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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260862

POSTED CITY SECRETARY
DALLAS, TX



Landmark Commission

October 5, 2026

Briefing - 9:30 AM

Public Hearing - 1:00 PM



City of Dallas

LANDMARK COMMISSION REGULAR MEETING

**October 5, 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)

Telephone: (408) 418-9388, Access Code: 248 597 36012

Password Oct26LMC (62826562 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=mb9a1509aff936a26a811b18726f715b7>

(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

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
 - September 8, 2026, Regular meeting minutes
- IV. **Reports and Briefing Items**
 - Designation Committee Activity Update Commissioner David Preziosi
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- V. **Public Hearing**
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Miscellaneous**
 - Approval of the Landmark Commission meeting calendar 2027-2028
- 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."

CONSENT ITEMS**C1. [26-3133A](#) [4105 S. FITZHUGH AVENUE](#)**

Council District 7
Fair Park Historic District
COA-26-000509
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) to include:

- Reorientation of the park's main entrance toward the South Dallas neighborhoods for improved community access;
- Reduction of total park size to 10.5 acres;
- Reduction in the number of proposed buildings; and
- Revised site area now covers Lot 10B and a portion of Lot 10A.

Applicant Norman Alston, FAIA

Application Filed 09/16/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) be **approved** in accordance with drawings and specifications dated 09/16/2026 **with the following condition(s)**: that the final design, including all associated site plans, elevations, renderings, and details, be reviewed and formally approved by the Texas Historical Commission (THC) prior to issuance of the Landmark Commission's Certificate of Appropriateness. Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criteria Section 1.9 requiring an antiquities permit from THC and Section 7.1 pertaining to Transition Zone 1; 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 community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) be approved as submitted.

C2. [26-3145A](#) **300 SOUTH EDGEFIELD AVENUE**

Council District 1
Winnetka Heights Historic District
COA-26-000495
Taylor Means

Request

A Certificate of Appropriateness to remodel an existing small rear patio by adding an attached pergola and canopy roof.

Applicant Fred Pena

Application Filed 8/24/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to remodel an existing small rear patio by adding an attached pergola and canopy roof be **approved** in accordance with plans and specifications dated September 18, 2026 with a finding of fact that the work is appropriate to both the structure and the district and would not have an adverse effect on the district. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87-111(a) (2 and 3) and City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

No quorum - comments only. Task force is supportive of the work with the recommendation that the materials list be updated, that a divided light be added next to the back door, and that the plans be updated to reflect that the window will be relocated, not removed.

C3. [26-3146A](#) **305 SOUTH EDGEFIELD AVENUE**

Council District 1
Winnetka Heights Historic District
COA-26-000465
Taylor Means

Request

A Certificate of Appropriateness to replace the existing front door.

Applicant Sharron Conrad

Application Filed 8/15/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing front door be **approved** in accordance with specifications submitted on September 3, 2026, with a finding of fact that the work is appropriate to both the structure and the district and would not have an adverse effect. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87-111(a)(17)(F)(iii) and City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

Approve with the comments of exploring the original size of the door fenestration compared to the location of the side lights. Task Force believes that the door is appropriate, but the applicant should consider looking at a door with wood bottom to align with the wood on side lights. Task Force also notes that the door might have originally been 7 feet and to look for evidence of the original frame.

C4. [26-3147A](#) **115 NORTH MONTCLAIR AVENUE**

Council District 1
Winnetka Heights Historic District
COA-26-000484
Taylor Means

Request

A Certificate of Appropriateness to remodel existing porch and porte cochere columns into craftsman style columns.

Applicant John Bearg

Application Filed 8/20/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to remodel existing porch and porte cochere columns into craftsman style columns be **approved** in accordance with plans and specifications submitted on August 21, 2026, with a finding of fact that the work is appropriate to both the structure and the district and would not have an adverse effect. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87-111(a)(9)(C) and City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

Approve the columns but to consider removing the AI rendering from the application and include an accurate rendering depicting the correct dimensions and to ensure the color and availability of the chosen brick.

C5. [26-3148A](#) **114 NORTH WINDOMERE AVENUE**

Council District 1
Winnetka Heights Historic District
COA-26-000428
Taylor Means

Request

A Certificate of Appropriateness to repaint home with the colors SW 2851 "Sage Green Light" as the main body, SW 2821 "Downing Stone" as the trim, and SW 2846 "Roycroft Bronze Green" as the accent trim and to replace an existing porch ceiling fan.

Applicant Lauren Holloway

Application Filed 8/01/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to repaint home with

the colors SW 2851 “Sage Green Light” as the main body, SW 2821 “Downing Stone” as the trim, and SW 2846 “Roycroft Bronze Green” as the accent trim and to replace an existing porch ceiling fan be **approved** in accordance with specifications submitted on August 2, 2026, **with the condition** that no brick or other masonry be painted. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sec. 51P-87-111.(a)(8)(C) and City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior’s Guidelines for Rehabilitation.

Task Force Recommendation

Approve the new paint color scheme but to clarify the that the window trim will be the accent color. The accent color should also be applied to the dentils, brackets, and knee braces of the home. Task Force also requested photos of homes on either side of the property be provided.

C6. [26-3164A](#) **2915 WARREN AVENUE**

Council District 7
Wheatley Place Historic District
COA-26-000474
Taylor Means

Request

A Certificate of Appropriateness to remodel an existing rear addition due to a fire.

Applicant Jordan D’Silva

Application Filed 8/19/2026

Staff Recommendation

That the request for a Certificate of Appropriateness remodel an existing rear addition due to a fire be **approved** in accordance with drawings and specifications dated August 25, 2026, **with the conditions** that both front façade doors are to remain, the soffit, fascia and trim boards be all wood, and that the porch light be a flush mount light. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 4(4.1) (b) and meets City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior’s Guidelines for Rehabilitation.

Task Force Recommendation

Approve with conditions that the trim be a darker color, that the porch lights be flush with the porch ceiling, that the second door on the front is to remain, and the back door should be a solid core door.

COURTESY REVIEW ITEMS

CR7. [26-3149A](#) **5714 SWISS AVENUE**

Council District 14
Swiss Avenue Historic District
COA-26-000519

Christina Paress

Request

1. A Courtesy Review for construction of a new rear-covered porch.
2. A Courtesy Review for replacing screens on the side porch with a front facing façade with glass.
3. A Courtesy Review for installation of a front terrace constructed with brushed concrete.

Applicant Chad Jones

Application Filed 9/1/2026

Staff Recommendation

1. Courtesy Review - no action required. That the request for construction of a new rear covered porch in accordance with plans dated 6/9/2026 be **conceptually approved** consistent with the Secretary of the Interior's Standards for Rehabilitation.
2. Courtesy Review - no action required. That the request for replacing screens on the side porch with a front facing façade with glass in accordance with plans dated 6/9/2026 be **conceptually approved** as a restoration, consistent with the Secretary of the Interior's Standards for Rehabilitation.
3. Courtesy Review - no action required. That the request for installation of a front terrace constructed with brushed concrete in accordance with plans dated 6/9/2026 be **conceptually approved** as a restoration, consistent with the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

1. That the request for construction of a new rear covered porch in accordance with plans dated 6/9/2026 be approved. This addition to the main structure is compatible with the characteristics of the building and the placement behind the side porch is compatible.
2. That the request for replacing screens on the side porch with a front facing façade with glass in accordance with plans dated 6/9/2026 be approved. Replacement of screens with glass is not prohibited by the ordinance as porch is not a front porch or porte cochere.
3. That the request for installation of a front terrace constructed with brushed concrete in accordance with plans dated 6/9/2026 be approved. Front terrace and sidewalk in less than 25% of front yard.

CR8. **26-3150A** **219 NORTH WILLOMET AVENUE**

Council District 1

Winnetka Heights Historic District

COA-26-000494

Taylor Means

Request

A Courtesy Review to construct a detached accessory structure with a carport.

Applicant Fred Pena

[Application Filed](#) 8/24/2026

[Staff Recommendation](#)

Courtesy Review - no action required. That the request to construct a detached accessory structure with a carport be **conceptually approved** with a finding of fact that, once the complete application is submitted, the proposed work *could be more compatible* with the historic overlay district and not have an adverse effect under preservation criteria Sec. 51P-87-111(a)(1), City Code Section 51A-4.501(h)(4)(A), and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

[Task Force Recommendation](#)

No quorum - comments only. Task force is supportive of the work with the recommendation that an engineer's report be provided or to prove it was built after the period of significance for Winnetka Heights, as well as to provide a materials list and paint colors.

CR9. [26-3153A](#) **219 NORTH WILLOMET AVENUE**

Council District 1
Winnetka Heights Historic District
COA-26-000494
Taylor Means

[Request](#)

A Courtesy Review for Demolition or Removal of an existing detached garage (Standard: Replacement with a new structure that is more appropriate and compatible with the historic overlay district).

[Applicant](#) Fred Pena

[Application Filed](#) 8/24/2026

[Staff Recommendation](#)

Courtesy Review - no action required. That the request to demolish an existing detached garage (Standard: Replacement with a new structure that is more appropriate and compatible with the historic overlay district) be **conceptually approved** with a finding of fact that, once the complete application is submitted, the proposed work *could be more compatible* with the historic overlay district and not have an adverse effect under preservation criteria Sec. 51P-87-111(a)(1), City Code Section 51A-4.501(h)(4)(A), and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

[Task Force Recommendation](#)

No quorum - comments only. Task force is supportive of the work with the recommendation that an engineer's report be provided or to prove it was built after the period of significance for Winnetka Heights, as well as to provide a materials list and paint colors.

DISCUSSION ITEMS

D10. [26-3154A](#) **700 NORTH BEACON STREET**

Council District 14

Junius Heights Historic District

COA-26-000427

Christina Paress

Request

A Certificate of Appropriateness to replace two (2) large existing aluminum wood windows with three (3) all wood ganged windows on the corner side facade, and three (3) vinyl ganged windows on the rear facade in the configuration matching front façade windows.

Applicant Beverly Dowdy

Application Filed 7/31/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace two (2) large existing aluminum wood windows with three (3) all wood ganged windows on the corner side facade and three (3) vinyl ganged windows on the rear facade in the configuration matching front façade windows be **approved** with a finding of fact that the wood windows on the side façade are more appropriate than the existing aluminum and that the proposed rear vinyl windows are on the rear (not protected) facade and that the rear fence will shield the windows from the public view. Considering this finding, the proposed work is consistent with preservation criteria Section 4.1; 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 two (2) aluminum wood windows with an all-wood casement window in the same dimensions as existing aluminum windows be approved with the condition that windows are all wood historic sash windows with divided lites on top, per Section 5.2.

D11. **26-3155A** **706 NORTH BEACON STREET**

Council District 14

Junius Heights Historic District

COA-26-000483

Christina Paress

Request

A Certificate of Appropriateness to construct a carport on the driveway side of the main structure.

Applicant Amy Tate

Application Filed 9/17/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a carport on the driveway side of the main structure be **denied without prejudice** with findings of fact that a covered structure in a side yard is not appropriate to the historic structure or the district, should be located in a rear yard, and must be at least eight (8) feet from the main structure. Therefore, the

proposed work is not consistent with preservation criteria Section 9; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; or 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 carport on driveway side of the main structure be approved with the condition that the site plan with dimensions is submitted to determine carport location is appropriate and in compliance with the historic district ordinance.

D12. [26-3156A](#)

5321 VICTOR STREET

Council District 14
Junius Heights Historic District
COA-26-000463
Christina Paress

Request

A Certificate of Appropriateness to pour a 16'x26' brushed concrete driveway in front yard (unauthorized).

Applicant Carly Tomaselli

Application Filed 8/14/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to pour a 16'x26' brushed concrete driveway in front yard (unauthorized) be **denied without prejudice** with findings of fact that parking areas are not permitted in the front yard, must be replaced consistent with the original style, and has an adverse effect on the historic district. Therefore, the proposed work is not consistent with preservation criteria Section 3.3; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to pour a 16'x26' brushed concrete driveway in front yard be denied without prejudice. More information needed.

D13. [26-3157A](#)

5834 VICTOR STREET

Council District 14
Junius Heights Historic District
COA-26-000485
Christina Paress

Request

A Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Sitaline all wood window in the matching dimensions.

Applicant Patrick Everhart

Application Filed 9/13/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Site line all wood window in the

matching dimensions be **denied without prejudice** with a finding of fact that there is no evidence to support replacement rather than restoration. Therefore, the proposed work is not consistent with preservation criteria Section 5.1; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Site line all wood window in the matching dimensions be approved as submitted.

D14. [26-3158A](#)

4616 GASTON AVENUE

Council District 2

Peak's Suburban Addition Historic District

COA-26-000492

Christina Paress

Request

1. A Certificate of Appropriateness to replace all windows with all wood one-over-one windows in the same dimensions as original windows.
2. A Certificate of Appropriateness to construct a rear addition on the main structure.
3. A Certificate of Appropriateness to enclose the front porch.
4. A Certificate of Appropriateness to replace a second front door and awning with a new wood window.
5. A Certificate of Appropriateness to replace existing architectural shingled roof on the main structure with DaVinci Composite slate roofing in the color "Matte Black".
6. A Certificate of Appropriateness to install a new nine (9) foot board-on-board wood fence.
7. A Certificate of Appropriateness to install new landscaping in front, rear, and side yards.
8. A Certificate of Appropriateness to change paint color on main structure: Wood paneling and shingle siding at gables and second-floor enclosed front balcony - Benjamin Moore" Wrought Iron", Trim, fascia and structural framing - Benjamin Moore" Black", and Windows and exterior doors -" Architectural Black".

Applicant Ryan McNee

Application Filed INCOMPLETE

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace all windows with all wood one over windows in the same dimensions as original windows be **approved with the following conditions**: a.) that the replacement windows on the front façade match the same top premier style configuration as the original windows; b.) all side and rear windows are a one-over-one configuration; and c.) any brick and mortar

removed during replacement is reinstalled and restored to its original placement, configuration, consistency, tooling, and color. Implementation of the proposed condition would allow the proposed work to be consistent with preservation criteria Section 3.10; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

2. That the request for a Certificate of Appropriateness to construct a rear addition on main structure be **denied without prejudice** with a finding of fact that the application is incomplete and lacks complete architectural plans and drawings.
3. That the request for a Certificate of Appropriateness to enclose front porch be **denied without prejudice** with the finding of fact that enclosed porches are not permitted on protected facades and submitted architectural plans and drawings are incomplete. Therefore, the proposed work would have an adverse effect on the structure and is not consistent with preservation criteria Section 3.19; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.
4. That the request for a Certificate of Appropriateness to replace second front door and awning with new wood window be **denied without prejudice** with the findings of fact that the structure was built as a duplex and the second door and awning are original to the main structure. The proposed work would, therefore, have an adverse effect on the structure and is not consistent with preservation criteria Section 3.10 and 3.19; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.
5. That the request for a Certificate of Appropriateness to replace existing architectural shingled roof on main structure with DaVinci Composite slate roofing in the color "Matte Black" be **denied without prejudice** with the finding of fact that the proposed material and color are not original or appropriate to the main structure and would have an adverse effect on structure and the historic district. Therefore, the proposed work is not consistent with preservation criteria Section 3.16 and 3.17; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.
6. That the request for a Certificate of Appropriateness to install new nine (9) foot board on board wood fence be **approved with the condition** that the fence portions facing Gaston Avenue be 70% open and design submitted to staff for approval. Implementation of the proposed condition would allow the proposed work to be consistent with preservation criteria Section 2.11; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

7. That the request for a Certificate of Appropriateness to install new landscaping in front, rear, and side yards be **denied without prejudice** with the finding of fact that the proposed trees and bamboo are not appropriate or typical to the historic district and would have an adverse effect on the property and historic district. The proposed work is, therefore, not consistent with preservation criteria Section 2.6; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
8. That the request for a Certificate of Appropriateness to change paint color on main structure: Wood paneling and shingle siding at gables and second-floor enclosed front balcony - Benjamin Moore" Wrought Iron", Trim, fascia and structural framing - Benjamin Moore" Black", and Windows and exterior doors -" Architectural Black" be **denied without prejudice** with the finding of fact that the paint colors do not comply with the Munsell Color Chart. Therefore, the proposed work is not consistent with preservation criteria Section 3.7; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace all windows with all wood one over windows in the same dimensions as original windows be approved with the following conditions:
 - Replacement windows must be the exact size as the existing windows.
 - Windows must be one over one configuration.
 - Replacement windows must be in the same locations as the existing windows.
 - Windows must be wood-on-wood and not aluminum clad.
 - Any brickwork necessary to square the rough openings must use existing brick and must not alter the dimensions of the existing rough openings or the approved window sizes.
2. That the request for a Certificate of Appropriateness to construct a rear addition on main structure be:
 - **Plate Glass Windows - First Floor** Approve as submitted, with the condition that the window frames be wood-on-wood and not aluminum-clad.
 - **Pivot Doors / Center Windows - First Floor** Approve as submitted, with the condition that the window frames be wood-on-wood and not aluminum-clad.
 - **Second Floor Balcony** - Deny without prejudice: No dimensions were provided, no materials submitted.
 - **Plate Glass Windows** Deny without prejudice. Plate glass windows are not appropriate to the architectural character of the house. The

Task Force recommends ganged windows similar in configuration to the other ganged windows on the house, using the submitted window dimensions of the larger original windows.

- **Window Alignment** the Task Force encourages alignment of the first- and second-story windows on the rear half of the façade to reinforce the architectural rhythm and proportions of the existing structure.
3. That the request for a Certificate of Appropriateness to enclose front porch and facade be:
- **Enclosure of Front Porch - First Floor** Deny without prejudice. Front porches are a defining and characteristic architectural feature of the neighborhood and are particularly important to the architectural character of Prairie-style houses. The Task Force recommends retaining the open front porch configuration.
 - **Front Door and Transoms** Deny without prejudice. The existing configuration of the original single front door and double transom windows should be retained unless the applicant can provide documentation demonstrating that this is not the original configuration.
 - **Frieze Board and Apron Board - Second Floor of Porch** The frieze board and apron board surrounding the second floor of the porch must be shown and dimensioned on the plans and must retain the same dimensions as the existing elements.
 - **Second-Floor Porch** the Task Force encourages the applicant to restore the second floor of the porch to its original open configuration rather than enclosing it.
 - **Siding / Cedar Shakes** The plans must clearly identify all locations on each façade where siding or cedar shakes are proposed to be added, replaced, or modified.
 - **Front Door Hardware** Deny without prejudice. The proposed hardware is too modern in appearance and is not compatible with the historic architectural character of the house. More historically appropriate hardware should be submitted.
 - **Lighting** Deny without prejudice. The proposed light fixtures are too modern in appearance and are not compatible with the historic architectural character of the house. Historically appropriate fixtures should be submitted.
4. That the request for a Certificate of Appropriateness to replace second front door and awning with new wood window be:
- **Removal of Accessory Door / Replacement with Window - Left Side of Façade** Approve, with the following conditions:
 - a. The replacement window must be the same dimensions as the window directly above it.
 - b. The window must be wood-on-wood and not aluminum-clad.

- c. The window must be a one-over-one configuration.
- **Awning Over Accessory Door** The awning over the accessory door must be removed in conjunction with removal of the door.
5. That the request for a Certificate of Appropriateness to replace existing architectural shingled roof on main structure with DaVinci Composite slate roofing in the color "Matte Black" be:
- **Existing Gables** Existing gables and their architectural detailing must remain intact. If deterioration or rot requires replacement, the gables must be rebuilt to match the existing configuration and detail exactly.
 - **Roof Pitch and Overhang** The existing roof pitch and 24-inch overhang must be retained.
 - **Roof Shingles - DaVinci Slate** Approve the use of DaVinci Slate shingles. Deny without prejudice the proposed Matte Black color, as it is not typical of the architectural character of the district. A color more consistent with the historic character of the district should be submitted.
6. That the request for a Certificate of Appropriateness to install new landscaping in front, rear, and side yards be approved as submitted.
7. That the request for a Certificate of Appropriateness to change paint color on main structure: Wood paneling and shingle siding at gables and second-floor enclosed front balcony - Benjamin Moore" Wrought Iron", Trim, fascia and structural framing - Benjamin Moore" Black", and Windows and exterior doors -" Architectural Black" be:
- Paint Colors** Deny without prejudice. The proposed paint colors do not fall within the approved Munsell color scale. The applicant should submit revised colors that comply with the applicable approved Munsell scale.

D15. [26-3159A](#)

2417 PARK ROW AVENUE

Council District 7

South Boulevard-Park Row Historic District

COA-26-000496

Marcus Watson

Request

A Certificate of Appropriateness to construct a new two-story single-family main structure and related accessory structure.

Applicant Roddrick West

Application Filed 8/24/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new two-story single-family main structure and related accessory structure be **denied without prejudice** with a finding of fact that the current design of the main structure, specifically the "pop" configuration and brick color, is not typical in detail to the historic district and that without appropriate revisions and further consideration, it would have an adverse effect on the historic

district. Note: front yard setbacks in the ordinance were measured from the sidewalk rather than the lot line, the goal should be that the front yard setback be within 5 feet of the average of the blockface, not fifty (50) feet, the proposed setback is appropriate. All of this considered, the proposed work is not currently consistent with preservation criteria Section 3(b)(5-6), does not meet City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing structures** or the Secretary of the Interior's Standards for Setting (District/Neighborhood), and should be revised and resubmitted.

Task Force Recommendation

Approved with the suggestion that the case be presented as a Courtesy Review first. Comments: current designs, including windows on the sides, should be shorter and not arched and that gable openings should be vents instead of windows. Front setbacks should be within the average of the block face. Columns could be more substantial.

D16. [26-3160A](#) **2312 JORDAN STREET**

Council District 7
Queen City Historic District
COA-26-000401
Taylor Means

Request

A Certificate of Appropriateness to remodel the existing home, including modifying window and door fenestrations, replacing the asphalt roof with a metal roof, replacing the front porch columns, and installing a front and rear side yard fence.

Applicant Abdurrahman Delange

Application Filed 07/18/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to remodel an existing craftsman-style home, including modifying window and door fenestrations, replacing the asphalt roof with a metal roof, replacing the front porch columns, and installing a front and rear side yard fence be **denied without prejudice** with a finding of fact that the proposed work is not appropriate to the structure or historic district and would have an adverse effect on the district. The proposed work, therefore, does not meet City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

Deny without prejudice with the comments that the home be restored to its original fabric; including the metal roof to be replaced with an asphalt shingle roof, that all windows be aluminum with white trim, that the front door be replaced with a craftsman style door, that the iron columns be placed back on the home, the siding to go back to 105 siding, and that the front fence be no more than 3 feet, six inches and the side fence e moved back towards the rear.

D17. [26-3161A](#) **3913 LATIMER STREET**

Council District 7
Queen City Historic District
COA-26-000451
Taylor Means

Request

A Certificate of Appropriateness to remodel existing home, due to a house fire, including replacing wood windows with aluminum 1-over-1 windows, replacing mixed siding with all #117 siding, to replace the roof with shingles in the color "Pewter Gray," and repainting the siding SW 2839 "Roycroft Copper Red" and the trim SW 2834 "Birdseye Maple."

Applicant Angel Villanueva

Application Filed 08/12/2026

Staff Recommendation

That the request to remodel existing home, due to a house fire, including: replacing wood windows with aluminum 1 over 1 windows, replacing mixed siding with all #117 siding, and repainting the siding SW 2839 "Roycroft Copper Red" and the trim SW 2834 "Birdseye Maple" be **approved** in accordance with specifications submitted on September 10, 2026 **with the condition** that the existing wood windows be repaired if feasible, and if replaced, that they be all-wood windows to exactly match the original in size, material and configuration. Implementation of the recommended condition would allow the proposed work to meet City Code Section 51A-4.501 (g)(6) (C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

Task Force Recommendation

Approve with the condition that the siding be #117 siding, the roof shingles color be "Pewter Gray," and to consider a lighter trim color like "White Hyacinth."

D18. [26-3162A](#)**3919 WALDRON AVENUE**

Council District 7
Queen City Historic District
COA-26-000461
Taylor Means

Request

A Certificate of Appropriateness to construct a new single-family home with a detached garage.

Applicant Tracy Williams

Application Filed 8/14/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new single-family home with a detached garage be **approved** in accordance with plans and specifications dated June 30, 2026, **with the conditions** that the foundation of the main structure be pier and beam foundation, that the windows be all aluminum white windows, that the roof have "Pewter Gray" shingles, that the siding be #105 siding, and that the front door be an appropriate stain color to be approved by staff. Implementation of the recommended condition(s) would allow the proposed work to meet City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

Deny without prejudice due to the fact that a representative was not present to answer questions.

D19. [26-3163A](#)**3831 WILDER STREET**

Council District 7

Queen City Historic District

COA-26-000469

Taylor Means

[Request](#)

A Certificate of Appropriateness to remodel the existing home, including window and door modifications, chimney removal, rafter tail removal, replacing the #117 siding with fiber cement siding, replacing the front door, bracket removal, replacing the existing chain link fence, and adding a rear porch.

[Applicant](#) Fernando Sanchez

[Application Filed](#) 08/17/2026

[Staff Recommendation](#)

That the request for a Certificate of to remodel the existing home, including: window and door modifications, chimney removal, rafter tail removal, replacing the #117 siding with fiber cement siding, replacing the front door, bracket removal, replacing the existing chain link fence, and adding a rear porch be **denied without prejudice** with the finding of fact that changing window and door configuration, removing the chimney, removing architectural features, and changing the siding would have an adverse effect on the structure and the historic district. The proposed work, therefore, *does not meet* 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](#)

Task Force denied without prejudice with the comments that #117 siding be placed back on the home, windows need to be one over one aluminum windows with wood trim, rafter tails need to be exposed, the front door needs to be a craftsman style door, the second front door needs to be re-opened, and an appropriate replacement fence be submitted for review.

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]