphalt architectural shingles	upper roof and awning		(design intent is to match house; GC to verify and match)
AM-3	brick veneer	house and porch "skirting"		



Ripley Renovations
COLLABORATE | CREATE

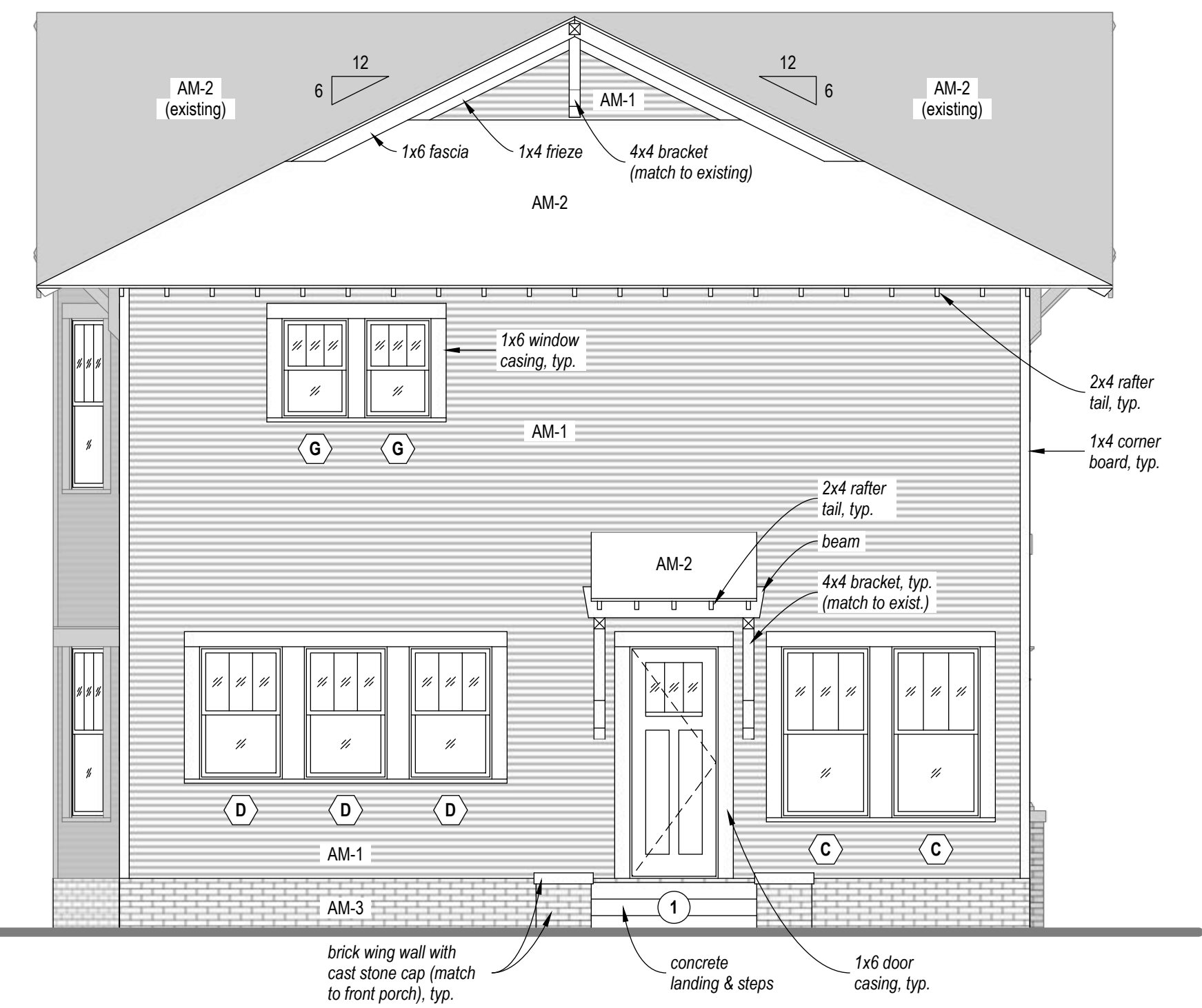


10/27/25



ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"



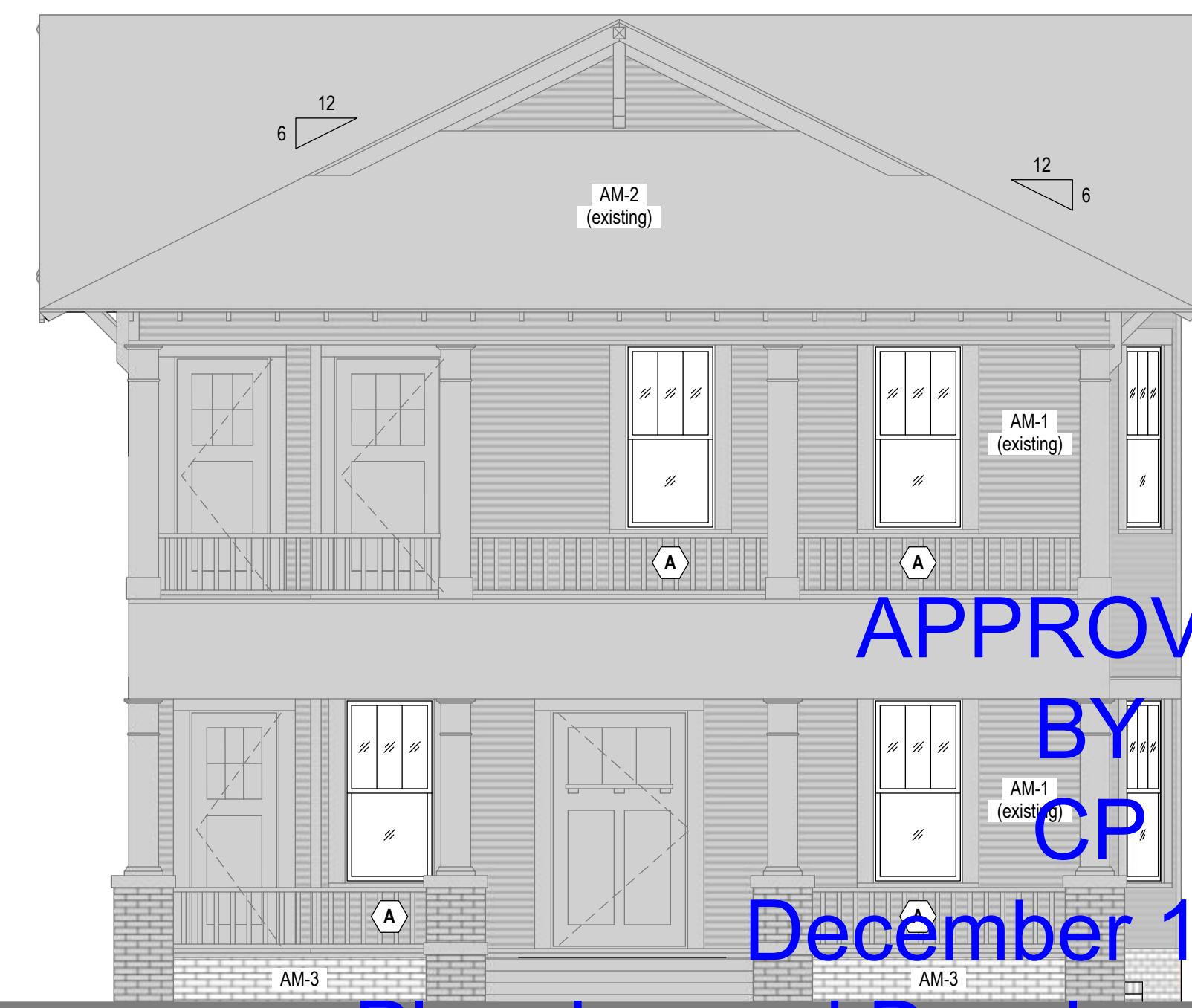
ELEVATION (REAR)

scale: 1/4" = 1'-0"



ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



ELEVATION (FRONT)

scale: 1/4" = 1'-0"

House Renovations & Addition
5208 Worth St, Dallas, TX 75214

APPROVED
BY
CP

December 1, 2025

10/27/25

WINDOWS REVISION

Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

EXTERIOR ELEVATIONS

AS 01



5208 Worth Street - Front Facade



Right (NE) side of main structure



Right (NE) side of main structure



Right (NE) side of main structure from rear

APPROVED
BY
CP
December 1, 2025

Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS



Rear (NW) side of main structure



Rear (NW) side of main structure

APPROVED
BY
CP
December 1, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS



Right (SW) side of main structure



Right (SW) side of main structure

APPROVED
BY
CP
December 1, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

Window Survey Form

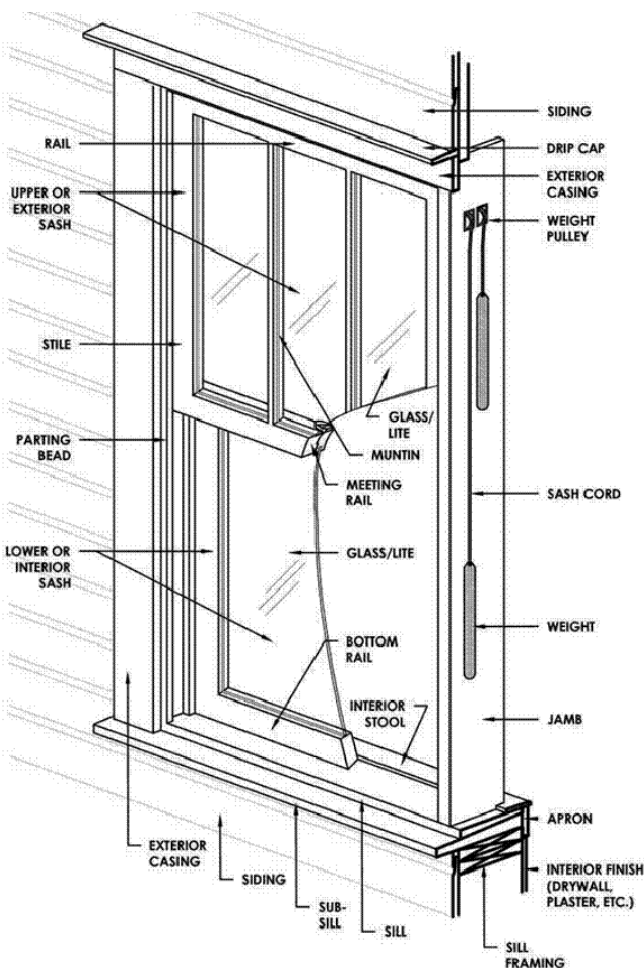
Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs or groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	See attached
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	APPROVED BY CP
Total Number of Windows to be Replaced	December 1, 2025

COA— 25-000495

Applicant Name: Travis Ripley, Ripley Renovations

Date Received: _____

Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	See attached schedule.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

APPROVED
BY
CP

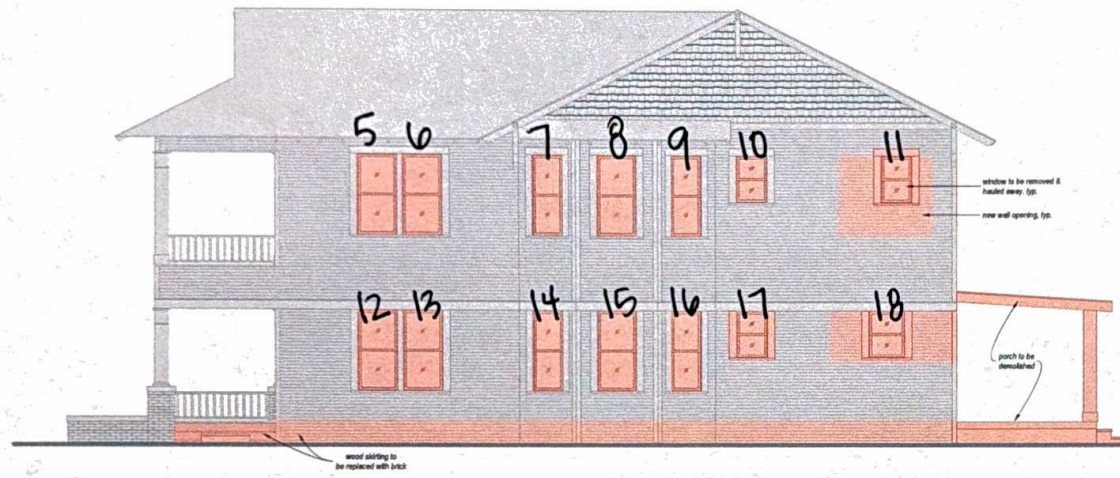
December 1, 2025
Planning and Development Department
Historic Preservation
CERTIFICATE OF APPROPRIATENESS

LEGEND

- existing to remain
- existing to remain (beyond)
- existing to be removed or relocated
- existing to be removed or relocated (beyond)

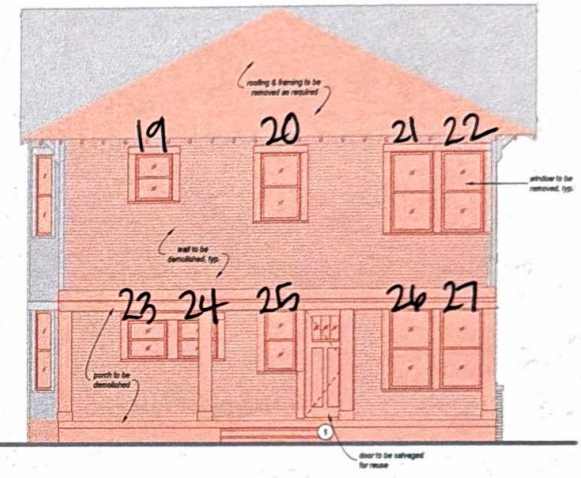


Ripley Renovations
COLLABORATE. CREATE.



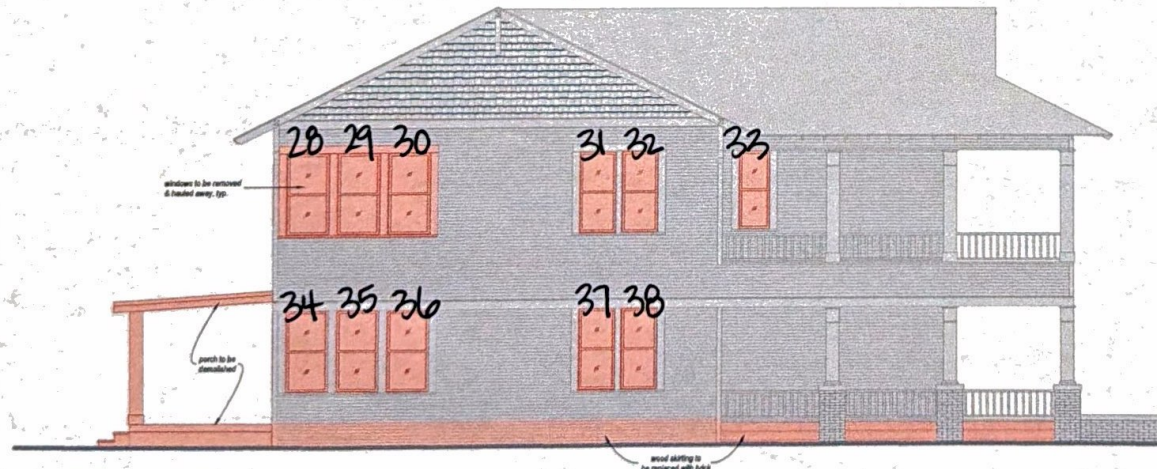
DEMOLITION ELEVATION (RIGHT SIDE)

scale: 1/4" = 1'-0"



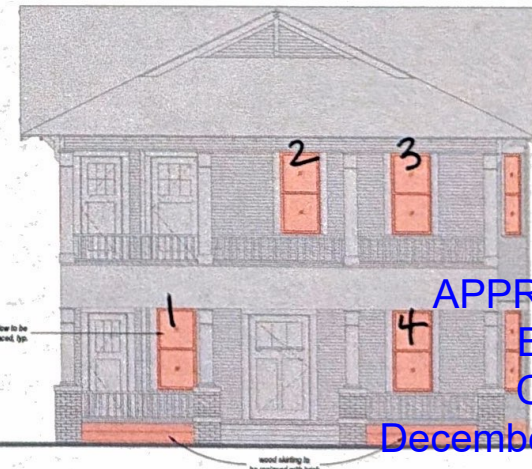
DEMOLITION ELEVATION (REAR)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (LEFT SIDE)

scale: 1/4" = 1'-0"



DEMOLITION ELEVATION (FRONT)

scale: 1/4" = 1'-0"

House Renovations & Addition
 5208 Worth St, Dallas, TX 75214


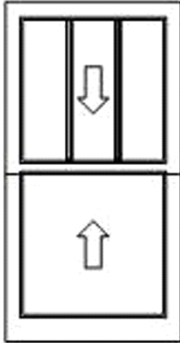

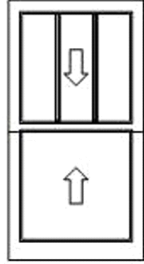

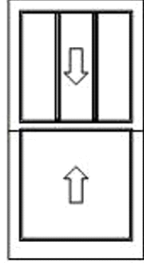

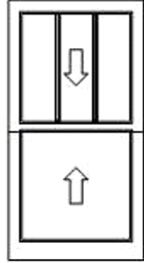

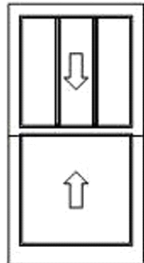
APPROVED
BY
CP
December 1, 2025
 10/27/25
 WINDOW REVISION
 DEMOLITION REVISION

Planning and Development Department
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A0.02

5208 Worth Street

Munger Place
COA-25-000495

*All existing windows are non-original vinyl compression-style replacements.


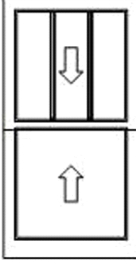

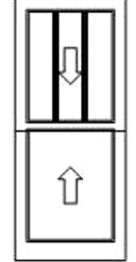

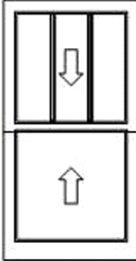

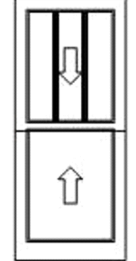

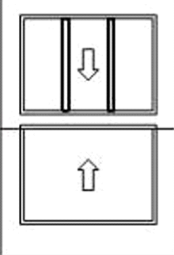
NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
1	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
2	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
3	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
4	Front		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
5	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

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5208 Worth Street

Munger Place
COA-25-000495

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NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
6	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
7	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
8	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
9	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
10	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

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5208 Worth Street

Munger Place
COA-25-000495

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NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN
11	Right		Approved for removal (COA-25-000316).	N/A
12	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.
13	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.
14	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.
15	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.

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5208 Worth Street

Munger Place
COA-25-000495

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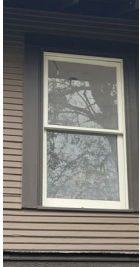

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
16	Right		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		
17	Right		Approved for removal (COA-25-000316).	N/A	N/A
18	Right		Approved for removal (COA-25-000316).	N/A	N/A
19	Rear		Approved for removal (COA-25-000316).	N/A	N/A
20	Rear		Approved for removal (COA-25-000316).	N/A	N/A

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5208 Worth Street

Munger Place
COA-25-000495

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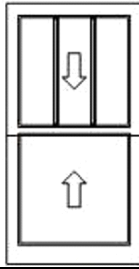

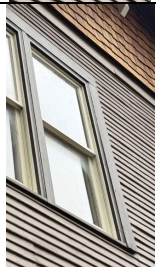
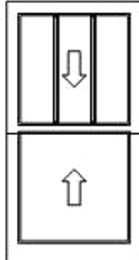
NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN
21	Rear		Approved for removal (COA-25-000316).	N/A N/A
22	Rear		Approved for removal (COA-25-000316).	N/A N/A
23	Rear		Approved for removal (COA-25-000316).	N/A N/A
24	Rear		Approved for removal (COA-25-000316).	N/A N/A
25	Rear		Approved for removal (COA-25-000316).	N/A N/A

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5208 Worth Street

Munger Place
COA-25-000495

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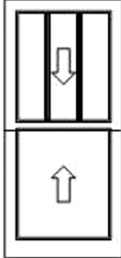

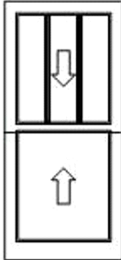

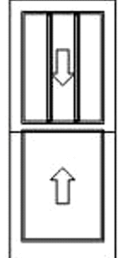

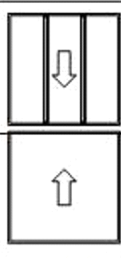

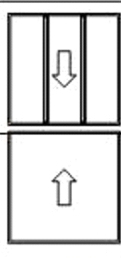
NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN
26	Rear		Approved for removal (COA-25-000316).	N/A N/A
27	Rear		Approved for removal (COA-25-000316).	N/A N/A
28	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.
29	Left		Approved for removal (COA-25-000316).	N/A N/A
30	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.	 Wood, double-hung, 3/1.

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5208 Worth Street

Munger Place
COA-25-000495

*All existing windows are non-original vinyl compression-style replacements.

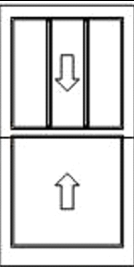

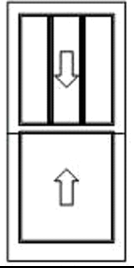

NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
31	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
32	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
33	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
34	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
35	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

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5208 Worth Street

Munger Place
COA-25-000495

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NUMBER	LOCATION	PHOTO	CONDITION	PROPOSED DESIGN	
36	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
37	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.
38	Left		Deteriorated - showing material failure and reduced operability typical of aging vinyl compression windows.		Wood, double-hung, 3/1.

Total number of window openings on the structure:	38	
Number of historic windows on the structure:	0	
Number of existing replacement/non-historic windows	38	
Number of windows completely missing:	0	
Total number of windows to be replaced:	27	(Remaining 11 to be removed, per approved plan)

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CP
December 1, 2025
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Historic Preservation
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