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CITY SECRETARY  
DALLAS, TEXAS



**REVISED  
PUBLIC HEARING POSTING  
LANDMARK COMMISSION  
HEARING  
Monday, May 2, 2016**

**Public Notice**

**16 04 4 9**

**POSTED** CITY SECRETARY  
DALLAS, TX

**Briefings:**

**5ES\***

**10:30 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."



**REVISED**  
**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
**Monday, May 2, 2016**  
**AGENDA**

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:30 A.M.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 <sup>th</sup> 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. Parliamentary Procedures – Bert Vandenberg, Asst. City Attorney

**CONSENT ITEMS**

**1. 3750 COTTON BOWL PLZ**

Fair Park Historic District  
CA156-430(MD)  
Mark Doty

**Request:**

Modify and upgrade existing cellular antennae and equipment.

**Applicant:** AT&T Mobility - Paul Baumgardner

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Modify and upgrade existing cellular antennae and equipment. Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Modify and upgrade existing cellular antennae and equipment. Approve with conditions – Antenna poles to have uniform height of 6 to 8 feet. Poles to be centered on seating aisles of exterior architectural features. Relocate all existing junction boxes underneath seating bowl that are currently mounted at open rail.

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

**2. 1620 1ST AVE**

Fair Park Historic District  
CA156-420(MD)

Mark Doty

**Request:**

1. Extend accessible ramp on south facade.
2. Replace transom window over south facade entry door.
3. Install activation switch/push plate at south facade entry door.
4. Install handrails at south entry.
5. Install handrails at east entry.
6. Install door and sidelights in north entry.
7. Construct accessible ramp to north entry.
8. Install generator and chain link fencing on west side of building.
9. Infill louver openings on north exterior wall with painted brick to match.

**Applicant:** Jim Anderson

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Extend accessible ramp on south facade. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace transom window over south facade entry door. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install activation switch/push plate at south facade entry door. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install handrails at south entry. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install handrails at east entry. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install door and sidelights in north entry. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct accessible ramp to north entry. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install generator and chain link fencing on west side of building. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

9. Infill louver openings on north exterior wall with painted brick to match. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Extend accessible ramp on south facade. Approve.
2. Replace transom window over south facade entry door. Approve.
3. Install activation switch/push plate at south facade entry door. Approve.
4. Install handrails at south entry. Approve.
5. Install handrails at east entry. Approve.
6. Install door and sidelights in north entry. Approve with conditions - Center 3'-0" at North entry with sidelights on either side.
7. Construct accessible ramp to north entry. Approve.
8. Install generator and chain link fencing on west side of building. Approve.
9. Infill louver openings on north exterior wall with painted brick to match. Approve.

**3. 611 N GLASGOW DR**

Junius Heights Historic District  
CA156-431(MP)  
Marsha Prior

**Request:**

1. Install sliding doors on right elevation instead of French doors previously approved.
2. Add two wood, double hung windows on right side of rear elevation where French doors were previously approved.
3. Shorten length of previously approved side porch and covering on right (west) elevation.

**Applicant:** Vince Liebowitz

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Install sliding doors on right elevation instead of French doors previously approved. Approve - Approve specifications dated 04/15/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed sliding glass doors are an appropriate, commonly used style, and are compatible with the historic overlay district.
2. Add two wood, double hung windows on right side of rear elevation where French doors were previously approved. Approve - Approve specifications dated 04/15/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed windows are an appropriate, commonly used style, and are compatible with the historic overlay district.
3. Shorten length of previously approved side porch and covering on right (west) elevation. Approve - Approve



## Landmark Commission Agenda Monday, May 2, 2016

proposed change with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed length for a covered porch is appropriate for porch coverings, and is compatible with the historic overlay district.

### **Task Force Recommendation**

1. Install sliding doors on right elevation instead of French doors previously approved. Approve.
2. Add two wood, double hung windows on right side of rear elevation where French doors were previously approved. Approve.
3. Shorten length of previously approved side porch and covering on right (west) elevation. Approve.

#### **4. 5528 JUNIUS ST**

Junius Heights Historic District  
CA156-417(MP)  
Marsha Prior

### **Request:**

Construct detached garage.

**Applicant:** Guadalupe Medellin

**Application Filed:** April 7, 2016

### **Staff Recommendation:**

Construct detached garage. Approve with conditions - Approve plans dated 04/15/2016 with the condition that the roof overhang not exceed 1.5 feet and that only one garage door is installed on structure with the finding of fact the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, and 9.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation**

Construct detached garage. Approve construction as shown. Suggest adding knee brace in center to match existing on house.

#### **5. 300 E COLORADO BLVD**

Lake Cliff Historic District  
CA156-422(MD)  
Mark Doty

### **Request:**

Construct seat wall in Lake Cliff Park.

**Applicant:** City of Dallas Park and Recreation  
Department

**Application Filed:** April 7, 2016

### **Staff Recommendation:**

Construct seat wall in Lake Cliff Park. Approve – Approve drawings dated 4/20/16 with the finding of fact the proposed work is consistent with the criteria for site elements in the preservation criteria Section 12.4(e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation**

Construct seat wall in Lake Cliff Park. Approve.

#### **6. 4908 JUNIUS ST**

Munger Place Historic District  
CA156-448(JKA)  
Jennifer Anderson

### **Request:**

1. Construct addition on rear of the main structure.
2. Remove 3 windows from rear of the main structure.
3. Shorten window in rear of the main structure.

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

**Applicant:** Scott Johnson

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Construct addition on rear of the main structure.  
Approve – Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove 3 windows from rear of the main structure.  
Approve – Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
3. Shorten window in rear of the main structure. Approve – Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation**

1. Construct addition on rear of the main structure.  
Approve.
2. Remove 3 windows from rear of the main structure.  
Approve.
3. Shorten window in rear of the main structure. Approve.

**7. 5120 TREMONT ST**

Munger Place Historic District

CA156-442(JKA)

Jennifer Anderson

**Request:**

1. Install pool in rear of the main structure.
2. Install planter bed in rear of the main structure.
3. Install landscaping in rear of the main structure.

**Applicant:** David Garrison

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Install pool in rear of the main structure. Approve - Approve site plan dated 4-18-16 with the finding that the proposed 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).
2. Install planter bed in rear of the main structure.  
Approve with conditions - Approve site plan dated 4-18-16 with the condition that the retaining wall does not exceed 6 inches in height. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in rear of the main structure.  
Approve - Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(C) and

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

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

**Task Force Recommendation**

1. Install pool in rear of the main structure. Approve.
2. Install planter bed in rear of the main structure. Approve.
3. Install landscaping in rear of the main structure. Approve.

**Request:**

1. Remove asbestos siding to expose original wood siding.
2. Replace wood porch.
3. Coat metal roof on main structure.

**Applicant:** Liz Gibson

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove asbestos siding to expose original wood siding. Approve with conditions - Approve proposed work with the condition that the applicant will obtain a new CA if any of the original wood siding requires replacement. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace wood porch. Approve - Approve specifications dated 4-18-16 with the finding that 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).
3. Coat metal roof on main structure. Approve with conditions - Approve specifications dated 4-18-16 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).

**Task Force Recommendation**

1. Remove asbestos siding to expose original wood siding. Approve and replacement siding shall be reviewed.
2. Replace wood porch. Approve with conditions - Wood porch should be standard tongue-and-groove.
3. Coat metal roof on main structure. Approve with conditions - Coating should be light or medium with cresting a complimentary color. Provide color for approval.

**Request:**

1. Remove stair in rear of the main structure.
2. Install electric gate and entry box.
3. Install lighting in parking lot.
4. Install dumpster enclosure.
5. Install electric meters in rear of main structures.

**8. 4722 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District

CA156-434(JKA)

Jennifer Anderson

**9. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA156-433(JKA)

Jennifer Anderson

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

6. Stain wood fencing using Minwax "English Chestnut 233" stain.

**Applicant:** David Malekan

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove stair in rear of the main structure. Approve - Approve the proposed work with the finding that the work meets the standards in City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.
2. Install electric gate and entry box. Approve - Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lighting in parking lot. Approve - Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install dumpster enclosure. Approve - Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install electric meters in rear of main structures. Approve - Approve specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Stain wood fencing using Minwax "English Chestnut 233" stain. Approve - Approve specifications dated 4-18-16 with the finding that the proposed work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i) since the stain color is appropriate to the structure and to the historic overlay district.

**Task Force Recommendation**

1. Remove stair in rear of the main structure. Approve.
2. Install electric gate and entry box. Approve.
3. Install lighting in parking lot. Approve.
4. Install dumpster enclosure. Approve.
5. Install electric meters in rear of main structures. Approve.
6. Stain wood fencing using Minwax "English Chestnut 233" stain. Approve.

Landmark Commission Agenda  
Monday, May 2, 2016

**10. 4422 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic  
District

CA156-440(JKA)

Jennifer Anderson

**Request:**

1. Construct single-family home.
2. Construct accessory structure.
3. Install 8' board-on-board fence.

**Applicant:** Robert Smith

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Construct single-family home. Approve - Approve plans and specifications dated 4-18-16 with the finding that 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).
2. Construct accessory structure. Approve - Approve plans and specifications dated 4-18-16 with the finding that 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).
3. Install 8' board-on-board fence. Approve - Approve plans and specifications dated 4-18-16 with the finding that 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).

**Task Force Recommendation**

1. Construct single-family home. Approve with conditions - Wall section on A4 - concrete grade shall be pulled back to lap behind the siding as is typical. Foundation shall be 18" min in height above the grade on the front elevation. Window mullions shall be mounted on the outside face of the glass at a minimum.
2. Construct accessory structure. Approve with conditions - Wall section on A4 - concrete grade shall be pulled back to lap behind the siding as is typical. Foundation shall be 18" min in height above the grade on the front elevation. Window mullions shall be mounted on the outside face of the glass at a minimum.
3. Install 8' board-on-board fence. Approve with conditions - Cornerside fence ok to be solid for 50% of side elevation. If a window falls at the 50% mark, fence shall terminate to the rear of the window.

**11. 4322 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic  
District

CA156-444(JKA)

Jennifer Anderson

**Request:**

Install landscaping in front of main structure.

**Applicant:** Swiss Hamptons LLC - Wilson Stafford

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Install landscaping in front of main structure. Approve – Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

**12. 4402 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-445(JKA)  
Jennifer Anderson

compatible with the historic overlay district.

**Task Force Recommendation**

Install landscaping in front of main structure. Approve - Approval extends to all new landscaping shown.

**Request:**

Install landscaping.

**Applicant:** Swiss Hamptons LLC - Wilson Stafford

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Install landscaping. Approve - Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is compatible with the historic overlay district.

**Task Force Recommendation**

Install landscaping. Approve -Approval extends to all new landscaping shown.

**13. 4414 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-446(JKA)  
Jennifer Anderson

**Request:**

Install landscaping.

**Applicant:** Swiss Hamptons LLC - Wilson Stafford

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Install landscaping. Approve – Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is compatible with the historic overlay district.

**Task Force Recommendation**

Install landscaping. Approve -Approval extends to all new landscaping shown.

**14. 4317 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-443(JKA)  
Jennifer Anderson

**Request:**

1. Remove two doors on rear of main structure and install two fixed plate windows in same location.
2. Replace door on rear of the main structure with a 15-lite door.
3. Install landscaping beds in front of the main structure.
4. Install 6' wood fence.

**Applicant:** Kristen Martin

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove two doors on rear of main structure and install two fixed plate windows in same location. Approve - The proposed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door on rear of the main structure with a 15-lite door. Approve - Approve photograph dated 4-18-16



**Landmark Commission Agenda**  
**Monday, May 2, 2016**

with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install landscaping beds in front of the main structure. Approve – Approve site plan dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 6' wood fence. Approve - Approve site plan and specifications dated 4-19-16 with the finding that the work is consistent with preservation criteria Section 2.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation**

1. Remove two doors on rear of main structure and install two fixed plate windows in same location. Approve - Replacement of non-historic doors with glass is consistent with Section 3.3 and the Secretary of Interior Standards.
2. Replace door on rear of the main structure with a 15-lite door. Approve.
3. Install landscaping beds in front of the main structure. Approve
4. Install 6' wood fence. Approve

**15. 6048 BRYAN PKWY**

Swiss Avenue Historic District  
CA156-447(JKA)  
Jennifer Anderson

**Request:**

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

**Applicant:** Robert Thomas

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness. Approve - Approve plans and specifications dated 4-18-16 with the condition that the structure has a minimum 5' rear yard setback. The partially completed work is consistent with preservation criteria Section 51P-63.119(a)(1), Section 51P-63.119(a), and Section 51P-63.118(f)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation**

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness. Approve.

**16. 6048 BRYAN PKWY**

Swiss Avenue Historic District  
CD156-011(JKA)  
Jennifer Anderson

**Request:**

Demolish accessory structure in rear of the main structure using the standard "replace structure with a more appropriate structure." Work completed without a

Landmark Commission Agenda  
Monday, May 2, 2016

Certificate of Appropriateness.

**Applicant:** Robert Thomas

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Demolish accessory structure in rear of the main structure using the standard "replace structure with a more appropriate structure." Work completed without a Certificate of Appropriateness. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

**Task Force Recommendation**

Demolish accessory structure in rear of the main structure using the standard "replace structure with a more appropriate structure." Work completed without a Certificate of Appropriateness. Approve.

**17. 5125 SWISS AVE**

Swiss Avenue Historic District

CA156-439(JKA)

Jennifer Anderson

**Request:**

1. Install terrace in rear of the main structure.
2. Replace windows in rear of the main structure.
3. Replace siding in rear of the main structure.

**Applicant:** Jeffery Bryan

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Install terrace in rear of the main structure. Approve - Approve plans dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards for City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace windows in rear of the main structure. Approve - Approve plans dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.110(e)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace siding in rear of the main structure. Approve - Approve plans dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(J)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install terrace in rear of the main structure. Approve with conditions - Review rafter attachment at existing corbels, consider paired rafters.
2. Replace windows in rear of the main structure. Approve with conditions - Level 2 - size to match existing. Consider top mullion to mimic typical upper sash mullion configuration. Level 1 - Acceptable as

## Landmark Commission Agenda Monday, May 2, 2016

submitted, to relate to existing French Doors.

3. Replace siding in rear of the main structure. Approve - Acceptable as submitted to match existing.

### 18. 319 N CLINTON AVE

Winnetka Heights Historic District  
CA156-428(MD)  
Mark Doty

#### **Request:**

1. Replace non-historic front door with Craftsman style door.
2. Construct fireplace on north facade.

**Applicant:** Isaac Martinez

**Application Filed:** April 7, 2016

#### **Staff Recommendation:**

1. Replace non-historic front door with Craftsman style door. Approve with conditions - Approve drawings and door specification dated 4/20/16 with the condition that new wood siding used to infill where the non-historic sidelights were removed matches the existing wood siding 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)(i) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct fireplace on north facade. Approve - Approve drawings and brick specification dated 4/20/16 with the finding of fact the proposed work is consistent with the criteria for chimneys in Section 51P-87.111(a)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

1. Replace non-historic front door with Craftsman style door. Approve.
2. Construct fireplace on north facade. Approve with conditions - Need to submit drawings/specs of fireplace.

### 19. 336 S EDGEFIELD AVE

Winnetka Heights Historic District  
CA156-429(MD)  
Mark Doty

#### **Request:**

Paint main and accessory structure.

**Applicant:** Fastt Homes - Frank Duvall

**Application Filed:** April 7, 2016

#### **Staff Recommendation:**

Paint main and accessory structure. Approve - Approve paint specifications dated 4/20/16 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 and accessory structure. Approve.

Landmark Commission Agenda  
Monday, May 2, 2016

**20. 122 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA156-425(MD)  
Mark Doty

**Request:**

Paint main structure. Brand - Sherwin Williams. Body - SW 2848 'Roycroft Pewter'. Trim - SW2827 'Colonial Revival Stone'. Accent - SW 2837 'Aurora Brown'.

**Applicant:** Kevin Haaga

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Paint main structure. Brand - Sherwin Williams. Body - SW 2848 'Roycroft Pewter'. Trim - SW2827 'Colonial Revival Stone'. Accent - SW 2837 'Aurora Brown'. Approve - Approve paint specifications dated 4/20/16 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 - Sherwin Williams. Body - SW 2848 'Roycroft Pewter'. Trim - SW2827 'Colonial Revival Stone'. Accent - SW 2837 'Aurora Brown'. Approve.

**21. 127 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA156-426(MD)  
Mark Doty

**Request:**

Construct two-story accessory structure in rear yard.

**Applicant:** Tony Pomykal

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Construct two-story accessory structure in rear yard. Approve – Approve drawings and specifications dated 4/20/16 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 two-story accessory structure in rear yard. Approve with conditions – Need to provide specs for doors and windows.

**22. 116 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA156-424(MD)  
Mark Doty

**Request:**

Paint main structure. Brand - Sherwin Williams. Body - SW 7008 'Alabaster'. Trim/Skirting - SW 7745 'Muddled Basil'. Window accent - SW 7585 'Sun Dried Tomato'.

**Applicant:** Robert Casstevens

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Paint main structure. Brand - Sherwin Williams. Body - SW 7008 'Alabaster'. Trim/Skirting - SW 7745 'Muddled Basil'. Window accent - SW 7585 'Sun Dried Tomato'. Approve - Approve paint specifications dated 4/20/16 with the finding the proposed work is consistent with the criteria for color in

## Landmark Commission Agenda Monday, May 2, 2016

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 - Sherwin Williams. Body - SW 7008 'Alabaster'. Trim/Skirting - SW 7745 'Muddled Basil'. Window accent - SW 7585 'Sun Dried Tomato'. Approve - Either body color recommended.

**Request:**

Construct accessory structure in rear yard.

**Applicant:** Ernest Dominguez

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Construct accessory structure in rear yard. Approve - Approve drawings and specifications dated 4/20/16 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. Approve.

### **COURTESY REVIEW ITEMS:**

**1. 1321 COMMERCE ST**

Adolphus Historic District  
CR156-006(MD)  
Mark Doty

**Request:**

Courtesy Review - Construct new storefront and entry area on Commerce Street.

**Applicant:** RB Adolphus Llc

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Courtesy Review - Construct new storefront and entry area on Commerce Street. Approve conceptually with the suggestion that the canopy design is simplified and the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**Task Force Recommendation:**

Courtesy Review - Construct new storefront and entry area on Commerce Street. Obtain and review historic photographs of Commerce Street level facade from Akard to Field and use them to assist in the development of the design. Support the new canopy.

### **DISCUSSION ITEMS:**

**1. 6000 JUNIUS ST**

Junius Heights Historic District  
CA156-416(MP)  
Marsha Prior

**Request:**

1. Replace wood porch floor with new wood, changing direction of boards and paint, using Brand: Sherwin Williams. Trim: SW 2801 "Rookwood Dark Red."
2. Rebuild wood porch railings and paint.

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

3. Replace existing porch columns with brick and wood columns accented with wood molding and brick wings, and paint.

**Applicant:** Andre Savino

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Replace wood porch floor with new wood, changing direction of boards and paint, using Brand: Sherwin Williams. Trim: SW 2801 "Rookwood Dark Red." Approve with conditions – Approve proposed work with condition that new wood porch floor is an exact match in materials and dimensions with the finding the work is consistent with preservation criteria Section 7.4 for porch floors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Rebuild wood porch railings and paint. Approve with conditions – Approve proposed work with condition that railings are an exact match in material, profile, dimensions, and spatial alignment with the finding the work is consistent with preservation criteria Section 7.1 for historic porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing porch columns with brick and wood columns accented with wood molding and brick wings, and paint. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

**Task Force Recommendation:**

1. Replace wood porch floor with new wood, changing direction of boards and paint, using Brand: Sherwin Williams. Trim: SW 2801 "Rookwood Dark Red." Approve.
2. Rebuild wood porch railings and paint. Approve with condition - New porch railing must match existing.
3. Replace existing porch columns with brick and wood columns accented with wood molding and brick wings, and paint. Deny without prejudice - Not appropriate to the style. Columns should match existing. Existing columns appear to be original.

**Request:**

1. Remove plants in front and install new plants in front, side, and back yards.
2. Rebuild driveway wood gate and install metal automatic gate using original wood slats, and stain

**2. 729 RIDGEWAY ST**

Junius Heights Historic District  
CA156-415(MP)

Marsha Prior



## Landmark Commission Agenda Monday, May 2, 2016

using Brand: Sherwin Williams. Body: SW 3034 Cedar.

3. Move AC unit to back yard location near fence line.

**Applicant:** Adrian Cole

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove plants in front and install new plants in front, side, and back yards. Approve - Approve landscape plan dated 04/15/2016 with the 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).
2. Rebuild driveway wood gate and install metal automatic gate using original wood slats, and stain using Brand: Sherwin Williams. Body: SW 3034 Cedar. Deny without prejudice - The landscape plan dated 04/15/2016 does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the location is not consistent with preservation criteria Section 3.6(a)(2) which states that interior side yard fences must be located in the rear 50 percent of the side yard.
3. Move AC unit to back yard location near fence line. Approve with conditions – Approve site plan dated 04/15/2016 with condition that the AC unit is not visible from the street with the finding the work is consistent with preservation criteria Section 3.4 for mechanical equipment and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Remove plants in front and install new plants in front, side, and back yards. Approve.
2. Rebuild driveway wood gate and install metal automatic gate using original wood slats, and stain using Brand: Sherwin Williams. Body: SW 3034 Cedar. Deny without prejudice - Gate must be at 50% mark.
3. Move AC unit to back yard location near fence line. Approve.

### 3. 5534 VICTOR ST

Junius Heights Historic District  
CA156-418(MP)  
Marsha Prior

**Request:**

Replace fence on back lot line and west side with wood fence. Work completed without a Certificate of Appropriateness.

**Applicant:** Mark Hale

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Replace fence on back lot line and west side with wood fence. Work completed without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the location of the fence is inconsistent with preservation criteria Section 3.6(a)(2)

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

which states that fences in interior side yards must be located in the rear 50%.

**Task Force Recommendation:**

Replace fence on back lot line and west side with wood fence. Work completed without a Certificate of Appropriateness. Deny without prejudice - Front fence should be moved to 50% mark. Back fence ok.

**4. 4318 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA156-438(JKA)

Jennifer Anderson

**Request:**

1. Install wood windows with vinyl jambs and wood inserts on main structure.
2. Replace door on main structure.

**Applicant:** Mordecai Langer

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Install wood windows with vinyl jambs and wood inserts on main structure. Deny without prejudice - The partially completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with Preservation Criteria Section 3.10 stating that original doors and their openings must remain intact and be preserved and that replacement windows must express mullion size, light configuration, and material to match the original windows.
2. Replace door on main structure. Approve - Approve specifications dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install wood windows with vinyl jambs and wood inserts on main structure. Approve - This is consistent with Task Force recommendation last December.
2. Replace door on main structure. Approve.

**5. 4719 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA156-441(JKA)

Jennifer Anderson

**Request:**

1. Remove brick lead walk and install concrete lead walk in same footprint.
2. Remove brick steps in front of main structure and install concrete steps with matching profile.
3. Remove brick front porch and install concrete porch in same footprint.
4. Expand width of brick steps on rear of the main structure using brick that matches existing.
5. Install 36" railing on front steps of main structure.
6. Install 36" metal railing on rear steps of main structure.

**Applicant:** Ashbalul Amin

**Application Filed:** April 7, 2016

**Staff Recommendation:**

## Landmark Commission Agenda

### Monday, May 2, 2016

1. Remove brick lead walk and install concrete lead walk in same footprint. Approve with conditions - Approve site plan with the conditions that the material is brush finish concrete, that the footprint of the walk does not change from existing, and that the roll steps are not removed or altered. 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).
2. Remove brick steps in front of main structure and install concrete steps with matching profile. Approve with conditions - Approve with the condition that the steps are 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).
3. Remove brick front porch and install concrete porch in same footprint. Approve with Conditions - Approve with the condition that the finish is brush finish concrete. 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).
4. Expand width of brick steps on rear of the main structure using brick that matches existing. Approve - Approve photograph dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 36" railing on front steps of main structure. Approve with Conditions - Approve photograph dated 4-18-16 with the condition that the hand rails are an exact match to the existing porch railing in material, design, and height. The work is consistent with City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.
6. Install 36" metal railing on rear steps of main structure. Approve with Conditions - Approve photograph dated 4-18-16 with the finding that the work is consistent with City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.

#### **Task Force Recommendation:**

1. Remove brick lead walk and install concrete lead walk in same footprint. Approve with Conditions - Concrete rolled steps shall be protected and preserved.
2. Remove brick steps in front of main structure and

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

**6. 4719 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic  
District  
CA156-435(JKA)  
Jennifer Anderson

- install concrete steps with matching profile. Approve.
3. Remove brick front porch and install concrete porch in same footprint. Approve.
  4. Expand width of brick steps on rear of the main structure using brick that matches existing. Approve.
  5. Install 36" railing on front steps of main structure. Deny without prejudice - [Railing] not appropriate to the historic district. If required by other jurisdictions, prefer simple horizontal pipe rails.
  6. Install 36" metal railing on rear steps of main structure. Deny without prejudice - [Railing] not appropriate to the historic district. If required by other jurisdictions, prefer simple horizontal pipe rails.

**Request:**

1. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness.
2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness.
3. Install electric wrought-iron gate. Work completed without a Certificate of Appropriateness.
4. Install crushed concrete or paved concrete driveway in rear of the main structure.

**Applicant:** Artemio Trejo

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.3 stating that the existing solid-to-void ratio of non-protected facades should be maintained as much as practical.
2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.3 stating that alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
3. Install electric wrought-iron gate. Work completed without a Certificate of Appropriateness. 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

## Landmark Commission Agenda Monday, May 2, 2016

Section 2.14 stating that fences must be horizontal, stepped, or parallel to grade as illustrated in Addendum B. It is also not consistent with preservation criteria Section 2.11 stating that fences must be located in the rear 50% of the side yard, and the applicant has not met the burden of proof required to justify the location of the fence in the front 50% of the side yard.

4. Install crushed concrete or paved concrete driveway in rear of the main structure. Approve with conditions - Approve site plan dated 4-18-16 with the condition that the material used for the driveway is brush finish concrete only. The 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. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny - Removal of windows are inappropriate as they are a character-defining element and removal is inconsistent with Section 3.3.
2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny - Replacement windows inappropriate as the only multi-lite windows.
3. Install electric wrought-iron gate. Work completed without a Certificate of Appropriateness. Deny - Gate inappropriate as top is not horizontal or parallel as required by 2.14. House numbers not appropriate material.
4. Install crushed concrete or paved concrete driveway in rear of the main structure. Deny - Provide sample of driveway crushed granite.

### **7. 4604 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District

CA156-437(JKA)

Jennifer Anderson

### **Request:**

Paint mural on side of main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** David Gao

**Application Filed:** April 7, 2016

### **Staff Recommendation:**

Paint mural on side of main structure. Work completed without a Certificate of Appropriateness. Deny - The completed 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 3.7 stating that all structures must have a dominant color and no more than three trim colors, including any accent colors; does not comply with the proper location of dominant, trim, and accent colors shown in Addendum D; and because the completed work would have an adverse effect on the historic overlay district since the mural is not

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

complementary to the overall character of the district.

**Task Force Recommendation:**

Paint mural on side of main structure. Work completed without a Certificate of Appropriateness. Deny.

**8. 2529 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA156-419(MP)  
Marsha Prior

**Request:**

1. Remove existing driveway debris and pour new solid concrete driveway. Work completed without a Certificate of Appropriateness.
2. Remove and replace roof shingles, changing color from brown to grey.
3. Remove brick on exterior walls and porch columns, clean, and reinstall bricks with grey mortar. Work initiated without a Certificate of Appropriateness.

**Applicant:** Paul Janicek,

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Remove existing driveway debris and pour new solid concrete driveway. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district with the finding it is inconsistent with the Secretary of the Interiors Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
2. Remove and replace roof shingles, changing color from brown to grey. Approve - Approve specifications dated 04/15/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove brick on exterior walls and porch columns, clean, and reinstall bricks with grey mortar. Work initiated without a Certificate of Appropriateness. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 2, which states that the historic character of a property shall be retained and preserved and No. 7, which states that chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.

**Task Force Recommendation:**

1. Remove existing driveway debris and pour new solid concrete driveway. Work completed without a



**Landmark Commission Agenda**  
**Monday, May 2, 2016**

Certificate of Appropriateness. No quorum, recommendations only: Driveway and roof are acceptable.

2. Remove and replace roof shingles, changing color from brown to grey. No quorum, recommendations only: Driveway and roof are acceptable.
3. Remove brick on exterior walls and porch columns, clean, and reinstall bricks with grey mortar. Work initiated without a Certificate of Appropriateness. No quorum, recommendations only: Applicant provide documentation that brick is loose, extent of loose brick, and that other less invasive repair methods have been investigated. Applicant shall provide sample of proposed replacement bricks. Any cleaning of brick shall be per Secretary of the Interior's Standards. Mortar shall be sand based unless documentation can be provided that it is not required. Rebuild porch columns and wall as existed previously. Provide documentation of proposed replacement.

**9. 5614 SWISS AVE**

Swiss Avenue Historic District  
CA156-436(JKA)  
Jennifer Anderson

**Request:**

1. Replace 100% of siding on rear addition with 8" T1-11 siding. Work completed without a Certificate of Appropriateness.
2. Modify roof on addition.

**Applicant:** Vince Leibowitz

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Replace 100% of siding on rear addition with 8" T1-11 siding. Work completed without a Certificate of Appropriateness. Deny - The completed work does not meet that standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(B) stating that all additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.
2. Modify roof on addition. Deny - The completed work does not meet that standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(B) stating that all additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

**Task Force Recommendation:**

1. Replace 100% of siding on rear addition with 8" T1-11 siding. Work completed without a Certificate of Appropriateness. Deny without Prejudice pending

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

receipt of drawings and information on work in progress.

2. Modify roof on addition. Deny without Prejudice pending receipt of drawings and information on work in progress.

**10. 2802 DATHE ST**

Wheatley Place Historic District  
CA156-421(MD)  
Mark Doty

**Request:**

Install two vinyl, six-over-six windows on north facade. Work completed without a Certificate of Appropriateness.

**Applicant:** Jeanine Chamblee

**Application Filed:** April 7, 2016

**Staff Recommendation:**

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

**Task Force Recommendation:**

Install two vinyl, six-over-six windows on north facade. Work completed without a Certificate of Appropriateness. Deny without prejudice - If economically feasible, replace with wood, one over one windows (wood) per ordinance.

**11. 3520 MEADOW ST**

Wheatley Place Historic District  
CD156-010(MD)  
Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office - Andrew Gilbert

**Application Filed:** April 7, 2016

**Staff Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

**Task Force Recommendation:**

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

**Landmark Commission Agenda**  
**Monday, May 2, 2016**

**12. 319 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-427(MD)

Mark Doty

**Request:**

1. Replace 27 windows with wood, Pella custom windows to match
2. Remove two windows on rear facade and install doors.
3. Replace doors on rear elevation.
4. Install doors on rear elevation.
5. Paint main and accessory structure. Brand - Benjamin Moore. Body - #1611 'Graytint'. Trim - #2143-70 'Simply White'. Windows/doors - SW 6988 'Bohemian Black'.
6. Install composition shingle roof. Color - Color Harbor Fog.
7. Construct masonry chimney. Work completed without a Certificate of Appropriateness.

**Applicant:** Peters Cates Design

**Application Filed:** April 7, 2016

**Staff Recommendation:**

1. Replace 27 windows with wood, Pella custom windows to match. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has failed to prove that the existing windows may not be repaired versus replaced and because maintaining rather than replacing historic windows is compatible with the historic overlay.
2. Remove two windows on rear facade and install doors. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace doors on rear elevation. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install doors on rear elevation. Approve - Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Paint main and accessory structure. Brand - Benjamin Moore. Body - #1611 'Graytint'. Trim - #2143-70 'Simply White'. Windows/doors - SW 6988 'Bohemian Black'. Approve - Approve paint specification dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install composition shingle roof. Color - Color Harbor Fog. Approve - Approve roof specification dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Construct masonry chimney. Work completed without a Certificate of Appropriateness. Approve - Approve with

## Landmark Commission Agenda Monday, May 2, 2016

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

### **Task Force Recommendation:**

1. Replace 27 windows with wood, Pella custom windows to match. Deny without prejudice.
2. Remove two windows on rear facade and install doors. Approve.
3. Replace doors on rear elevation. Approve.
4. Install doors on rear elevation. Approve.
5. Paint main and accessory structure. Brand - Benjamin Moore. Body - #1611 'Graytint'. Trim - #2143-70 'Simply White'. Windows/doors - SW 6988 'Bohemian Black'. Approve.
6. Install composition shingle roof. Color - Color Harbor Fog. Approve.
7. Construct masonry chimney. Work completed without a Certificate of Appropriateness. Approve.

### **OTHER BUSINESS ITEMS:**

Minutes from April 4, 2016

Appointment of Bill Hersch to the Peak's Suburban Addition Task Force.

### **ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, May 19, 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](http://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]*