

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



Landmark Commission

July 6, 2026

9:30 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."



City of Dallas

1500 Marilla Street
Council Chambers, 6th
Floor
Dallas, Texas 75201

Briefing Agenda

Landmark Commission

Landmark Commission

Monday, July 6, 2026

9:30 AM

**Landmark Commission
REGULAR MEETING
MONDAY July 6, 2026
ORDER OF BUSINESS**

The Landmark Commission may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing Phyllis.hill@dallas.gov one hour prior to the meeting date start time

AGENDA

Call to Order

Public Speakers

Approval of Minutes

Reports and Briefing Items

- Designation Committee Activity Update

Public Hearing

- Consent Items

- Courtesy Review Items

- Discussion Items

Miscellaneous

Adjournment

APPROVAL OF MINUTES

REPORTS AND BRIEFING ITEMS

DESIGNATION COMMITTEE ACTIVITY REPORT

PUBLIC HEARINGS

CERTIFICATE OF ELIGIBILITY

CONSENT ITEMS

C1. [26-2219A](#) **1240 WASHINGTON STREET**

Council District 7
Fair Park Historic District
COA-26-000306
Rhonda Dunn

Request

1. A Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport.
2. A Certificate of Appropriateness to install an eight-foot-high (8') screened perimeter fence with a sliding gate (to obscure the proposed carport).

Applicant Jose Soto

Application Filed 6/7/2026

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport - be **approved** in accordance with drawings and specifications dated 6/7/2026 **with the following condition(s)**: that metal columns and roof structure be painted Centennial Tan (Plochere 183) or a compatible muted neutral color. Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criterion Section 3.5 under Paint; Dallas City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install an eight feet high (8') screened perimeter fence with sliding gate (to obscure proposed carport) be **approved** in accordance with drawings and specifications dated 6/7/2026 **with the following conditions**: that color of screening (mesh) be black or dark gray as opposed to green; and that fencing must not physically alter, cut into, or attach to the main building. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.11(d) pertaining to fencing; Dallas City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport-- be approved as submitted.
2. That the request for a Certificate of Appropriateness to install an eight-foot high (8') screened perimeter fence with sliding gate (to obscure proposed carport) be approved as submitted.

Attachments:**[C - 1240 Washington St COA-26-000306 Case Report](#)****C2. [26-2220A](#) **[3536 GRAND AVENUE](#)****

Council District 7
Fair Park Historic District
COA-26-000226
Rhonda Dunn

Request

A Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building.

Applicant Norman Alston

Application Filed 6/17/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building be **approved** in accordance with drawings and specifications dated 6/17/2026 **with the following conditions**: that bollard placement **not** block pedestrian walkways, accessible paths, or required fire lane widths; that bollards be finished in a dark, non-reflective neutral color (black, dark bronze, or charcoal) to remain visually unobtrusive; that sections (on each end) of the bollard installation be removable for potential emergency access; and that any damage to Texas-shaped pavers during installation be repaired with in-kind materials. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.10 under Hardscape and Section 3.11(h) pertaining to fencing; Dallas City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building be approved with the following conditions/comments:

1. Make some bollards removable on both sides to allow emergency access or unforeseen future use
2. The applicant will provide specific bollard locations after meeting with the client.

Note: The applicant has revised to comply with the task force recommendation(s).

Attachments: **[C - 3536 Grand Ave COA-26-000226 Case Report](#)****C3. [26-2221A](#) **[4806 SWISS AVENUE](#)****

Council District 2
Peak's Suburban Addition Historic District
COA-26-000277
Christina Paress

Request

1. A Certificate of Appropriateness to replace the front door and sidelights of the main structure.
2. A Certificate of Appropriateness to replace the existing pendant light fixture at the front entrance.

Applicant Bobby Ralston

Application Filed 5/22/2026

Staff Recommendation

1. That the Certificate of Appropriateness to replace the front door and sidelights of the main structure be **approved** in accordance with specifications dated 7/6/2026. The proposed work is consistent with preservation criteria Section 3.10; City Code Section 4.501(g)(6)(C)(i) for **contributing** properties, and the Secretary of the Interior's Standards for Rehabilitation.
2. That the Certificate of Appropriateness to replace the existing pendant light fixture at the front entrance be **approved** in accordance with specifications dated 7/6/2026. The proposed work is consistent with preservation criteria Section 2.5; 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

1. That the Certificate of Appropriateness to replace front door and sidelights of main structure be approved with conditions that the door, sidelights, and transom are wood on wood with no cladding, and the muttoms are exterior to the glass.
2. That the Certificate of Appropriateness to replace the existing pendant light fixture at the front entrance be approved as the light fixture as submitted.

Attachments: [C - 4806 Swiss Ave COA-26-000277 Case Report](#)

C4. [26-2222A](#) **2309 BOLL STREET**

Council District 14

State-Thomas Historic District

COA-26-000268

Marcus Watson

Request

A Certificate of Appropriateness to enclose existing garage doors on the northwest side and cover with matching side.

Applicant Kowalewski, Matthew

Application Filed 5/22/2026

Staff Recommendation

That the Certificate of Appropriateness to enclose existing garage doors on the northwest side and cover with matching siding be **approved with the following conditions**: infill to match siding, brick skirting, and painted to match. Implementation of the proposed conditions would allow the proposed work to be consistent with Preservation Criteria Section 51P-225.109(a)(11)(B), City Code Section 4.501(g)(6)(C)(ii) for

noncontributing properties, and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the Certificate of Appropriateness to enclose existing garage doors and cover with matching siding should be approved with the following conditions: infill to match siding, brick skirting, and painted to match. Applicant will need an elevation and "cleaned-up" plan without any unnecessary items or notes.

Attachments: [C - 2309 Boll COA-26-000268 Case Report](#)

COURTESY REVIEW ITEMS

CR5. [26-2223A](#) **4704 GASTON AVENUE**

Council District 2
Peak's Suburban Addition Historic District
COA-26-000284
Christina Paress

Request

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

Applicant Fred Pena

Application Filed 5/26/2026

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.

Attachments: [CR - 4704 Gaston Ave COA-26-000284 Case Report](#)

DISCUSSION ITEMS

D6. [26-2224A](#) **3401 COMMERCE STREET**

Council District 2

Dallas Tent and Awning / Murray Building Historic District

COA-26-000273

Rhonda Dunn

Request

A Certificate of Appropriateness to replace existing wood (framed) double entrance doors on the south elevation of the main building with aluminum (framed) double doors.

Applicant Rees Bowen IV

Application Filed 6/8/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace existing wood (framed) double entrance doors on the south elevation of the main building with aluminum (framed) double doors be **denied without prejudice**. The proposed aluminum storefront door system is visually incompatible in profile, non-historic in material, and does not reproduce the massing, paneling, or configuration expected for historic industrial doors. Therefore, the proposed work would have an adverse effect on the historic character of the building and is **not** consistent with preservation criterion Section 3.12 under Fenestrations and Openings; Dallas City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace existing wood (framed) double entrance doors on the south elevation of the main building with aluminum (framed) double doors will be denied without prejudice. Replacing the existing wood door with a new wood door is more compatible with the building than replacing it with a new metal door.

Attachments: [D - 3401 Commerce St COA-26-000273 Case Report](#)

D7. [26-2225A](#) **5616 COLUMBIA AVENUE**

Council District 14

Junius Heights Historic District

COA-26-000235

Christina Paress

Request

A Certificate of Appropriateness to rebuild and reconfigure the existing (non-original) side addition.

Applicant Gary Buckner

Application Filed 6/3/2026

Staff Recommendation

That the Certificate of Appropriateness to rebuild and reconfigure the existing (non-original) side addition be **approved with the following conditions**: 1. That the roof on the side addition be hipped with a 6:12 pitch, 2. that all replacement siding be #117 novelty wood siding to match the original, and 3. that all fenestration remain and not be removed. Implementation of the proposed conditions would allow work to be consistent with preservation criteria Section 8; 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 rebuild and reconfigure the existing side addition roof be approved with the conditions that drawings and specifications indicate a distractive hipped or gable roof on the dormer/side addition and that detailing matches the existing main structure. Recommend that the side elevation with the dormer show more information, that the hipped roof is more appropriate, and that the roof specification sheet and side elevation roof specifications match.

Attachments: [D - 5616 Columbia Ave COA-26-000235 Case Report](#)

D8. [26-2226A](#) **4826 TREMONT STREET**

Council District 2
Munger Place Historic District
COA-26-000260
Christina Paress

Request

A Certificate of Appropriateness to replace the existing fence.

Applicant Jason Espay

Application Filed 5/15/2026

Staff Recommendation

That the Certificate of Appropriateness to replace the existing fence be **approved with the condition** that the fence must be 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 ensure the proposed work is 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.

Attachments: [D - 4826 Tremont St COA-26-000260 Case Report](#)

D9. [26-2227A](#) **6000 BRYAN PARKWAY**

Council District 14
Swiss Ave Historic District
COA-26-000020
Christina Paress

Request

A Certificate of Appropriateness to replace the existing (possibly unauthorized) fence to match the existing.

Applicant Alexander Hinckley

Application Filed 6/16/2026

Staff Recommendation

That the Certificate of Appropriateness to replace the existing fence be **approved with the condition** that the fence is not located directly in front of the corner side façade of the main block of the house facing North Beacon St. [allowing for the rear ell on the east (rear) side of the house to be within the fenced area], which will not have an adverse effect on the district. Implementation of this condition will ensure the proposed work is consistent with the spirit of the preservation criteria, Sec. 51P-63.116(2)(B)(iv)(cc); meet 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 denied without prejudice, as the ordinance does not permit a fence directly in front of the corner façade.

Attachments: [D - 6000 Bryan Parkway COA-26-000020 Case Report](#)

D10. [26-2228A](#) **2937 WARREN AVENUE**

Council District 7
Wheatley Place Historic District
COA-26-000337
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building on a vacant corner lot - a duplex, with an accessory structure, a rear detached two-car garage.

Applicant Pascual Mojica

Application Filed 06/22/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building on a vacant corner lot - a duplex, with an accessory structure, a rear detached two-car garage be **approved** in accordance with drawings and specifications dated 06/22/2026 **with the following conditions**: that foundation be pier and beam or crawlspace with a minimum height of eighteen inches; that windows be all-aluminum (not aluminum cladding) with lite configuration of one over one (1 over 1); that mullion(s) (i.e., trim pieces) of four to six inches in width be added between paired/ganged windows; that paint colors for the body and trim

be selected from a historic paint color collection and be approved by staff; and that driveway(s), walkway(s) and steps be of brush finished concrete; and that all revisions be noted on drawings and approved by staff. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.3 under Building Site and Landscaping, Sections 9.3, 9.6, and 9.7 under New Construction and Additions, and Sections 10.1, 10.2, 10.3, and 10.4 under Accessory Buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building on a vacant corner lot - a duplex, with an accessory structure, a rear detached two-car garage, be approved with the following condition(s)/comment(s):

1. Move (louvered) vents to the main side gables.
2. Raise the main side gable (roof height).
3. Expose rafter tails.
4. The two front gables are lower and narrower.
5. (Front) Porch column tops need to be tapered, with brackets aligned with the column(s) central axis(es).

Note: The applicant has revised to comply with the task force recommendation(s).

Attachments: [D - 2937 Warren Ave COA-26-000337 Case Report](#)

D11. [26-2229A](#) **3406 JEFFRIES STREET**

Council District 7
Wheatley Place Historic District
COA-26-000335
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building on a vacant interior lot.

Applicant Franchesca Jennings

Application Filed 6/18/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building on a vacant interior lot be **approved** in accordance with drawings and specifications dated 06/18/2026 **with the following conditions**: that exterior siding be all wood horizontal lap-siding millwork pattern #105; that roof eaves be extended to a minimum of 18 inches with exposed rafter tails; that front porch column bottoms be unpainted modular sized brick; that the foundation be pier and beam or crawlspace with a minimum height of eighteen inches; that windows be all-aluminum (not aluminum cladding) with lite configuration of one over one (1 over 1); and that driveway(s), walkway(s) and steps be

of brush finished concrete; and that all revisions be noted on drawings and approved by staff. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.3 under Building Site and Landscaping, and Sections 9.3, 9.6, and 9.7 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential building on a vacant interior lot be approved with the following condition(s)/comment(s): extend the principal roof to the front exterior wall.

Note: The applicant has revised to comply with the task force recommendation(s).

Attachments: [D - 3406 Jeffries St COA-26-000335 Case Report](#)

D12. [26-2230A](#) **500 N. MONTCLAIR AVENUE**
Council District 1
Winnetka Heights Historic District
COA-26-000310
Christina Paress

Request

A Certificate of Appropriateness to demolish two **noncontributing** accessory structures that are in imminent threat of collapse. Standard: Imminent threat to public health/safety.

Applicant Heather Kelley

Application Filed 6/16/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to demolish two **noncontributing** accessory building structures be **approved** in accordance with the engineering report dated 6/16/2026. The proposed work meets the standards in City Code Sec. 51A-4.501(h)(4)(D) and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to demolish two **noncontributing** accessory building structures be denied without prejudice. Recommends obtaining a structural engineering report, photos of the foundation, and a Sanborn map.

Attachments: [D - 500 N Montclair Ave COA-26-000310 Case Report](#)

D13. [26-2231A](#) **400 N. WILLOMET AVENUE**
Council District 1
Winnetka Heights Historic District
COA-26-000266

Christina Paress

Request

A Certificate of Appropriateness to replace nine (9) aluminum windows with clad composite windows on the main structure.

Applicant Lauren Low

Application Filed 5/21/2026

Staff Recommendation

That the Certificate of Appropriateness to replace nine (9) aluminum windows with clad composite windows on a main structure be approved with the conditions that the replacement windows are all wood, no cladding, one over one lite configuration, and to be approved by staff prior to replacement. Implementation of the conditions will ensure the proposed work is consistent with preservation criteria, Sec. 51P-87.111(a)(17); meet the standards in City Code Section 51A-45.501(g)(6)(c)(i) for **contributing** structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

That the Certificate of Appropriateness to replace nine (9) aluminum windows with Renewal by Anderson windows on main structure be approved with following the conditions: 1. that proposed windows are all wood, cannot be clad, and make sure bottom rail is wider, i.e. Marvin Heritage profile, 2. submit additional photos to prove windows are aluminum, and 3. only replace aluminum windows and paint to match existing.

Attachments: [D - 400 N Willomet Ave COA-26-000266 Case Report](#)

D14. [26-2232A](#) **3505 MAPLE AVENUE**

Council District 2

Reverchon Park

Rhonda Dunn

Request

A Landmark Commission Authorized Hearing to consider a historic overlay for 3505 Maple Avenue (Reverchon Park), generally bounded by Maple Avenue, McKinnon Street, the Dallas North Tollway, Welborn Street, and the Katy Trail.

Owner

City of Dallas, Park and Recreation Department

Application Filed 8/5/2024

Staff Recommendation

Approve, subject to the preservation criteria with minor edits.

Task Force Recommendation

Approve, subject to the preservation criteria with minor edits to the site plan(s).

Attachments: [D - 3505 Maple Ave Case Report](#)

MISCELLANEOUS**Adjournment**

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]