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PUBLIC HEARING POSTING
LANDMARK COMMISSION
HEARING
Monday, April 4, 2016

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."

Public Notice

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CITY SECRETARY
DALLAS, TEXAS

Landmark Commission Agenda
Monday, April 4, 2016



**CITY OF DALLAS
LANDMARK COMMISSION
Monday, April 4, 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, Chief 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.

1. Executive session under Section 551.071 of the Texas Government Code to seek legal advice from its attorney about: TCI West End, Inc. v. City of Dallas, No. 05-11-00582-CV, Chris Bowers
2. Staff Case Reports – Mark Doty, Chief Planner

CONSENT ITEMS

1. 203 S Willomet
Winnetka Heights
CE156-017(PT)
Pam Thompson

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 \$83,950 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Christopher and Hilary Kapfer

Application Filed: February 24, 2016

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$83,950 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility

2. 5829 Tremont Street
Junius Heights
CE156-018(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of three years and approval of \$8,900 in expenditures spent

Landmark Commission Agenda
Monday, April 4, 2016

on rehabilitation within the three years prior to the CE approval.

Applicant: Tara Brighton

Application Filed: July 23, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$8,900 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 1618 FUN WAY

Fair Park Historic District
CA156-348(MD)
Mark Doty

Request:

Construct one-story restroom structure.

Applicant: State Fair of Texas

Application Filed: March 3, 2016

Staff Recommendation:

Construct one-story restroom structure. Approve -- Approve drawings dated 3/16/16 with the finding the proposed work is consistent with the criteria for the East Parking Subdistrict in the preservation criteria Section 6.3(b)(2)(3) and (6), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct one-story restroom structure. Approve - Hilbun recused.

4. 3921 MARTIN LUTHER KING JR BLVD

Fair Park Historic District
CA156-347(MD)
Mark Doty

Request:

Construct one-story rear addition to Administration Building.

Applicant: State Fair of Texas

Application Filed: March 3, 2016

Staff Recommendation:

Construct one-story rear addition to Administration Building. Approve -- Approve drawings dated 3/16/16 with the finding the proposed work is consistent with the criteria for the East Parking Subdistrict in the preservation criteria Section 6.3(b)(2)(3) and (6), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct one-story rear addition to Administration Building. Approved with the following conditions; add a brick string course, taller windows - modify ceiling - clear glass, brick at window sill, add coping detail with sheet metal, match brick as much as possible, joint at corner of new building. Hilbun recused.

5. 1411 WASHINGTON ST

Fair Park Historic District
CA156-349(MD)
Mark Doty

Request:

1. Remodel corner of Cattle Barn #1.
2. Remove signage and install on structure.

Applicant: State Fair of Texas

Application Filed: March 3, 2016

Staff Recommendation:

Landmark Commission Agenda
Monday, April 4, 2016

1. Remodel corner of Cattle Barn #1. Approve – Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove signage and install on structure. Approve - Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation

1. Remodel corner of Cattle Barn #1. Approve - Hilbun recused.
2. Remove signage and install on structure. Approve - Hilbun recused.

Request:

Construct one-and-a-half story, 2-car detached garage, and paint using Brand: Behr. Body: N450-5 Intergalactic - Trim: 75 - Polar Bear - Accent: S460-7 - Deep Breath. Work initiated without a Certificate of Appropriateness.

Applicant: Rafeal Ordonez

Application Filed: March 3, 2016

Staff Recommendation:

Construct one-and-a-half story, 2-car detached garage, and paint using Brand: Behr. Body: N450-5 Intergalactic - Trim: 75 - Polar Bear.- Accent: S460-7 - Deep Breath. Work initiated without a Certificate of Appropriateness. Approve plans and specifications dated 03/03/2016 with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct one-and-a-half story, 2-car detached garage, and paint using Brand: Behr. Body: N450-5 Intergalactic - Trim: 75 - Polar Bear - Accent: S460-7 - Deep Breath. Work initiated without a Certificate of Appropriateness. Approve the plans as shown as long as the owner can document that the garage is lower than the house.

Request:

1. Replace front French doors with prairie-style door and sidelights.
2. Replace two windows on right and left side of house with wood one-over-one window.
3. Remove rear-facing window and install 15-lite door.
4. Replace wood front porch with tongue & groove yellow pine, and stain using, Brand: DuraSeal, 121/221, Golden Brown.
5. Install wood steps on right side of house and stain, using Brand: DuraSeal, 121/221, Golden Brown.
6. Construct sand & brick patio on side rear yard.

6. 5634 JUNIUS ST

Junius Heights Historic District
CA156-345(MP)
Marsha Prior

7. 5612 TREMONT ST

Junius Heights Historic District
CA156-353(MP)
Marsha Prior

Landmark Commission Agenda
Monday, April 4, 2016

7. Replace metal skirt around perimeter of house.

Applicant: Rob Little

Application Filed: March 3, 2016

Staff Recommendation:

1. Replace front French doors with prairie-style door and sidelights. Approve specifications dated 03/14/2016 with finding the work meets preservation criteria Section 5.2 for replacing non-original doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two windows on right and left side of house with wood one-over-one window. Approve specifications dated 03/14/2016 with the finding the work is consistent with preservation criteria Sections 5.2 and 5.3 and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove rear-facing window and install 15-lite door. Approve drawings and specifications dated 03/14/2016 with finding the work is consistent with preservation criteria Section 5.2 for altered openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace wood front porch with tongue & groove yellow pine, and stain using, Brand: DuraSeal, 121/221, Golden Brown. Approve specifications dated 03/14/2016 with the finding the work meets preservation criteria Section 7.4 for historic for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install wood steps on right side of house and stain, using Brand: DuraSeal, 121/221, Golden Brown. Approve drawings and specifications dated 03/14/2016 with the finding the work is consistent with preservation criteria Section 3.2 for new steps and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct sand & brick patio on side rear yard. Approve - Approve site plan and specifications dated 03/14/2016 with finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Replace metal skirt around perimeter of house. Approve with conditions – Approve proposed work with condition that metal skirting is only used for bottom six inches and that anything above the six inches matches the wood siding of the main structure in dimension, profile, and material with the finding the work is consistent with preservation criteria Section 4.2 that alterations to facades must be architecturally sensitive and appropriate and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Landmark Commission Agenda
Monday, April 4, 2016

Task Force Recommendation:

1. Replace front French doors with prairie-style door and sidelights. Approve door and side lights per Virginia McAlester's documentation in ordinance.
2. Replace two windows on right and left side of house with wood one-over-one window. Approve with conditions replacing windows on right and left side as long as the windows are the same size and specifications; refurbish existing windows if they are in good shape if possible, but if it is not, recommend replacement with matching wood windows.
3. Remove rear-facing window and install 15-lite door. Approve door as shown. It is on front 50%, but is not visible from street.
4. Replace wood front porch with tongue & groove yellow pine, and stain using, Brand: DuraSeal, 121/221, Golden Brown. Approve wood front porch with tongue and groove yellow pine.
5. Install wood steps on right side of house and stain, using Brand: DuraSeal, 121/221, Golden Brown. Approve.
6. Construct sand & brick patio on side rear yard. Approve.
7. Replace metal skirt around perimeter of house. Approve with conditions - replace metal skirt with no more than a 6-in exposure of metal.

8. 6001 WORTH ST

Junius Heights Historic District
CA156-365(MP)
Marsha Prior

Request:

Install 10ft x 10ft wood shed in rear yard and paint, using Brand: Sherwin Williams, SW 2834, "Birds Eye Maple."

Applicant: Sheri Hall,

Application Filed: March 3, 2016

Staff Recommendation:

Install 10ft x 10ft wood shed in rear yard and paint, using Brand: Sherwin Williams, SW 2834, "Birds Eye Maple." Approve - Approve survey plat and specifications dated 03/03/2016 with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.6, and 9.9. for accessory structures and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 10ft x 10ft wood shed in rear yard and paint, using Brand: Sherwin Williams, SW 2834, "Birds Eye Maple." Approve.

Request:

Install three cellular antennae to existing cellular equipment on roof.

Applicant: Ashley Shepker

9. 3015 OAK LAWN AVE.

Melrose Hotel
CA156-344(MD)
Mark Doty

Landmark Commission Agenda
Monday, April 4, 2016

Application Filed: March 3, 2016

Staff Recommendation:

Install three cellular antennae to existing cellular equipment on roof. Approve - Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install three cellular antennae to existing cellular equipment on roof. Comment: Provide photographs.

10. 4932 WORTH ST

Munger Place Historic District
CA156-356(JKA)
Jennifer Anderson

Request:

Replace front door on main structure.

Applicant: James Clay Gaspard

Application Filed: March 3, 2016

Staff Recommendation:

Replace front door on main structure. Approve specifications dated 3-14-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace front door on main structure. Approve with conditions - Confirm compliance with Exhibit K of the ordinance.

11. 5101 VICTOR ST

Munger Place Historic District
CA156-364(JKA)
Jennifer Anderson

Request:

Install landscaping in rear of the main structure.

Applicant: Jamie Phillips

Application Filed: March 3, 2016

Staff Recommendation:

Install landscaping in rear of the main structure. Approve site plan and specifications dated 3-14-16 with the finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in rear of the main structure. Approve.

12. 2534 SOUTH BLVD

South Blvd/Park Row Historic District
CA156-352(MP)
Marsha Prior

Request:

1. Replace 30 wood windows with double-hung wood windows and repair three windows.
2. Repair and replace damaged stucco at front, rear, and side gable.
3. Repair and replace rotted wood siding.
4. Add two roof dormers to rear of main structure.
5. Construct two-story, detached garage in rear of property.
6. Remove window on rear elevation, replace with door, and install concrete steps.
7. Remove chimney stack in rear.
8. Remove concrete steps and existing door opening on

Landmark Commission Agenda
Monday, April 4, 2016

left elevation and infill with stucco to match existing siding.

9. Repair and install driveway and walkway from detached garage to main structure.
10. Replace roof with composition shingles.
11. Install new door on front elevation.

Applicant: Jason Brown

Application Filed: March 3, 2016

Staff Recommendation:

1. Replace 30 wood windows with double-hung wood windows and repair three windows. Approve with conditions - Approve specifications dated 03/03/2016 with condition that the three windows on the second story are repaired rather than replaced and that all windows match the original number of lites and style with the finding the proposed work is consistent with preservation criteria Sections 3(b)(5)(B) and 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Repair and replace damaged stucco at front, rear, and side gable. Approve - Approve proposed work with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) for facade material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Repair and replace rotted wood siding. Approve - Approve proposed work with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) for facade material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Add two roof dormers to rear of main structure. Approve - Approve drawings dated 03/03/2016 with the finding the proposed work is consistent with preservation criteria Section 3(b)(1) and Section 3(b)(2)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct two-story, detached garage in rear of property. Approve - Approve drawings dated 03/03/2016 with the finding the work is consistent with preservation criteria Section 3(b)(1) for height and Section 3(b)(6)(B) for materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove window on rear elevation, replace with door, and install concrete steps. Approve with conditions - Approve drawings dated 03/03/2016 with the condition the door is a panel door as illustrated and that it is wood with the finding the proposed work is consistent with preservation criteria Section 3(b)(6)(A) for material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Remove chimney stack in rear. Approve with

Landmark Commission Agenda
Monday, April 4, 2016

conditions - Approve drawings dated 03/03/2016 with condition that only the rear chimney stack is removed and that front chimney stack remains with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. Remove concrete steps and existing door opening on left elevation and infill with stucco to match existing siding. Approve - Approve drawings dated 03/03/2016 with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) for material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Repair and install driveway and walkway from detached garage to main structure. Approve - Approve site plan dated 03/03/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Replace roof with composition shingles. Approve - Approve specifications dated 03/03/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install new door on front elevation. Approve - Approve photo dated 03/03/2016 with finding the work is consistent with preservation criteria Section 3(b)(6)(A) for facade material and meets the standards in City Codes Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 30 wood windows with double-hung wood windows and repair three windows. No quorum, recommendations only: Well done renovation plan.
2. Repair and replace damaged stucco at front, rear, and side gable. No quorum, recommendations only: Well done renovation plan.
3. Repair and replace rotted wood siding. No quorum, recommendations only: Well done renovation plan.
4. Add two roof dormers to rear of main structure. No quorum, recommendations only: Well done renovation plan.
5. Construct two-story, detached garage in rear of property. No quorum, recommendations only: Well done renovation plan.
6. Remove window on rear elevation, replace with door, and install concrete steps. No quorum, recommendations only: Well done renovation plan.
7. Remove chimney stack in rear. No quorum, recommendations only: Well done renovation plan.
8. Remove concrete steps and existing door opening on left elevation and infill with stucco to match existing siding. No quorum, recommendations only: Well done renovation plan.
9. Repair and install driveway and walkway from

Landmark Commission Agenda
Monday, April 4, 2016

- detached garage to main structure. No quorum, recommendations only: Well done renovation plan.
10. Replace roof with composition shingles. No quorum, recommendations only: Well done renovation plan.
11. Install new door on front elevation. No quorum, recommendations only: Well done renovation plan.

13. 6119 BRYAN PKWY
Swiss Avenue Historic District
CA156-359(JKA)
Jennifer Anderson

Request:

Enclose rear porch on main structure.

Applicant: Robert Cox

Application Filed: March 3, 2016

Staff Recommendation:

Enclose rear porch on main structure. Approve drawings and specifications dated 3-14-16 with the finding that the proposed work is consistent with preservation criteria Sections 51P-63.119(a) and 51P-63.119(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Enclose rear porch on main structure. Approve.

14. 1104 N FITZHUGH AVE
Swiss Avenue Historic District
CA156-361(JKA)
Jennifer Anderson

Request:

Install landscaping.

Applicant: Oscar Carmona

Application Filed: March 3, 2016

Staff Recommendation:

Install landscaping. Approve with conditions - Approve site plan and specifications dated 3-14-16 with the condition that the walkway is filled with crushed granite and that no decomposed granite is installed. 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:

Install landscaping. Approve.

15. 5214 LIVE OAK ST
Swiss Avenue Historic District
CA156-358(JKA)
Jennifer Anderson

Request:

Construct addition in rear of the main structure.

Applicant: Carreen Carson

Application Filed: March 3, 2016

Staff Recommendation:

Construct addition in rear of the main structure. Approve with conditions - Approve plans and specifications dated 3-14-16 with the condition that the new brick is not toothed in to the existing brick to create a line of demarcation. The work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct addition in rear of the main structure. Approve.

Landmark Commission Agenda
Monday, April 4, 2016

16. 5602 SWISS AVE

Swiss Avenue Historic District
CA156-360(JKA)
Jennifer Anderson

Request:

1. Replace 100 % of masonite siding on accessory structure with masonite siding. Work completed without a Certificate of Appropriateness.
2. Replace trim on accessory structure. Work completed without a Certificate of Appropriateness.
3. Paint accessory structure using Sherwin Williams paint. Body: SW6109 "Hopstack;" Trim: SW6111 "Coconut Husk." Work completed without a Certificate of Appropriateness.

Applicant: David & Nancy Pinson

Application Filed: March 3, 2016

Staff Recommendation:

1. Replace 100 % of masonite siding on accessory structure with masonite siding. Work completed without a Certificate of Appropriateness. Approve - The completed work is consistent with preservation criteria Section 51P-63.116(1)(A)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace trim on accessory structure. Work completed without a Certificate of Appropriateness. Approve - The completed work is consistent with preservation criteria Section 51P-63.116(1)(A)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint accessory structure using Sherwin Williams paint. Body: SW6109 "Hopstack;" Trim: SW6111 "Coconut Husk." Work completed without a Certificate of Appropriateness. Approve specifications dated 3-14-16 with the finding that the completed work is consistent with preservation criteria Section 51P-63.116(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 100 % of masonite siding on accessory structure with masonite siding. Work completed without a Certificate of Appropriateness. Approve - No exception to masonite siding.
2. Replace trim on accessory structure. Work completed without a Certificate of Appropriateness. Approve - No exception to trim replacement.
3. Paint accessory structure using Sherwin Williams paint. Body: SW6109 "Hopstack;" Trim: SW6111 "Coconut Husk." Work completed without a Certificate of Appropriateness. Approve with conditions - Consider paint color of the body consistent with the existing brick of the house. No exception to trim color.

Landmark Commission Agenda
Monday, April 4, 2016

17. 124 N CLINTON AVE

Winnetka Heights Historic District
CA156-355(MD)
Mark Doty

Request:

1. Construct rear addition.
2. Replace existing aluminum windows with wood windows.

Applicant: Karl Sanford

Application Filed: March 3, 2016

Staff Recommendation:

1. Construct rear addition. Approve – Approve drawings dated 3/16/16 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).
2. Replace existing aluminum windows with wood windows. Approve - Approve drawings dated 3/16/16 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).

Task Force Recommendation:

1. Construct rear addition. Approve.
2. Replace existing aluminum windows with wood windows. Approve.

18. 220 N CLINTON AVE

Winnetka Heights Historic District
CA156-350(MD)
Mark Doty

Request:

Construct rear addition.

Applicant: Residential Design Services LLC - Robert Pross

Application Filed: March 3, 2016

Staff Recommendation:

Construct rear addition. Approve - Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct rear addition. Approve.

19. 1314 W DAVIS ST

Winnetka Heights Historic District
CA156-367(MD)
Mark Doty

Request:

1. Install patio on north facade. Work begun without a Certificate of Appropriateness.
2. Install 1" concrete over existing sidewalk. Work completed without a Certificate of Appropriateness.
3. Install storefront doors and windows. Work completed without a Certificate of Appropriateness.

Applicant: Kacy Jones

Application Filed: March 3, 2016

Staff Recommendation:

1. Install patio on north facade. Work begun without a Certificate of Appropriateness. Approve – Approve drawing dated 3/16/16 with the finding the proposed

Landmark Commission Agenda
Monday, April 4, 2016

work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install 1" concrete over existing sidewalk. Work completed without a Certificate of Appropriateness. Approve - Approve completed work with the finding of fact the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install storefront doors and windows. Work completed without a Certificate of Appropriateness. Approve - Approve drawing dated 3/16/16 with the finding the proposed work is consistent with the criteria for alterations in the preservation criteria for Tract 4A in Section 51P-87.117.3(a)(1)(B), main entrances in the Section 51P-87.117.3(a)(1)(E), and windows and doors in Section 51P-87.117.3(a)(1)(I), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install patio on north facade. Work begun without a Certificate of Appropriateness. Approve with conditions - Approve as submitted with patio railing up to 4 feet.
2. Install 1" concrete over existing sidewalk. Work completed without a Certificate of Appropriateness. Approve.
3. Install storefront doors and windows. Work completed without a Certificate of Appropriateness. Approve.

Request:

1. Construct screened porch and deck on rear facade.
2. Remove French door and relocate window on south facade.
3. Remodel accessory structure including addition of a covered parking space and installation of new doors and windows.

Applicant: Peters Cates Design

Application Filed: March 3, 2016

Staff Recommendation:

1. Construct screened porch and deck on rear facade. Approve - Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove French door and relocate window on south facade. Approve - Approve drawings dated 3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remodel accessory structure including addition of a covered parking space and installation of new doors and windows. Approve - Approve drawings dated

20. 319 N EDGEFIELD AVE
Winnetka Heights Historic District
CA156-340(MD)
Mark Doty

Landmark Commission Agenda
Monday, April 4, 2016

3/16/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct screened porch and deck on rear facade. Approve.
2. Remove French door and relocate window on south facade. Approve - Recommend to approve with amended request to remove non-original French doors.
3. Remodel accessory structure including addition of a covered parking space and installation of new doors and windows. Approve

21. 336 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-339(MD)
Mark Doty

Request:

1. Construct rear addition to main structure.
2. Remodel existing accessory structure.

Applicant: Fastt Homes - Frank Duvall

Application Filed: March 3, 2016

Staff Recommendation:

1. Construct rear addition to main structure. Approve - Approve drawings dated 3/16/16 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).
2. Remodel existing accessory structure. Approve - Approve drawings dated 3/16/16 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)(i).

Task Force Recommendation:

1. Construct rear addition to main structure. Approve as submitted.
2. Remodel existing accessory structure. Approve as submitted.

22. 341 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-341(MD)
Mark Doty

Request:

Relocate window from rear facade to side facade. Work completed without a Certificate of Appropriateness.

Applicant: Amanda Deguin

Application Filed: March 3, 2016

Staff Recommendation:

Relocate window from rear facade to side facade. Work completed without a Certificate of Appropriateness. Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Relocate window from rear facade to side facade. Work completed without a Certificate of Appropriateness. Approve.

Landmark Commission Agenda
Monday, April 4, 2016

23. 211 N WINNETKA AVE

Winnetka Heights Historic District
CA156-343(MD)
Mark Doty

Request:

Paint main structure. Brand - ZAR. Body - 770 'Winter White'. Trim - 779 'Desert Sand'. Accent - 772 'Chocolate'.

Applicant: Juliette Richard

Application Filed: March 3, 2016

Staff Recommendation:

Paint main structure. Brand - ZAR. Body - 770 'Winter White'. Trim - 779 'Desert Sand'. Accent - 772 'Chocolate'. Approve - Approve paint specifications dated 3/16/16 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint main structure. Brand - ZAR. Body - 770 'Winter White'. Trim - 779 'Desert Sand'. Accent - 772 'Chocolate'. Approve.

COURTESY REVIEW ITEMS:

1. 711 PARKMONT ST

Junius Heights Historic District
CR156-005(MP)
Marsha Prior

Request:

Courtesy Review - Construct two-story addition to rear of main structure.

Applicant: Quentin Hartley

Application Filed:

Staff Recommendation:

Courtesy Review - Construct two-story addition to rear of main structure. Approve conceptually with condition that upstairs addition is reduced in width so that it is more compatible with preservation criteria Section 8.5 for massing, shape, and building form and would meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Courtesy Review - Construct two-story addition to rear of main structure. Disapproval: 2nd floor needs to have the same width/massing, etc. of the existing original 2nd floor.

2. 515 ROSS AVE

West End Historic District
CR156-004(MD)
Mark Doty

Request:

Courtesy Review - Construct Dallas Holocaust Museum.

Applicant: Omniplan Architects

Application Filed:

Staff Recommendation:

Courtesy Review - Construct Dallas Holocaust Museum. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Task Force approves of the conceptual

Landmark Commission Agenda
Monday, April 4, 2016

design. Good massing, materials, and design. Suggest softening the street-level facade along Record Street.

DISCUSSION ITEMS:

1. 5600 VICTOR ST

Junius Heights Historic District
CA156-346(MP)
Marsha Prior

Request:

Replace front door with salvaged Craftsman-style door and paint, using Brand: Sherwin Williams. Trim: SW 7041, Van Dyke Brown.

Applicant: Lee Owens

Application Filed: March 3, 2016

Staff Recommendation:

Replace front door with salvaged Craftsman-style door and paint, using Brand: Sherwin Williams. Trim: SW 7041, Van Dyke Brown. Deny without prejudice - The completed work does not meet the criteria in City Code Section 51A-4.501(g)(6)(C)(i) because staff does not believe that the Craftsman style door is appropriate for a house that exhibits Folk Victorian, Neoclassical, and Prairie elements, and thus, is not consistent with preservation criteria Section 5.2 which states that non-original doors be replaced with appropriate doors and windows.

Task Force Recommendation:

Replace front door with salvaged Craftsman-style door and paint, using Brand: Sherwin Williams. Trim: SW 7041, Van Dyke Brown. Approve - replace with Craftsman door since the one that was on there was not original.

2. 711 SKILLMAN ST

Junius Heights Historic District
CA156-354(MP)
Marsha Prior

Request:

Install two lights on either side of front door.

Applicant: Quentin Hartley

Application Filed: March 3, 2016

Staff Recommendation:

Install two lights on either side of front door. Approve - Approve photo dated 03/03/2016 with the finding the work is consistent with preservation criteria Section 3.5(a) for outdoor lighting and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install two lights on either side of front door. Deny - Vote 2:3. For - Schmidt, Harrison. Against - Cohen, Koppang, Mesh. Reason for opposition: Deny because the facade never did have sconces and per 4.1 it is a protected facade. Recommendation - Install a hanging light.

Landmark Commission Agenda
Monday, April 4, 2016

3. 1007 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic
District

CA156-357(JKA)

Jennifer Anderson

Request:

1. Construct addition in rear of the main structure.
2. Reframe roof on main structure.
3. Install composition shingles on main structure.
4. Remove gable on southeast side of main structure.
5. Remove window in rear and install attic vent.
6. Replace windows #9, 10, 16, 17 with wood 1/1 windows.
7. Remove door and sidelights on 1st floor of southeast side of main structure and infill with wood siding to match existing siding.
8. Remove door and sidelights from 2nd floor of southeast side of main structure and install two wood 1/1 windows.
9. Install skirting on main structure.
10. Install can lights on main structure.
11. Rebuild chimney to original height using salvaged brick.

Applicant: Kyle Collins Simcoe, LLC

Application Filed: March 3, 2016

Staff Recommendation:

1. Construct addition in rear of the main structure. Approve plans and specifications dated 3-14-16 with the finding that the work is consistent with preservation criteria Section 4.1-4.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Reframe roof on main structure. Approve plans and specifications dated 3-14-16 with the finding that the work is consistent with preservation criteria Section 3.16 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install composition shingles on main structure. Approve specifications dated 3-14-16 with the finding that the work is consistent with preservation criteria Section 3.17 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove gable on southeast side of main structure. Approve plans dated 3-14-16 with the finding that 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).
5. Remove window in rear and install attic vent. Approve plans dated 3-14-16 with the finding that the proposed work is compatible with Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace windows #9, 10, 16, 17 with wood 1/1 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 original

Landmark Commission Agenda
Monday, April 4, 2016

doors and windows and their openings must remain intact and be preserved.

7. Remove door and sidelights on 1st floor of southeast side of main structure and infill with wood siding to match existing siding. Approve plans dated 3-14-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 since the door and sidelights are not original and that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Remove door and sidelights from 2nd floor of southeast side of main structure and install two wood 1/1 windows. Approve plans dated 3-14-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 since the door and sidelights are not original and that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Install skirting on main structure. Approve. The proposed work does not comply with Section 3.6 that states that imitation materials are only allowed on accessory structures, 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.
10. Install can lights on main structure. Approve plans dated 3-14-16 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).
11. Rebuild chimney to original height using salvaged brick. Approve with conditions – Approve plans dated 3-14-16 with the condition that no more than 20% of the brick is replaced and that any replacement brick matches the existing in material, dimensions, and color. The proposed work is consistent with preservation criteria Section 3.16 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition in rear of the main structure. Approve - Typical technique of demarking new construction from historic not helpful given complexity of building form and modification history.
2. Reframe roof on main structure. Approve.

Landmark Commission Agenda
Monday, April 4, 2016

3. Install composition shingles on main structure. Approve.
4. Remove gable on southeast side of main structure. Approve.
5. Remove window in rear and install attic vent. Approve. Don't believe this to be an original opening.
6. Replace windows #9, 10, 16, 17 with wood 1/1 windows. Approve with conditions – Suggest new windows for #16-17 match the width of the historic windows above if allowed by code. Recommend windows #9-10 remain in historic location unless documentation is provided to show they have been previously moved. Okay to shorten to kitchen cabinets. For: Alston, Karnowski, Finch. Against: Anderson. Basis for opposition: The windows are located in a very unusual location. Very far to the corner and not centered as typical. The windows are on the back half of the side facade and not seen from the front of the street as they are behind the original bay room. These are kitchen windows and leeway can be given for kitchens. The new location will be symmetrical to the overall structure.
7. Remove door and sidelights on 1st floor of southeast side of main structure and infill with wood siding to match existing siding. Approve.
8. Remove door and sidelights from 2nd floor of southeast side of main structure and install two wood 1/1 windows. Approve.
9. Install skirting on main structure. Approve.
10. Install can lights on main structure. Approve.
11. Rebuild chimney to original height using salvaged brick. Approve.

4. 4306 TRELIS CT

Peak's Suburban Addition Neighborhood Historic District
CA156-362(JKA)
Jennifer Anderson

Request:

1. Remove kitchen chimney on main structure.
2. Install G.A.F. Timberline composition shingles in color "Pewter Grey."

Applicant: Zelman Brounoff

Application Filed: March 3, 2016

Staff Recommendation:

1. Remove kitchen chimney on main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because the work will have an adverse effect on the architectural features of the structure and the historic overlay district.
2. Install G.A.F. Timberline composition shingles in color "Pewter Grey." Approve specifications dated 3-14-16 with the finding that the work is consistent with preservation criteria Section 3.17 and meets the

Landmark Commission Agenda
Monday, April 4, 2016

standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove kitchen chimney on main structure. Deny without prejudice - Chimney is visible from the front. Recommend capping chimney with metal.
2. Install G.A.F. Timberline composition shingles in color "Pewter Grey." Approve.

Request:

Install slate tile on front steps of main structure. Work completed without a Certificate of Appropriateness.

Applicant: MICHAEL LEDOWSKY

Application Filed: March 3, 2016

Staff Recommendation:

Install slate tile on front steps of main structure. Deny without prejudice - Work completed without a Certificate of Appropriateness. The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof required to establish that the completed work is compatible with the historic overlay district.

Task Force Recommendation:

Install slate tile on front steps of main structure. Deny without prejudice - Work completed without a Certificate of Appropriateness. No evidence this is compatible with the neighborhood.

Request:

1. Remove all vinyl siding and trim, and repair/restore wood siding and trim.
2. Remove security bars and repair, restore, and replace if necessary, all 24 historic wood windows.
3. Remove security bars and replace front door with new wood door.
4. Replace existing front porch sliding door with 15-lite French door.
5. Replace existing metal awning over front entryway with canvas awning.
6. Install exterior light fixtures and mail slot.
7. Remove vinyl siding on detached garage and repair wood siding, or replace up to 25% with wood, add new garage door, and paint, using Brand: Behr. Main Body: PR-W14, Bit of Sugar. Trim: ECC-10-2, Jet Black.

Applicant: Ahmedv Hussein

Application Filed: March 3, 2016

Staff Recommendation:

1. Remove all vinyl siding and trim, and repair/restore wood siding and trim. Approve with conditions - Approve proposed work with condition that any

5. 4837 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District

CA156-363(JKA)

Jennifer Anderson

6. 2622 PARK ROW AVE

South Blvd/Park Row Historic District

CA156-351(MP)

Marsha Prior

Landmark Commission Agenda
Monday, April 4, 2016

replacement siding needed for repair is an exact match in profile, material, and dimensions of existing wood siding with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) for material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Remove security bars and repair, restore, and replace if necessary, all 24 historic wood windows. Approve with conditions - Approve proposed work with condition that wood windows are only repaired/restored and that a new Certificate of Appropriateness is submitted for the replacement of any wood window with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove security bars and replace front door with new wood door. Approve - Approve Options 1, 2, 3, or 4 for replacement door with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing front porch sliding door with 15-lite French door. Approve - Approve specifications dated 03/03/2016 with condition that once void is infilled with French door, siding and trim must match up, with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace existing metal awning over front entryway with canvas awning. Approve - Approve specifications dated 03/03/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install exterior light fixtures and mail slot. Approve - Approve photos and specifications dated 03/03/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Remove vinyl siding on detached garage and repair wood siding, or replace up to 25% with wood, add new garage door, and paint, using Brand: Behr. Main Body: PR-W14, Bit of Sugar. Trim: ECC-10-2, Jet Black. Approve with conditions - Approve proposed work and specifications dated 03/03/2016 with condition that only up to 25% of the original wood siding is replaced with approximately 75% of wood siding being repaired with the finding the proposed work is consistent with preservation criteria Section 3(b)(6)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove all vinyl siding and trim, and repair/restore wood siding and trim. No quorum, recommendations only: Plan is nice, especially restored back to original.
2. Remove security bars and repair, restore, and replace

Landmark Commission Agenda
Monday, April 4, 2016

if necessary, all 24 historic wood windows. No quorum, recommendations only: Plan is nice, especially restored back to original.

3. Remove security bars and replace front door with new wood door. No quorum, recommendations only: Plan is nice, especially restored back to original.
4. Replace existing front porch sliding door with 15-lite French door. No quorum, recommendations only: Plan is nice, especially restored back to original.
5. Replace existing metal awning over front entryway with canvas awning. No quorum, recommendations only: Plan is nice, especially restored back to original.
6. Install exterior light fixtures and mail slot. No quorum, recommendations only: Plan is nice, especially restored back to original.
7. Remove vinyl siding on detached garage and repair wood siding, or replace up to 25% with wood, add new garage door, and paint, using Brand: Behr. Main Body: PR-W14, Bit of Sugar. Trim: ECC-10-2, Jet Black. No quorum, recommendations only: Plan is nice, especially restored back to original.

7. 4716 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA156-087(JKA)

Jennifer Anderson

1. Install 4" Hardiboard on rear facade of the main structure. Work completed without a Certificate of Appropriateness.

Applicant: Eric Spinnazola

Application Filed: November 5, 2015

Staff Recommendation:

1. Install 4" Hardiboard on rear facade of the main structure. Work completed without a Certificate of Appropriateness. Deny – The 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.

Task Force Recommendation:

1. Install 4" Hardiboard on rear facade of the main structure. Work completed without a Certificate of Appropriateness. Deny.

Remanded back to Landmark Commission on March 3, 2016.

OTHER BUSINESS ITEMS:

Minutes from March 7, 2016

Appointment of Michael Karnowski to the South Blvd. Park Row Task Force.

ADJOURNMENT

DESIGNATION COMMITTEE:

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