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**CITY SECRETARY
DALLAS, TEXAS**

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DALLAS, TX

City of Dallas

*1500 Marilla Street
6ES Briefing Room
Dallas, Texas 75201*



Landmark Commission

May 4, 2026

Briefing - 9:30 AM

Public Hearing - 1:00 PM



City of Dallas

LANDMARK COMMISSION REGULAR MEETING

**May 4, 2026, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference**

(The Landmark Commission may be briefed on any item on the agenda if it becomes necessary)

Video Conference: (24938698725@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 249 386 98725

Password May26LMC (62926562 when dialing from a phone or video system)

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 acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, *por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada*. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m5cd83911022943dcc9125626624862f7>

(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 at least 1 hour prior to the meeting start time.

AGENDA

- | | | |
|------|--|-----------------------------|
| I. | Call to Order | Evelyn Montgomery, Chair |
| II. | Public Speakers | |
| III. | Approval of Minutes | |
| | - April 6, 2026, Regular meeting minutes | |
| IV. | Reports and Briefing Items | |
| | - Designation Committee Activity Update | Commissioner David Preziosi |
| | - Presentation and Update on Garvin Cemetery | Rob Baldwin and Staff |
| | - Meeting Procedure Training | Assistant City Attorney |
| | - Certificate of Eligibility (CE) Items | Staff |
| | - Consent Items | |
| | - Courtesy Review Items | |
| | - Discussion Items | |
| V. | Public Hearing | |
| | - Consent Items | |
| | - Courtesy Review Items | |
| | - Discussion Items | |
| VI. | Miscellaneous | |
| VII. | Adjournment | |

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."

APPROVAL OF MINUTES**REPORTS AND BRIEFING ITEMS****DESIGNATION COMMITTEE ACTIVITY REPORT****PUBLIC HEARINGS****CONSENT ITEMS****C1. [26-1533A](#) 725 LOWELL STREET**

Junius Historic District
CE256-011(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Andrew Simpson

Application Filed 4/20/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated \$530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: [C - 725 Lowell St - CE256-011\(CP\) - Docket](#)

C2. [26-1534A](#) 722 NESBITT DRIVE

Junius Historic District
CE256-012(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Joshua and Kelly Harris

Application Filed 4/8/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated \$164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: [C - 722 Nesbitt Dr - CE256-012\(CP\) - Docket](#)

C3. [26-1144A](#) 5424 REIGER AVENUE

Council District 14
Junius Heights Historic District
COA-26-000121
Christina Paress

Request

A Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch).

Applicant Christopher Bolan

Application Filed 4/8/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** in accordance with plans and specifications dated 5/4/2026. The proposed work is consistent with preservation criteria Section 8.3; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** as submitted.

Attachments: [C - 5424 Reiger Ave - COA-26-000121 - Docket](#)

COURTESY REVIEW ITEMS**CR4. [26-1145A](#) 3919 WALDRON AVENUE**

Council District 7
Queen City Neighborhood - Predesignation Moratorium
COA-26-000122
Rhonda Dunn

Request

A Courtesy Review of the construction of a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage.

Applicant Williams, Tracy

Application Filed 3/4/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage 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. Supportive, with the following comments:

1. The front dormer is too high up, on the front roof slope.
2. Windows of the dormer are too short.
3. Driveway appears to encroach on the neighbor's property.
4. Reduce the width of the driveway - too much hardscaping, not enough green space.
5. Two-part porch columns on front and rear porches should have square/rectangular bottoms, not flared.
6. Porch column bottoms should be brick and sit on grade.
7. The foundation should be raised with a crawl space (minimum height 18 inches) or a pier and beam.

Attachments: [Initiations Memo 032426](#)
[CR - 3919 Waldron Ave -COA-26-000122 - Docket](#)

DISCUSSION ITEMS

D5. [26-1531A](#) **10260 STRAIT LANE**

Council District 13
Jackson Residence Historic District
COA-26-000138
Rhonda Dunn

Request

A Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence; new height eight feet, six inches.

Applicant Sardar, Sharif

Application Filed 4/14/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **approved with conditions** in accordance with drawings and specifications submitted April 14, 2026 with the following conditions: that the new limestone wing walls and posts must match the existing ashlar-cut limestone in color, texture, pattern, bond, and module size; that replacement metal fencing match the existing in openness percentage - a minimum of 80 percent; that fence posts be topped with cast stone caps matching the existing in color, texture, profile, and dimensions; that maximum height of all fence components be less than (or equal to) eight feet six inches; and that statuary (dog finials) at the main gate be retained/restored. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.6(a) under Fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** 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 replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **denied without prejudice**. Design does not comply with the ordinance or match the existing fence.

Attachments: [D - 10260 Strait Lane COA-26-000138 Case Report](#)

D6. [26-1504A](#) **702 ROSS AVENUE**

Council District 14
West End Historic District
COA-26-000136
Rhonda Dunn

Request

A Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building.

Applicant Ruvalcaba, Rene

Application Filed 4/15/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be **approved with conditions** in accordance with drawings and specifications submitted April 15, 2026 with the following conditions: that all attachments for lighting fixtures, conduit, wiring, or mounting hardware be made only through mortar joints and not into historic brick; that programmable string lights be installed below the parapet and any ornamental brick detailing at the top of the main building; and that color temperature and brightness shall be kept low-intensity -- using a neutral, low-intensity white light is preferred. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.7 pertaining to façade appearance; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** 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 outdoor lighting (programmable string lights) around the top perimeter of the main building be **denied without prejudice**. The applicant has not provided enough information.

Attachments: [D - 702 Ross Ave COA-26-000136 Case Report](#)

D7. [26-1496A](#) **1310 W. DAVIS STREET**

Council District 1
Winnetka Heights Historic District

COA-26-000092

Christina Paress

Request

A Certificate of Appropriateness to paint a mural on the West side of the brick structure.

Applicant Yorleny Valderrama

Application Filed 3/20/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice**, with the finding of fact that the mural does not fit within the neighborhood, and the design and colors are not appropriate to the district and would have an adverse effect on the district. The proposed work is, therefore, inconsistent with preservation criteria Sec. 51P-87-117.3(b)(1)(H); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** per ordinance. However, the task force notes that murals are culturally appropriate in Oak Cliff, that a smaller portion of the brick has already been painted, and that the mural is on the alley side of the building.

Attachments: [D - 1310 W Davis St - COA-26-000092 - Docket](#)

D8. [26-1497A](#) **3500 LATIMER STREET**

Council District 7

Queen City [Predesignation Moratorium]

COA-26-000162

Rhonda Dunn

Request

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

Applicant Smith, Rick

Application Filed 4/15/2026

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure - a detached two-car garage be **approved** in accordance with drawings and specifications dated 4/15/2026 with the following conditions: (1) that the exterior cladding be brick veneer (unpainted); (2) that an exterior (masonry) chimney be added to the front or cornerside elevation; (3) that roof pitch be steeper - minimum 12:12; (4) that windows be all aluminum (no cladding) with lite configuration of one-over-one; (5) that front door be arched or rectangular with heavy timber

styling and decorative strap hinges; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

No quorum - Comments only. Non-Supportive, with the following comment(s): the design shown is not what the Landmark Commission recommended. It lacks important architectural features characteristic of the Tudor Revival style.

Attachments: [D - 3500 Latimer St COA-26-000162 Case Report](#)

D9. [26-1498A](#) **2601 STATE STREET**

Council District 14

State-Thomas Historic District

COA-26-000156

Marcus Watson

Request

A Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot.

Applicant Hiromoto, Jennifer

Application Filed 3/26/2026

Staff Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved** in accordance with plans and specifications submitted April 17, 2026. The proposed work is consistent with designation criteria in City Code 51P-225.109(a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-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 construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved**.

Attachments: [D - 2601 State COA-26-000156 Docket](#)

D10. [26-1499A](#) **QUEEN CITY NEIGHBORHOOD**

Council District 7

Queen City [Predesignation Moratorium]

Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider [re]initiating the historic designation procedure to establish a historic overlay district, on

property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

Attachments: [D - Queen City LMC Reinitiation Memo 050426](#)

D11. [26-1500A](#) **MCSHANN ESTATES**

Council District 13
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider initiating the historic designation procedure to establish a historic overlay district for the area known as McShann Estates, located along McShann Road (north and south lines) from Montfort Drive to Preston Road.

Attachments: [D - McShannEstates LMC Initiation Memo 050426](#)

MISCELLANEOUS

M12. [26-1501A](#) **8777 N. STEMMONS FREEWAY**

Mary Kay Cosmetics
Council District 6
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register Nomination form for 8777 N. Stemmons Freeway (Mary Kay Cosmetics), at the behest of the Texas Historical Commission (THC).

Owner

8787 RICCHI LLC

Attachments: [D - 8777 N Stemmons Fry Dallas, Mary Kay Cosmetics - SBR Dra](#)

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]