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CITY OF DALLAS

PUBLIC HEARING POSTING
LANDMARK COMMISSION
HEARING
Monday, February 1, 2016

Public Notice

160092

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."



**CITY OF DALLAS
LANDMARK COMMISSION
Monday, February 1, 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. 1315 Commerce Street

Adolphus Hotel
CE156-002(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: RBP Adolphus LLC

Application Filed: December 2, 2014

Staff Recommendation:

Approval of the Certificate of Eligibility.

2. 2218 BRYAN ST

Crozier Tech High School
CA156-209(MD)
Mark Doty

Request:

1. Install 1/2" insulated low-E glazing in existing windows sashes.
2. Install four doors at ground level on west elevation.
3. Install site paving.
4. Install landscaping including site furniture.
5. Construct accessible ramp on west property line.
6. Install lighting on structure and site.

Applicant: Merriman Associates Architects

Application Filed: January 6, 2016

Staff Recommendation:

1. Install 1/2" insulated low-E glazing in existing windows sashes. Approve - Approve drawings and

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specifications dated 1/20/16 with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install four doors at ground level on west elevation. Approve with conditions – Approve drawings dated 1/20/16 with the condition that any additional National Park Service comments should be incorporated into a future submittal and review, with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install site paving. Approve - Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install landscaping including site furniture. Approve – Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.7(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct accessible ramp on west property line. Approve - Approve drawings dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install lighting on structure and site. Approve - Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.7(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 1/2" insulated low-E glazing in existing windows sashes. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration and offers the following comments: Perform a paint study analysis to determine original colors of window sashes. Match the profiles of the original window muttin for all windows. Provide sample glass to be used in sashes. Prefer clear glass in lieu of low E.
2. Install four doors at ground level on west elevation. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration and offers the

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following comments: Provide photographs of exterior facades.

3. Install site paving. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration.
4. Install landscaping including site furniture. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration.
5. Construct accessible ramp on west property line. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration.

Install lighting on structure and site. No quorum. Comments only. Task Force is supportive of design for Dallas High School restoration and offers the following comments: Explore surface mounted light fixtures to light the four entry columns in lieu of recessed fixtures into cast stone.

3. 5726 JUNIUS ST

Junius Heights Historic District
CA156-205(MP)
Marsha Prior

Request:

Replace wood siding on accessory structure with same wood siding, and paint using, Brand: CIL. Body: 24YR 72/146 Fairytale Pink. Work initiated without a Certificate of Appropriateness.

Applicant: Ramiro Araiza

Application Filed: January 6, 2016

Staff Recommendation:

Replace wood siding on accessory structure with same wood siding, and paint using, Brand: CIL. Body: 24YR 72/146 Fairytale Pink. Work initiated without a Certificate of Appropriateness. Approve - Approve specifications dated 01/07/2016 with the finding the work is consistent with preservation criteria Section 4.3 for repairing wood siding and meets the requirements of City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace wood siding on accessory structure with same wood siding, and paint using, Brand: CIL. Body: 24YR 72/146 Fairytale Pink. Work initiated without a Certificate of Appropriateness. Approve wood siding replacement with same type wood siding to match trim to front house.

4. 305 E 6TH ST

Lake Cliff Historic District
CA156-215(MD)
Mark Doty

Request:

1. Install composition shingle roof. Color - Charcoal.
2. Paint siding, trim, and columns. Brand - Sherwin Williams. SW 7005. 'Pure White'.
3. Construct 6' wood fence in interior side and rear yards.

Applicant: Everett Fujii

Application Filed: January 6, 2016

Staff Recommendation:

1. Install composition shingle roof. Color - Charcoal.

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Approve - Approve shingle specification dated 1/20/16 with the finding the proposed work meets the criteria for roofs in the Preservation criteria Section 6.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Paint siding, trim, and columns. Brand - Sherwin Williams. SW 7005. 'Pure White'. Approve - Approve paint specification dated 1/20/16 with the condition the existing unpainted brick remain unpainted with the finding the proposed work meets the criteria for color in the Preservation criteria Section 4.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct 6' wood fence in interior side and rear yards. Approve - Approve site plan and images dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.11(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install composition shingle roof. Color - Charcoal. Approve.
2. Paint siding, trim, and columns. Brand - Sherwin Williams. SW 7005. 'Pure White'. Approve.
3. Construct 6' wood fence in interior side and rear yards. Approve.

5. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA156-225(JKA)

Jennifer Anderson

Request:

Install Owens Corning Oakridge Laminate shingles in color "Brownwood" on main structure.

Applicant: David Malekan

Application Filed: January 6, 2016

Staff Recommendation:

Install Owens Corning Oakridge Laminate shingles in color "Brownwood" on main structure. Approve - The proposed work is consistent with preservation criteria 3.17 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Owens Corning Oakridge Laminate shingles in color "Brownwood" on main structure. Approve.

6. 916 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District

CA156-219(JKA)

Jennifer Anderson

Request:

Install porch railing on front facade of main structure.

Applicant: Elias Cedillo

Application Filed: January 6, 2016

Staff Recommendation:

Install porch railing on front facade of main structure. Approve specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 3.2 and meets the requirements in City Code

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Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install porch railing on front facade of main structure.
Approve.

7. 4705 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA156-220(JKA)
Jennifer Anderson

Request:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness.
2. Install restored 3.6' cedar picket fence in front yard and paint white.
3. Install 4.6' cedar picket fence in rear of lot.
4. Install sign.
5. Install 5 composting bins.
6. Construct 8' cedar fence.

Applicant: Bill Arnquist

Application Filed: January 6, 2016

Staff Recommendation:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness. Approve site plan and specifications dated 1-19-16 with the finding that 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).
2. Install restored 3.6' cedar picket fence in front yard and paint white. Approve site plan and specifications dated 1-19-16 with the finding that 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).
3. Install 4.6' cedar picket fence in rear of lot. Approve site plan and specifications dated 1-19-16 with the finding that 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).
4. Install sign. Approve specifications dated 1-19-16 with the finding that 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 5 composting bins. Approve with conditions - Approve specifications dated 1-19-16 with the condition that all bins are located in the rear 50% of the lot. 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 8' cedar fence. Approve with conditions - Approve specifications dated 1-19-16 with the condition that the fence is located in the rear 50% of the lot. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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Task Force Recommendation:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness. Approve.
2. Install restored 3.6' cedar picket fence in front yard and paint white. Approve with conditions - Front yard fence needs to be a painted picket fence.
3. Install 4.6' cedar picket fence in rear of lot. Approve.
4. Install sign. Approve with conditions - Finding that a sign on the front fence is not appropriate for this historic district.
5. Install 5 composting bins. Approve with conditions - Compost enclosures should also be pickets but don't have to be painted.
6. Construct 8' cedar fence. Approve - storage located as shown.

8. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-222(JKA)
Jennifer Anderson

Request:

1. Replace secondary entrance door on front facade of main structure.
2. Stain main entry door on front facade. Brand: DuraSeal. Color: "Antique Brown."

Applicant: Stacey Warnix

Application Filed: January 6, 2016

Staff Recommendation:

1. Replace secondary entrance door on front facade of main structure. Approve specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
2. Stain main entry door on front facade. Brand: DuraSeal. Color: "Antique Brown." Approve paint specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace secondary entrance door on front facade of main structure. Approve - Vote: 4:1. For - Alston, Karnowski, Finch, Hidden. Against - Anderson. Reason for opposition: The City directory shows the house was originally single family and there should be only one door not two.
2. Stain main entry door on front facade. Brand: DuraSeal. Color: "Antique Brown." Approve.

9. 1216 E 8TH ST

Tenth Street Neighborhood Historic District
CA156-207(MD)
Mark Doty

Request:

1. Construct two sidewalk canopies.
2. Construct canopy over existing playground.

Applicant: Masterplan Consultants - Karl Crawley

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Application Filed: January 6, 2016

Staff Recommendation:

1. Construct two sidewalk canopies. Approve - Approve drawings dated 1/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct canopy over existing playground. Approve drawings dated 1/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two sidewalk canopies. Approve with conditions - Metal shade canopy structures - approve cream color.
2. Construct canopy over existing playground. Approve with conditions - Columns - suggest cream color w/blue fabric shade.

10. 1331 E 8TH ST

Tenth Street Neighborhood Historic District
CA156-208(MD)
Mark Doty

Request:

Remove existing tile roof and replace with composition shingle roof. Color - Terra Cotta.

Applicant: Cheryl Jordan

Application Filed: January 6, 2016

Staff Recommendation:

Remove existing tile roof and replace with composition shingle roof. Color - Terra Cotta. Approve - Approve shingle specification dated 1/20/15 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 2.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove existing tile roof and replace with composition shingle roof. Color - Terra Cotta. Approve - Terra Cotta composition shingle recommended color.

11. 220 N CLINTON AVE

Winnetka Heights Historic District
CA156-214(MD)
Mark Doty

Request:

1. Install new front door and sidelight design in existing opening.
2. Replace all wood siding on main structure.
3. Construct covered patio on rear facade.
4. Install new back door design on rear facade.

Applicant: Residential Design Services LLC - Robert Pross

Application Filed: January 6, 2016

Staff Recommendation:

1. Install new front door and sidelight design in existing opening. Approve - Approve door image dated 1/20/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace all wood siding on main structure. Approve

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2. Replace all wood siding on main structure. Approve with conditions - Approve proposed work with the condition the remainder of wood siding on the structure is salvaged and re-used on the entire front and as much of the side facades as possible with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct covered patio on rear facade. Approve - Approve drawings dated 1/20/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install new back door design on rear facade. Approve - Approve door image dated 1/20/16 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. Install new front door and sidelight design in existing opening. Approve.
2. Replace all wood siding on main structure. Approve with conditions - Salvage existing wood siding. Re-use salvaged wood to front elevation.
3. Construct covered patio on rear facade. Approve.
4. Install new back door design on rear facade. Approve with conditions - Slab door revised to match divided light door.

12. 334 S EDGEFIELD AVE

Winnetka Heights Historic District
CD156-007(MD)
Mark Doty

Request:

Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance.

Applicant: Richard Fitzgerald

Application Filed: January 6, 2016

Staff Recommendation:

Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve.

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13. 324 S MONTCLAIR AVE

Winnetka Heights Historic District
CA156-210(MD)
Mark Doty

Request:

Construct accessory structure in rear yard. Work started without a Certificate of Appropriateness.

Applicant: Troy Lonion

Application Filed: January 6, 2016

Staff Recommendation:

Construct accessory structure in rear yard. Work started without a Certificate of Appropriateness. Approve - Approve drawings and specifications dated 1/20/16 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct accessory structure in rear yard. Work started without a Certificate of Appropriateness. Approve with conditions - Provide dimensions and specifications and colors. Dimensions of roof overhang, existing and new. Dimensions trim of existing and new. Dimensions pitch existing and new.

14. 318 S WILLOMET AVE

Winnetka Heights Historic District
CA156-211(MD)
Mark Doty

Request:

Construct addition on rear of main structure.

Applicant: Eleanor Brin,

Application Filed: January 6, 2016

Staff Recommendation:

Construct addition on rear of main structure. Approve - Approve drawings and specifications dated 1/20/16 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).

Task Force Recommendation:

Construct addition on rear of main structure. Approve with conditions - Provide all cut sheets for materials, windows, doors, light fixtures, wood siding, shingle and provide detail dimensions for all wood trim, roof overhang.

15. 228 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-213(MD)
Mark Doty

Request:

Construct addition on rear of main structure.

Applicant: Jim Sanford

Application Filed: January 6, 2016

Staff Recommendation:

Construct addition on rear of main structure. Approve - Approve drawings dated 1/20/16 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).

Task Force Recommendation:

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Construct addition on rear of main structure. Approve.

COURTESY REVIEW ITEMS:

1. 1825 ABRAMS PKWY
CR156-003(MD)
Mark Doty

Request:

Courtesy Review - New exterior signage.

Applicant: Norman Alston

Application Filed: January 6, 2016

Staff Recommendation:

Courtesy Review - New exterior signage. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - New exterior signage. No quorum. Comments only. Task Force supports concept of exterior signage.

DISCUSSION ITEMS:

1. 5930 JUNIUS STREET
Junius Heights Historic District
CA156-206(MP)
Marsha Prior

Request:

1. Replace 29 wood and metal windows with vinyl 1/1 double hung windows on main structure.
2. Replace four 6/6 metal windows on front elevation with vinyl 6/6 double hung windows.
3. Replace two metal windows on front elevation with vinyl 4/4 double hung windows.

Applicant: Felicity Sentence

Application Filed: January 6, 2016

Staff Recommendation:

1. Replace 29 wood and metal windows with vinyl 1/1 double hung windows on main structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 41A-4.501(g)(6)(C)(i) because staff believes that the wood windows can be repaired and replacing them with vinyl is consistent with preservation criteria Section 4.5 which states historic materials must be repaired if possible.
2. Replace four 6/6 metal windows on front elevation with vinyl 6/6 double hung windows. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because installing vinyl windows is inconsistent with preservation criteria Section 5.2 which recommends that non-original windows be replaced with appropriate windows.
3. Replace two metal windows on front elevation with vinyl 4/4 double hung windows. Deny without prejudice

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- The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because installing vinyl windows is inconsistent with preservation criteria Section 5.2 which recommends that non-original windows be replaced with appropriate windows.

Task Force Recommendation:

1. Replace 29 wood and metal windows with vinyl 1/1 double hung windows on main structure. Deny without prejudice because protected facades must be wood and side facing Glasgow all wood 1/1 windows. Unprotected facades can be vinyl in back 50% except Glasgow side.
2. Replace four 6/6 metal windows on front elevation with vinyl 6/6 double hung windows. Deny without prejudice and need to be wood 1/1 windows.
3. Replace two metal windows on front elevation with vinyl 4/4 double hung windows. Deny without prejudice and need to be wood 1/1 windows.

2. 1003 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District

CA156-223(JKA)

Jennifer Anderson

Request:

Remove door on front facade of main structure and infill with siding to match existing.

Applicant: Frances McGee

Application Filed: January 6, 2016

Staff Recommendation:

Remove door on front facade of main structure and infill with siding to match existing. Deny without prejudice - The proposed 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 3.10 stating that original doors and their openings must remain intact and be preserved.

Task Force Recommendation:

Remove door on front facade of main structure and infill with siding to match existing. Approve with conditions - Replacement/infill siding to be installed in a seamless fashion. Finding that documentation shows this house was originally built as a single family.

3. 1007 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District

CA156-224(JKA)

Jennifer Anderson

Request:

1. Install addition on rear of the main structure.
2. Modifying existing roof.
3. Remove shed dormer from front facade of main structure.
4. Replace wood shakes from second floor rear facade with novelty siding to match original profile.
5. Replace skirting on main structure.
6. Replace windows labeled #16, 17, and 20 on main structure.

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7. Paint main structure.
8. Install exterior lights on front porch of main structure.
9. Reconstruct porch steps on front facade of main structure with pine boards.
10. Install concrete driveway.
11. Install concrete walkway in front of main structure.

Applicant: Patricia Simon

Application Filed: January 6, 2016

Staff Recommendation:

1. Install addition on rear of the main structure. Deny without prejudice - The proposed 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 4.1 stating that additions to historic structures must be of appropriate massing, roof form and shape, and must have fenestration patterns and solid-to-void ratios that are typical of the historic structure. It is also not consistent with preservation criteria Section 3.16 stating that the roof slope and massing must be preserved and maintained and that original dormers and roofs must be preserved.
2. Modifying existing roof. Deny without prejudice - The proposed 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 3.16 stating that the slope, massing, and configuration of the roof must be preserved and maintained.
3. Remove shed dormer from front facade of main structure. Approve the proposed work with the finding that the shed dormer is not typical of the style of the main structure and is not an original feature. The proposed work is consistent with preservation criteria Section 3.16 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace wood shakes from second floor rear facade with novelty siding to match original profile. 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 3.6 stating that wood siding, trim, and detailing must be carefully restored wherever practical and that historic materials should be replaced only when necessary.
5. Replace skirting on main structure. Approve with the condition that the proposed Hardiboard is not used and that only wood is installed where Hardiboard is proposed. The work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace windows labeled #16, 17, and 20 on main

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structure. 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 original windows and their openings must remain intact and be preserved, and that when replacement is necessary due to damage then the replacement doors and windows must express the same mullion size, light configuration, and material to match the original windows.

7. Paint main structure. Approve paint specifications dated 1-19-16 with the finding that the proposed work does not comply with Section 3.7 stating that all structures must have a dominant color and no more than three trim colors including any accent colors, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
8. Install exterior lights on front porch of main structure. Approve specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Reconstruct porch steps on front facade of main structure with pine boards. Approve plans dated 1-19-16 with the condition that the profile and dimensions of the new steps matches the existing steps. The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Install concrete driveway. Approve site plan dated 1-19-16 with the condition that the finish is brush finish concrete. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install concrete walkway in front of main structure. Approve with conditions - Approve site plan dated 1-19-16 with the condition that the finish is brush finish concrete. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install addition on rear of the main structure. Approve - Port cochere is approvable due to unusual configuration of the roof. No comments provided on

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addition or rear patio. Need better drawings including view from street illustrating appearance of highest section of new roof. Consider techniques like "widow walk" flat roof to lower overall height.

2. Modifying existing roof. Approve with conditions - Need better drawings including view from street illustrating appearance of highest section of new roof. Consider techniques like "widow walk" flat roof to lower overall height.
3. Remove shed dormer from front facade of main structure. Approve.
4. Replace wood shakes from second floor rear facade with novelty siding to match original profile. Deny without prejudice - Recommend shingles be retained with the finding that the shingles have attained historic significance in their own right and help to delineate changes to the building. Acceptable for new shingles to be a readily available design if compatible with original.
5. Replace skirting on main structure. Approve - Hardiboard restricted to lowest two runs only. Need brick specifications.
6. Replace windows labeled #16, 17, and 20 on main structure. Approve.
7. Paint main structure. Approve - With finding that the number of different colors is appropriate to the style.
8. Install exterior lights on front porch of main structure. Approve.
9. Reconstruct porch steps on front facade of main structure with pine boards. Approve.
10. Install concrete driveway. Approve with conditions - Must be brush finish concrete.
11. Install concrete walkway in front of main structure. Approve with conditions - Must be brush finish concrete.

4. 2317 PARK ROW AVE

South Blvd/Park Row Historic District
CA156-217(MP)
Marsha Prior

Request:

1. Paint main structure, including brick, using Brand: Behr. Body: MQ3-25 'Gray Shimmer.' Trim: UL-260-14 'Pure White.' Accent: S-G-230 'Startling Orange.' Work completed without a Certificate of Appropriateness.
2. Repair concrete walkway in front yard, driveway, and install new concrete walkway in backyard, using brush finish concrete. Work completed without a Certificate of Appropriateness.
3. Add outdoor lighting attached to main structure on front, side, and rear elevations. Work completed without a Certificate of Appropriateness.
4. Install twelve evergreen shrubs along front walkway, front porch, and driveway. Work completed without a Certificate of Appropriateness.

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Applicant: Ahmed Hussein

Application Filed: January 6, 2016

Staff Recommendation:

1. Paint main structure, including brick, using Brand: Behr. Body: MQ3-25 'Gray Shimmer.' Trim: UL-260-14 'Pure White.' Accent: S-G-230 'Startling Orange.' Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(ii) because painting brick on the main structure is not compatible with the historic overlay district because the vast majority of brick houses are not painted.
2. Repair concrete walkway in front yard, driveway, and install new concrete walkway in backyard, using brush finish concrete. Work completed without a Certificate of Appropriateness. Approve repair and installation of concrete walkways, and repair of driveway, with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Add outdoor lighting attached to main structure on front, side, and rear elevations. Work completed without a Certificate of Appropriateness. Approve outdoor lighting with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install twelve evergreen shrubs along front walkway, front porch, and driveway. Work completed without a Certificate of Appropriateness. Approve installation of shrubs with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Paint main structure, including brick, using Brand: Behr. Body: MQ3-25 'Gray Shimmer.' Trim: UL-260-14 'Pure White.' Accent: S-G-230 'Startling Orange.' Work completed without a Certificate of Appropriateness. No quorum, recommendations only - Approve with condition that door be a more subdued color.
2. Repair concrete walkway in front yard, driveway, and install new concrete walkway in backyard, using brush finish concrete. Work completed without a Certificate of Appropriateness. No quorum, recommendations only - Approve.
3. Add outdoor lighting attached to main structure on front, side, and rear elevations. Work completed without a Certificate of Appropriateness. No quorum, recommendations only - Approve.
4. Install twelve evergreen shrubs along front walkway, front porch, and driveway. Work completed without a Certificate of Appropriateness. No quorum, recommendations only - Approve.

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5. 2517 PARK ROW AVE

South Blvd/Park Row Historic District
CA156-216(MP)
Marsha Prior

Request:

Add second story to main structure.

Applicant: Lincoln Stephens

Application Filed: January 6, 2016

Staff Recommendation:

Add second story to main structure. Deny without prejudice - The proposed plans do not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the second story addition does not reflect the same architectural pattern as other Craftsman-style houses in the district, and therefore, is inconsistent with preservation criteria Section 3(b).

Task Force Recommendation:

Add second story to main structure. No quorum, recommendations only - Approve second story addition.

6. 2608 HIBERNIA ST

State Thomas Historic District
CA156-218(JKA)
Jennifer Anderson

Request:

1. Replace 100% of siding on main structure with matching siding. Work partially completed without a Certificate of Appropriateness.
2. Replace cedar shake shingles on main structure with matching cedar shake shingles.
3. Replace windows labeled A1-8, A11-12, B1-2, C1-2 on main structure. Work partially completed without a Certificate of Appropriateness.
4. Install windows labeled D on rear addition with wood 1/1 windows.

Applicant: Eric Marye

Application Filed: January 6, 2016

Staff Recommendation:

1. Replace 100% of siding on main structure with matching siding. Work partially completed without a Certificate of Appropriateness. Deny without prejudice - The partially completed 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 because it will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.
2. Replace cedar shake shingles on main structure with matching cedar shake shingles. Deny without prejudice - The partially completed 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 because it

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will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.

3. Replace windows labeled A1-8, A11-12, B1-2, C1-2 on main structure. Deny without prejudice - The partially completed 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 because it will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.
4. Install windows labeled D on rear addition with wood 1/1 windows. Approve specifications submitted 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-225.109(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 100% of siding on main structure with matching siding. Work partially completed without a Certificate of Appropriateness. No quorum, comments only. Replace wood siding to replicate original. Unfortunately all original material has been removed and destroyed.
2. Replace cedar shake shingles on main structure with matching cedar shake shingles. No quorum, comments only. Replace wood siding to replicate original. Unfortunately all original material has been removed and destroyed.
3. Replace windows labeled A1-8, A11-12, B1-2, C1-2 on main structure. Work partially completed without a Certificate of Appropriateness. No quorum, comments only. Replace windows to replicate original. Unfortunately all original material has been removed and destroyed.
4. Install windows labeled D on rear addition with wood 1/1 windows. No quorum, comments only. Replace windows to replicate original. Unfortunately all original material has been removed and destroyed.

7. 6107 BRYAN PKWY
Swiss Avenue Historic District
CA156-221(JKA)
Jennifer Anderson

Request:

Construct 7' board-on-board cedar fence.

Applicant: David Molina

Application Filed: January 6, 2016

Staff Recommendation:

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Construct 7' board-on-board cedar fence. Deny without prejudice - The proposed 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 51P-63.116(2)(B)(iv) stating that fences in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of a main building.

Task Force Recommendation:

Construct 7' board-on-board cedar fence. Deny without prejudice - Not consistent with preservation criteria as submitted. If alternate location considered, suggest to locate at step and sideyard behind fireplace notch. Driveway suggest behind pair of windows. If placed closer to face of building consider 'open' wrought iron fence.

8. 1825 ABRAMS PKWY

CA156-226(MD)

Mark Doty

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. Remove door and HVAC vent and patch with stucco to match on Facade C.
5. Remove HVAC vent and patch with stucco to match on Facade D.
6. Paint exterior wainscoting. SW 6398 'Fireweed'.

Applicant: Norman Alston

Application Filed: January 6, 2016

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. Remove door and HVAC vent and patch with stucco to

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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.

5. 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.
6. Paint exterior wainscoting. Deny without prejudice - SW 6398 'Fireweed'. 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. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.
2. Install one storefront door and windows in new opening on Facade C. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.
3. Install two storefront doors and windows in new openings on Facade D. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.
4. Remove door and HVAC vent and patch with stucco to match on Facade C. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.
5. Remove HVAC vent and patch with stucco to match on Facade D. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.
6. Paint exterior wainscoting. SW 6398 'Fireweed'. No quorum. Comments only. Task Force supports design for exterior facade of Lakewood Theater as submitted.

HELD UNDER ADVISEMENT:

9. 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

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Staff recommendation: Approve, subject to preservation criteria

Designation Committee Recommendation: Approve, subject to preservation criteria

10. 5646 Milton Street
Meadows Building

Hold a public hearing to consider initiation of historic designation process for the Meadows Building.

Owner: US Meadows LLC

11. 1423 W. Griffin Street

Hold a public hearing to consider initiation of historic designation process for 1423 W. Griffin Street.

Owner: Time Warner Cable Texas LLC

OTHER BUSINESS ITEMS:

Minutes from January 5, 2016
Appointment of the West End Ad Hoc Committee

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, February 17, 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]*