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CITY OF DALLAS

PUBLIC HEARING POSTING

LANDMARK COMMISSION

HEARING

TUESDAY, January 5, 2016

Public Notice

151230

POSTED CITY SECRETARY
DALLAS, TX

Briefings:

5ES*

11:00 a.m.

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

PUBLIC HEARINGS

Council Chambers*

1:00 p.m.

PURPOSE: To consider the attached agenda and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

"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 pistola 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."

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**CITY OF DALLAS
LANDMARK COMMISSION
TUESDAY, January 5, 2016
AGENDA**

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	11:00 A.M.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Sr. Planner Historic Preservation
Jennifer Anderson, Senior Planner
Marsha Prior, Planner

BRIEFING ITEM

*The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

CONSENT ITEMS

1. 4300 JUNIUS STREET

Peak's Suburban District
CE156-003(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: 4300 Junius LLC

Application Filed: September 2, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility.

2. 303 N MONTCLAIR AVENUE

Winnetka Heights Historic District
CE156-004(MD)
Mark Doty

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 \$64,863 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Christian and Wendie Meymarian

Application Filed: August 5, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$64,863 in expenditures spent on rehabilitation within the three years prior to the CE approval.

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3. 5336 JUNIUS STREET

Junius Heights Historic District
CE156-005(MD)
Mark Doty

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 \$11,525 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Jorge Goldsmit

Application Filed: October 27, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$11,525 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 6016 BRYAN PARKWAY

Swiss Avenue Heights Historic District
CE156-006(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on added value of the land and improvements for a period of ten years and approval of \$119,910 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Tyler and Louise Bexley

Application Filed: August 25, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$119,910 in expenditures spent on rehabilitation within the three years prior to the CE approval.

5. 2401 SOUTH BOULEVARD

South Boulevard/Park Row Historic District
CE156-007(MD)
Mark Doty

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 \$26,428 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Tammy Johnston

Application Filed: July 17, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$26,428 in expenditures spent on rehabilitation within the three years prior to the CE approval.

6. 416 S CLINTON AVENUE

Winnetka Heights Historic District
CE156-008(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: J. Brooks Bishop, IV

Application Filed: April 20, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility.

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7. 406 S Montclair Avenue

Winnetka Heights Historic District
CE156-009(MD)
Mark Doty

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 \$18,483 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Christine Escobedo and Leonore Quintanilla

Application Filed: December 3, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$18,483 in expenditures spent on rehabilitation within the three years prior to the CE approval.

8. 5506 WORTH STREET

Junius Heights Historic District
CA156-155(MP)
Marsha Prior

Request:

Replace red roof shingles with weathered gray asphalt shingles.

Applicant: Brenda Alcala

Application Filed: December 3, 2015

Staff Recommendation:

Replace red roof shingles with weathered gray asphalt shingles. Approve – Approve specifications dated 12/14/2015 with the finding the work is consistent with preservation criteria Sections 6.1 and 6.2 for roofs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace red roof shingles with weathered gray asphalt shingles. Approve weathered gray asphalt shingles.

9. 4903 JUNIUS STREET

Munger Place Historic District
CA156-168(JKA)
Jennifer Anderson

Request:

Stain fences using semi-transparent slate grey stain.

Applicant: Heather Lindburg

Application Filed: December 3, 2015

Staff Recommendation:

Stain fences using semi-transparent slate grey stain. Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Stain fences using semi-transparent slate grey stain. Deny - Color not approved - should be stain. Fence constructed does not match approved Landmark Commission design - front, east, and west side.

10. 5108 VICTOR STREET

Munger Place Historic District
CA156-167(JKA)
Jennifer Anderson

Request:

1. Construct two-car garage in rear of the main structure.
2. Install porch in rear of the main structure.
3. Install pool in rear of the main structure.
4. Install driveway in rear of the main structure.

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5. Install pavers in rear of the main structure.

Applicant: Keith Petersen

Application Filed: December 3, 2015

Staff Recommendation:

1. Construct two-car garage in rear of the main structure. Approve plans and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(b), 51P-97.111(c)(1), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install porch in rear of the main structure. Approve with conditions - Approve plans dated 12-14-15 with the condition that the brick material is submitted to Landmark Commission and that the brick matches the brick on the front of the main structure in dimensions and color. The work is consistent with preservation criteria Section 51P-97.111(c)(1)(L)(i) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install pool in rear of the main structure. Approve site plan and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install driveway in rear of the main structure. Approve - Approve site plan dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install pavers in rear of the main structure. Approve - Approve site plan and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two-car garage in rear of the main structure. Deny without prejudice - Provide missing information and resubmit.
2. Install porch in rear of the main structure. Deny without prejudice - Provide missing information and resubmit.
3. Install pool in rear of the main structure. Deny without prejudice - Provide missing information and resubmit.
4. Install driveway in rear of the main structure. Deny without prejudice - Provide missing information and resubmit.
5. Install pavers in rear of the main structure. Deny without prejudice - Provide missing information and resubmit.

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11. 5119 WORTH ST

Munger Place Historic District
CA156-170(JKA)
Jennifer Anderson

Request:

Stain fence using Sherwin Williams stain in color SW3511 "Cedar Bark."

Applicant: Craig Wahl

Application Filed: December 4, 2015

Staff Recommendation:

Stain fence using Sherwin Williams stain in color SW3511 "Cedar Bark." Approve specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(B)(vii)(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Stain fence using Sherwin Williams stain in color SW3511 "Cedar Bark." Approve.

12. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-174(JKA)
Jennifer Anderson

Request:

Install pool in rear and side yard of main structure.

Applicant: Watercrest Pools, Inc.

Application Filed: December 3, 2015

Staff Recommendation:

Install pool in rear and side yard of main structure. Approve plans dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(D) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install pool in rear and side yard of main structure. Approve.

13. 5714 SWISS AVE

Swiss Avenue Historic District
CA156-166(JKA)
Jennifer Anderson

Request:

Construct two-story garage in rear of the main structure.

Applicant: Tom Bonifield

Application Filed: December 4, 2015

Staff Recommendation:

Construct two-story garage in rear of the main structure. Approve with conditions - Approve plans dated 12-14-15 with the condition that the specifications for the building material and details that were approved via CA145-385(JKA) are used on the proposed structure. The proposed work is consistent with preservation criteria Section 51P-63.115(b), 51P-63.115(d), and 51P-63.116(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct two-story garage in rear of the main structure. No comments provided. Virginia Bonifield recused.

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14. 5907 SWISS AVE

Swiss Avenue Historic District
CA156-173(JKA)
Jennifer Anderson

Request:

1. Stain wood fence using Superior Wood Care stain in color 196 "Walnut."
2. Install 5' wrought iron gate in side yard of main structure.
3. Install landscaping in rear of the main structure.

Applicant: Cal Chaney

Application Filed: December 4, 2015

Staff Recommendation:

1. Stain wood fence using Superior Wood Care stain in color 196 "Walnut." Approve specifications dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(B)(viii)(cc) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 5' wrought iron gate in side yard of main structure. Approve site plan and specifications dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in rear of the main structure. Approve site plan dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A), Section 51P-63.116(2)(D), and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Stain wood fence using Superior Wood Care stain in color 196 "Walnut." Approve.
2. Install 5' wrought iron gate in side yard of main structure. Approve with conditions - Paint black to match neighbor's fence. Wrought iron per images.
3. Install landscaping in rear of the main structure. Landscape approved per plant list reviewed at rear yard, submit plan to Landmark Commission.

15. 2551 ELM STREET (aka 2549 Elm St.)

Union Bankers Building
CD156-006(MD)
Mark Doty

Request:

Demolish structure using standard that it poses an imminent threat to public health or safety.

Applicant: Westdale Properties

Application Filed: December 3, 2015

Staff Recommendation:

Demolish structure using standard that it poses an imminent threat to public health or safety. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is

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required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation:

Demolish structure using standard that it poses an imminent threat to public health or safety. Approve with conditions - Confirming the location of the two-story structure to be demolished as known as the W.J. Lawther Building @ 2549 Elm Street on the property at 2551 Elm Street. The former W.J. Lawther building is adjacent to the Knights of Pythias Building which is not part of this demolition request. Any openings created in the Knights of Pythias Building resulting from or caused by the demolition of the W.J. Lawther Building will be sealed with weather tight enclosures. Firsching and Stimmel recused.

16. 1701 N MARKET STREET

West End Historic District
CA156-161(MD)
Mark Doty

Request:

Install projecting, illuminated sign.

Applicant: Douglas Jorgensen

Application Filed: December 3, 2015

Staff Recommendation:

Install projecting, illuminated sign. Approve with conditions - Approve drawings dated 12/16/15 with the condition that the signage is attached through the mortar joints, not the face of the brick, with the finding the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1004 and Section 51A-7.1005(a) and (h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install projecting, illuminated sign. Approved with condition that fasteners be placed in mortar joints. Piwetz recused.

COURTESY REVIEW ITEMS:

1. 1902 MARTIN LUTHER KING JR BLVD

CR156-001(MD)
Mark Doty

Request:

Courtesy Review - Restore exterior, marquee, tower and add addition to rear.

Applicant: Junie Development LLC

Application Filed: December 3, 2015

Staff Recommendation:

Courtesy Review – Restore exterior, marquee, tower and add addition to rear. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Restore exterior, marquee, tower and add addition to rear. Relook at shape of new restaurant matches existing facade. Investigate interior mural locations for evidence of murals. Submit to U.S. Park

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Service for courtesy review. Verify with Park Service that proposed interior courtyard is acceptable.

2. 1015 N CARROLL AVE

Peak's Suburban Addition Neighborhood District
CR156-002(JKA)
Jennifer Anderson

Request:

Courtesy Review - Construct eight townhomes.

Applicant: Php Carroll Mob, LP

Application Filed: December 4, 2015

Staff Recommendation:

Courtesy Review – Construct eight townhomes. Staff is not supportive of the design as submitted and recommends that the applicant revise the design of the townhomes to reflect the solid-to-void ratio on the Swiss Avenue side, to revise the parapets style, and to revise the window placement and styles on the N. Carroll Avenue side. Staff is supportive of the proposed setbacks and height of the structure.

Task Force Recommendation:

Courtesy Review - Construct eight townhomes. No quorum, comments only. Task Force split on opinion of brick vs. stucco. If brick, should be homogeneous or historic blend. Beware of modern colors and blends. Parapet features should dictate centerline for windows and doors below. Window configuration (6:1, 4:1, etc) is good. Each building should have same basic detailing/features on both side. Overhang at top floor should be at the back, not the front. Rooftop penthouses should be further back from front facades. If individual buildings are meant to read as 2 separate units then demarcation between them should be stronger than just a paint line or color change. Facades facing Swiss should be treated as front facades, especially solid-to-void ratios typical of the style and neighborhood. Supportive of proposed setbacks and heights. Ensure detailing consistent with historic features that inspire them.

DISCUSSION ITEMS:

1. 725 LOWELL ST

Junius Heights Historic District
CA156-164(MP)
Marsha Prior

Request:

Construct dormer on northwest side elevation, add two windows, and paint using Brand: Behr. Body: PPU11-7 "Clary Sage." Trim: SC-152 "Red Cedar." Accent: 862001 "Pure Black."

Applicant: Kyle Phillips

Application Filed: December 3, 2015

Staff Recommendation:

Construct dormer on northwest side elevation, add two windows, and paint using Brand: Behr. Body: PPU11-7 "Clary Sage." Trim: SC-152 "Red Cedar." Accent: 862001

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"Pure Black." Approve with conditions – Approve specifications and architectural plans, options #8 and #10, dated 12/14/2015 with condition that roofline remain the same as is on existing dormer, that length of new dormer not extend beyond the 50% rear of the side elevation, and that new windows line up with existing windows on first story with the finding that the work meets preservation criteria Sections 8.3(b) and 8.5 for architectural style and compatibility with the existing historic structure and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct dormer on northwest side elevation, add two windows, and paint using Brand: Behr. Body: PPU11-7 "Clary Sage." Trim: SC-152 "Red Cedar." Accent: 862001 "Pure Black." Deny without prejudice with suggestions for Version 8: 1. Roofline remain the same as is on existing dormer and line up new windows with those existing downstairs. 2. Consider replicating exposed rafter tails that are currently on house. 3. New windows to be wood.

2. 5835 REIGER AVENUE

Junius Heights Historic District
CA156-156(MP)
Marsha Prior

Request:

Construct 9-ft cedar wood, horizontal fence in back and up to front of house in side yards, and stain using Brand: Ready Seal, Mahogany. Work completed without a Certificate of Appropriateness.

Applicant: Dale Coonrod

Application Filed: December 2, 2015

Staff Recommendation:

Construct 9-ft cedar wood, horizontal fence in back and up to front of house in side yards, and stain using Brand: Ready Seal, Mahogany. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating a cornerside yard fence beyond the rear 50%, installing cornerside yard fence over 8 feet within the front cornerside yard, and installing a cornerside fence within a two-foot setback from cornerside yard sidewalk are not compatible with the historic overlay district and would have an adverse effect.

Task Force Recommendation:

Construct 9-ft cedar wood, horizontal fence in back and up to front of house in side yards, and stain using Brand: Ready Seal, Mahogany. Work completed without a Certificate of Appropriateness. Deny without prejudice: 1. Must be 2 feet from the sidewalk. 2. Must start at back of house on a corner sideyard. 3 The corner sideyard fence can't exceed 8 feet in height. Raith: Concerns about horizontal fence being put up.

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3. 707 SKILLMAN STREET

Junius Heights Historic District
CA156-165(MP)
Marsha Prior

Request:

Construct 8-ft cedar wood fence in back yard and up to front of house in side yards. Work completed without a Certificate of Appropriateness.

Applicant: Adam Till

Application Filed: December 3, 2015

Staff Recommendation:

Construct 8-ft cedar wood fence in back yard and up to front of house in side yards. Work completed without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating a side yard fence within the front 50% is not compatible with the historic overlay district and would have an adverse effect.

Task Force Recommendation:

Construct 8-ft cedar wood fence in back yard and up to front of house in side yards. Work completed without a Certificate of Appropriateness. Approve fence in backyard up to 50% as per 3.6(a)(2).

4. 4917 WORTH ST

Munger Place Historic District
CA156-172(JKA)
Jennifer Anderson

Request:

1. Install security gate on west side of main structure.
2. Install wood doors on front entrance of main structure.
3. Install lighting on front of main structure.
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White;" Trim: SW6258 "Tricorn Black."
5. Install landscaping in front of main structure.

Applicant: Everett Fujii

Application Filed: December 4, 2015

Staff Recommendation:

1. Install security gate on west side of main structure.
Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof showing that the style of the gate is compatible with the historic overlay district and because an official site survey was not submitted by the applicant.
2. Install wood doors on front entrance of main structure.
Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof that the style of the door is compatible with the historic overlay district.
3. Install lighting on front of main structure. Approve with conditions – Approve with the condition that option "A" is installed, that the lighting is mounted into the mortar joints and not the brick face, and that the conduits are not visible. The proposed work is compatible with the

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historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White;" Trim: SW6258 "Tricorn Black." Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install landscaping in front of main structure. Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install security gate on west side of main structure. Approve with conditions – Shape acceptable. Details and wood design not acceptable. Locate at the first step of building face. Operator must be screened, no exposed conduits. Provide revised drawings and details to Landmark. Provide site survey with marked gate location including operator.
2. Install wood doors on front entrance of main structure. Approve with conditions – Solid wood door acceptable, side panels not acceptable. Wood and color to be reviewed. Provide revised drawings and details for security gate and side panels to Landmark.
3. Install lighting on front of main structure. Approve with conditions – Lighting at front entry not acceptable. Review mounting of fixture.
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White;" Trim: SW6258 "Tricorn Black." Approve with conditions – Color of paint suggested: Benjamin Moore Lancaster White body and from same historical charcoal trim suggested.
5. Install landscaping in front of main structure. Approve with conditions – Hedge and decorative grass no exception. Review layout or extent or material of crushed granite.

5. 4318 JUNIUS STREET

Peak's Suburban Addition Neighborhood Historic District
CA156-175(JKA)
Jennifer Anderson

Request:

1. Replace 40 windows on main structure with wood windows.
2. Remove aluminum awnings from the front of the main structure.

Applicant: Mordecai Langer

Application Filed: December 3, 2015

Staff Recommendation:

1. Replace 40 windows on main structure with wood windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that

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replacement windows must express the same mullion size, light configuration, and material to match the original windows, and because the proposed window sashes are not the same size as the original.

2. Remove aluminum awnings from the front of the main structure. Approve - The proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 40 windows on main structure with wood windows. No quorum, comments only. Supportive of replacement of historic wood sashes and/or with new wood windows with the finding that most sash sets cannot be reasonably repaired (Leeds Clark letter 12/2/15). New frames if used should replace existing frames. Not supportive of installing new frames inside existing frames. Historic leaded windows should be retained and restored.
2. Remove aluminum awnings from the front of the main structure. No quorum, comments only. Recommend approval of removal of metal awnings.

6. 4602 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-169(JKA)
Jennifer Anderson

Request:

1. Install 6' wood and metal gate in rear of the main structure and stain. Brand: New Deck. Color: "Black Walnut."
2. Install 6' wood dumpster fence in rear of the main structure and stain. Brand: New Deck. Color: Black Walnut."

Applicant: Heather Vanderheiden

Application Filed: December 3, 2015

Staff Recommendation:

1. Install 6' wood and metal gate in rear of the main structure and stain. Brand: New Deck. Color: "Black Walnut." Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof that the style of gate is compatible with the historic overlay district.
2. Install 6' wood dumpster fence in rear of the main structure and stain. Brand: New Deck. Color: Black Walnut." Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install 6' wood and metal gate in rear of the main structure and stain. Brand: New Deck. Color: "Black Walnut." No quorum, comments only. Gate shall be 70% open to be compatible with the historic

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neighborhood.

2. Install 6' wood dumpster fence in rear of the main structure and stain. Brand: New Deck. Color: Black Walnut." No quorum, comments only. No comment on dumpster enclosure. Appears to be outside property line.

7. 4632 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District

CA156-171(JKA)

Jennifer Anderson

Request:

Girdle tree in front yard of main structure. Work completed without a Certificate of Appropriateness.

Applicant: Rudy Simental

Application Filed: December 4, 2015

Staff Recommendation:

Girdle tree in front yard of main structure. Work completed without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.8 stating that existing mature trees in the front yard must be maintained.

Task Force Recommendation:

Girdle tree in front yard of main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Replace with ornamental tree or trees totaling 6" of caliper to mitigate the loss of large historic tree.

8. 6308 BRYAN PKWY

Swiss Avenue Historic District

CA156-178(JKA)

Jennifer Anderson

Request:

1. Replace all windows on main structure with vinyl windows.
2. Resize and install two windows on front facade with vinyl windows.
3. Install columns on front entrance of main structure.
4. Replace garage door on front of main structure.
5. Install concrete slab in rear of the main structure.
6. Construct 13' x 32' pergola in rear of the main structure.
7. Install 8' board-on-board fence and gate and stain using Minwax Dark Walnut.
8. Replace concrete retaining wall with Chicago brick and paint using Sherwin Williams SW7006 "Extra White."
9. Replace solid concrete driveway with ribbon driveway.
10. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White;" Trim: SW6254 "Lazy Gray;" Accent: SW6256 "Serious Gray."
11. Install concrete walkway in front of main structure.

Applicant: Bryan Hernandez

Application Filed: December 4, 2015

Staff Recommendation:

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1. Replace all windows on main structure with vinyl windows. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district because replacement of the casement windows would erase a character-defining feature of the structure, and because the applicant did not provide a window survey or window schedule for the proposed work.
2. Resize and install two windows on front facade with vinyl windows. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and because replacement of the casement windows with the proposed windows would erase a character-defining feature of the structure.
3. Install columns on front entrance of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and because columns are not typical of the architectural style of the main structure.
4. Replace garage door on front of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof proving that the doors are compatible with the historic overlay district.
5. Install concrete slab in rear of the main structure. Approve with conditions - Approve site plan dated 12-14-15 with the condition that no structure can be installed on the concrete pad without further Landmark Commission review. The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct 13' x 32' pergola in rear of the main structure. Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Install 8' board-on-board fence and gate and stain using Minwax Dark Walnut. Deny without prejudice - The proposed work is not consistent with preservation criteria Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the fence encroaches past the rear 50% of the side yard.
8. Replace concrete retaining wall with Chicago brick and paint using Sherwin Williams SW7006 "Extra White."

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Approve with conditions – Approve proposed work with the condition that the retaining wall is painted to match the body color of the main structure. The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

9. Replace solid concrete driveway with ribbon driveway. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not established that a ribbon drive existed on the property in the past and because it is not compatible with the historic overlay district since the driveways along this block have solid driveways.
10. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White;" Trim: SW6254 "Lazy Gray;" Accent: SW6256 "Serious Gray." Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Install concrete walkway in front of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the walkway would significantly decrease the green space in the front yard.

Task Force Recommendation:

1. Replace all windows on main structure with vinyl windows. Approve with conditions - Refurbish existing steel windows or remove and replace to match existing. Casement three-pane appear to match original construction.
2. Resize and install two windows on front facade with vinyl windows. Deny - Not consistent with front entry.
3. Install columns on front entrance of main structure. Deny - Not consistent with original architecture.
4. Replace garage door on front of main structure. Deny - Not consistent with original design.
5. Install concrete slab in rear of the main structure. Approve with conditions - Review with Building Inspection.
6. Construct 13' x 32' pergola in rear of the main structure. Approve with conditions - Pergola acceptable, review design for compatibility with architecture.
7. Install 8' board-on-board fence and gate and stain using Minwax Dark Walnut. Approve.
8. Replace concrete retaining wall with Chicago brick and paint using Sherwin Williams SW7006 "Extra White."

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Approve with conditions - Retaining wall acceptable, suggest concrete to match existing. If brick, paint to match house body color.

9. Replace solid concrete driveway with ribbon driveway. Deny without prejudice - Replace to match existing or if ribbon drive establish if previously allowed.
10. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White;" Trim: SW6254 "Lazy Gray;" Accent: SW6256 "Serious Gray." Deny without prejudice - Consider alternative white such as Benjamin Moore Lancaster White. Grey acceptable as submitted.
11. Install concrete walkway in front of main structure. Deny without prejudice - Not recommended, appears original design intent to utilize drive. Suggest to maintain original character.

9. 5750 SWISS AVE

Swiss Avenue Historic District
CA156-177(JKA)
Jennifer Anderson

Request:

Install 8' board-on-board cedar fence and gate in rear of the main structure.

Applicant: DFW Fence Doctor

Application Filed: December 3, 2015

Staff Recommendation:

Install 8' board-on-board cedar fence and gate in rear of the main structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with City Code Section 51A-4.501(e)(4)(B) stating that the removal of distinct materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Task Force Recommendation:

Install 8' board-on-board cedar fence and gate in rear of the main structure. Approve with conditions – Approve fence as submitted but maintain existing brick columns and cast stone caps.

10. 1107 E 11TH ST

Tenth Street Neighborhood Historic District
CD156-004(MD)
Mark Doty

Request:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: Elizabeth Lloyd

Application Filed: November 5, 2015

Staff Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the Applicant has received a court issued order for demolition and the suspension of the certificate of

Initial Suspension

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demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Recommend initial suspension. (This recommendation is from the November 11th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

Request:

Install 7'-0" fence on rear elevation.

Applicant: Uber Technologies, Inc.

Application Filed: December 3, 2015

Staff Recommendation:

Install 7'-0" fence on rear elevation. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it will have an adverse effect on the architectural features of the structure and the historic overlay district.

Task Force Recommendation:

Install 7'-0" fence on rear elevation. Deny without prejudice - Piwetz recused.

Request:

Remove existing windows and install aluminum windows. Work completed without a Certificate of Appropriateness.

Applicant: Nolberto Omelas

Application Filed: December 3, 2015

Staff Recommendation:

Remove existing windows and install aluminum windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic. Preservation criteria Section 5.3.

Task Force Recommendation:

Remove existing windows and install aluminum windows. Work completed without a Certificate of Appropriateness. No quorum. Comments only. Task Force would prefer 1 over 1 window style.

Request:

1. Construct addition on rear of main structure.
2. Remove non-historic windows on north facade and install four wood, one-over-one windows and one French door.

11. 1801 N LAMAR ST

West End Historic District

CA156-160(MD)

Mark Doty

12. 3617 DUNBAR STREET

Wheatley Place Historic District

CA156-157(MD)

Mark Doty

13. 319 N CLINTON AVE

Winnetka Heights Historic District

CA156-159(MD)

Mark Doty

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3. Install wood, one-over-one window on north facade to match other existing historic windows.
4. Construct two pillars on front porch.
5. Construct wood railing on front porch.
6. Rebuild brick porch piers to match.
7. Construct 8'-0" wood fence in cornerside yard.

Applicant: Isaac Martinez

Application Filed: December 3, 2015

Staff Recommendation:

1. Construct addition on rear of main structure. Approve - Approve drawings dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove non-historic windows on north facade and install four wood, one-over-one windows and one French door. Approve - Approve drawings dated 12/16/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install wood, one-over-one window on north facade to match other existing historic windows. Approve - Approve drawings dated 12/16/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct two pillars on front porch. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E).
5. Construct wood railing on front porch. Approve - Approve drawings dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Rebuild brick porch piers to match. Approve - Approve drawings and specifications dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct 8'-0" wood fence in cornerside yard. Approve

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- Approve site plan dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(iii)(aa)(bb),(iv),(v), (D), and (G), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition on rear of main structure. Approved as shown.
2. Remove non-historic windows on north facade and install four wood, one-over-one windows and one French door. Approved as shown.
3. Install wood, one-over-one window on north facade to match other existing historic windows. Approved as shown.
4. Construct two pillars on front porch. Approve as shown. Please submit further details as discussed. Column detail.
5. Construct wood railing on front porch. Approve as shown. Please submit further details as discussed. Railing detail.
6. Rebuild brick porch piers to match. Approve.
7. Construct 8'-0" wood fence in cornerside yard. Approved as shown.

14. 222 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-158(MD)
Mark Doty

Request:

1. Construct addition to main structure.
2. Construct second floor addition.
3. Remove gabled roof and construct hipped roof on main structure.
4. Remove existing front porch and construct new porch.
5. Install fence in interior side and rear yard and driveway gate.

Applicant: Larry Jeffrey

Application Filed: December 3, 2015

Staff Recommendation:

1. Construct addition to main structure. Approve - Approve with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct second floor addition. Approve - Approve with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove gabled roof and construct hipped roof on main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because removal of the existing gable roof and installation of a new hipped roof is not compatible with the historic overlay district with the finding of fact that hipped roofs are not typical on this

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- style of house in the historic overlay.
4. Remove existing front porch and construct new porch. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because removal of the existing front porch and construction of a new front porch is not compatible with the historic overlay district with the finding of fact that full length front porches are not typical on this style of house in the historic overlay.
 5. Install fence in interior side and rear yard and driveway gate. Approve – Approve site plan dated 12/16/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct addition to main structure. Approve with conditions - No stucco finish. Submit dimension of roof overhang. Submit dimension of fascia board. Submit all materials for finishes and paint. Submit roof material specification and color.
2. Construct second floor addition. Approve with conditions -No stucco finish. Submit dimension of roof overhang. Submit dimension of fascia board. Submit all materials for finishes and paint. Submit roof material specification and color.
3. Remove gabled roof and construct hipped roof on main structure. Approve with conditions - Submit dimension of roof overhang. Submit dimension of fascia board. Submit all materials for finishes and paint. Submit roof material specification and color.
4. Remove existing front porch and construct new porch. Submit wood column details and dims. Approve with conditions - No stucco finish. Submit dimension of roof overhang. Submit dimension of fascia board. Submit all materials for finishes and paint. Submit roof material specification and color.
5. Install fence in interior side and rear yard and driveway gate. Approve

Request:

1. Install three storefront doors and windows in new openings on Facade B3.
2. Install one storefront door and windows in new opening on Facade C.
3. Install two storefront doors and windows in new openings on Facade D.
4. Install canopy over storefront door and windows on Facade C.
5. Remove door and HVAC vent and patch with stucco to match on Facade C.
6. Install A/C units on roof.

15. 1825 Abrams Road
Lakewood Theater
CA156-176(MD)
Mark Doty

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7. Remove HVAC vent and patch with stucco to match on Facade D.

Applicant: Norman Alston

Application filed: December 3, 2015.

Staff Recommendation:

1. Install three storefront doors and windows in new openings on Facade B3. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
2. Install one storefront door and windows in new opening on Facade C. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
3. Install two storefront doors and windows in new openings on Facade D. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
4. Install canopy over storefront door and windows on Facade C. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
5. Remove door and HVAC vent and patch with stucco to match on Facade C. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
6. Install A/C units on roof. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
7. Remove HVAC vent and patch with stucco to match on Facade D. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.

Task Force Recommendation:

1. Install three storefront doors and windows in new openings on Facade B3. Courtesy Review - Storefronts

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- to be more compatible with historic fabric of building.
2. Install one storefront door and windows in new opening on Facade C. Courtesy Review - Storefronts to be more compatible with historic fabric of building.
 3. Install two storefront doors and windows in new openings on Facade D. Courtesy Review - Storefronts to be more compatible with historic fabric of building.
 4. Install canopy over storefront door and windows on Facade C.
 5. Remove door and HVAC vent and patch with stucco to match on Facade C.
 6. Install A/C units on roof.
 7. Remove HVAC vent and patch with stucco to match on Facade D.

16. Z156-120(MP)
1121 Pemberton Hill Rd
Big Spring Site
Marsha Prior

Hearing to consider an application for an Historic Overlay for the Big Spring Site, west of the intersection of Pemberton Hill Road and Sarah Lee Lane.

Owner: City of Dallas

Filed: October 28, 2015

Staff recommendation: Approve, subject to preservation criteria

Designation Committee Recommendation: Approve, subject to preservation criteria

OTHER BUSINESS ITEMS:

Minutes from December 7, 2015 Meeting
Approval of Annual Report for October 2014 – September 2015.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, January 20, 2016, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. 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; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551. 074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. 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. [Texas Government Code §551. 086]*