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**REVISED
PUBLIC HEARING POSTING
LANDMARK COMMISSION
HEARING
Monday, June 6, 2016**

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, June 6, 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 th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Marsha Prior, Planner
Eric Hill, Planner

BRIEFING ITEM

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

1. Dallas City Code of Ethics, Chapter 12A – Zach Noblitt, Asst. City Attorney.

CONSENT ITEMS

1. 5115 Victor St
Munger Place
CE156-020(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 ten years and approval of \$124,378 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: James and Jamie Connell

Application Filed: March 31, 2016

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$124,378 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 300 N AKARD ST
Fidelity Union Life Complex
CA156-514(MD)

Request:

Install illuminated signage on rooftop penthouse facade.

Applicant: Priority Signs And Graphics

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Mark Doty

Application Filed: May 5, 2016

Staff Recommendation:

Install illuminated signage on rooftop penthouse facade. Approve - Approve drawings dated 5/19/16 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 11.1 and 11.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install illuminated signage on rooftop penthouse facade. Approved with conditions that installation plans show that attachment fasteners will be installed in mortar joints and any conduit used for electrifying and controlling LED lighting be paint to match the color of the penthouse brick.

3. 611 N GLASGOW DR

Junius Heights Historic District
CD156-013(MP)

Marsha Prior

Request:

Demolish main structure using the standard 'noncontributing structure because newer than period of significance.' Work completed without a Certificate for Demolition.

Applicant: Christopher LaMont

Application Filed: May 5, 2016

Staff Recommendation:

Demolish main structure using the standard 'noncontributing structure because newer than period of significance.' Work completed without a Certificate for Demolition. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish main structure using the standard 'noncontributing structure because newer than period of significance.' Work completed without a Certificate for Demolition. Approve.

4. 5701 TREMONT ST

Junius Heights Historic District
CA156-521(MP)

Marsha Prior

Request:

Expand and add new landscaping beds in front and side yards, using flowering plants, native grasses, and adding rock border.

Applicant: Simon Drew

Application Filed: May 5, 2016

Staff Recommendation:

Expand and add new landscaping beds in front and side yards, using flowering plants, native grasses, and adding rock border. Approve - Approve landscape plan dated

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05/13/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed landscaping is compatible with the historic overlay district.

Task Force Recommendation:

Expand and add new landscaping beds in front and side yards, using flowering plants, native grasses, and adding rock border. Approve - Approve landscape plan dated 05/13/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed landscaping is compatible with the historic overlay district.

5. 5506 WORTH ST

Junius Heights Historic District
CA156-528(MP)
Marsha Prior

Request:

Construct detached 2-car garage with wood siding.

Applicant: Brenda Alcala

Application Filed: May 5, 2016

Staff Recommendation:

Construct detached 2-car garage with wood siding. Approve – Approve plans and specifications dated 05/13/2016 with the finding the work is consistent with preservation criteria Sections 9.2, 9.4, 9.5, and 9.6 for accessory structures and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct detached 2-car garage with wood siding. Approve garage with tear drop siding. Recommendation - explore historic doors.

6. 5801 WORTH ST

Junius Heights Historic District
CA156-519(MP)
Marsha Prior

Request:

Install roof ladder with cage on interior courtyard elevation of main structure.

Applicant: The Trevino Group

Application Filed: May 5, 2016

Staff Recommendation:

Install roof ladder with cage on interior courtyard elevation of main structure. Approve with conditions - Approve plans dated 05/13/2016 with the condition that the ladder is anchored as necessary for safety purposes, but with as little damage as possible to existing brick with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install roof ladder with cage on interior courtyard elevation of main structure. Approve.

7. 2626 PARK ROW AVE

South Blvd/Park Row Historic District
CA156-527(MP)
Marsha Prior

Request:

1. Replace two metal framed windows with double hung wood windows on detached garage.
2. Replace rotted entry door on detached garage with

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wood paneled single lite door.

3. Replace deteriorated garage door with steel-surfaced two lite, paneled garage door.

Applicant: Ahmed Hussein

Application Filed: May 5, 2016

Staff Recommendation:

1. Replace two metal framed windows with double hung wood windows on detached garage. Approve - Approve specifications dated 05/13/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace rotted entry door on detached garage with wood paneled single lite door. Approve - Approve specifications dated 05/13/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace deteriorated garage door with steel-surfaced two lite, paneled garage door. Approve - Approve specifications dated 05/13/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace two metal framed windows with double hung wood windows on detached garage. No quorum, recommendations only: Supportive of proposal as everything easily meets requirement of ordinance.
2. Replace rotted entry door on detached garage with wood paneled single lite door. No quorum, recommendations only: Supportive of proposal as everything easily meets requirement of ordinance.
3. Replace deteriorated garage door with steel-surfaced two lite, paneled garage door. No quorum, recommendations only: Supportive of proposal as everything easily meets requirement of ordinance.

8. 2707 HIBERNIA ST

State Thomas Historic District

CA156-506(JKA)

Jennifer Anderson

Request:

1. Install concrete driveway in rear of the main structure.
2. Install 6' wood automatic gate in rear of the main structure. Work completed without a Certificate of Appropriateness.

Applicant: A.W. Massey

Application Filed: May 5, 2016

Staff Recommendation:

1. Install concrete driveway in rear of the main structure. Approve - Approve site plan dated 5-16-16 with the finding that the work is consistent with preservation criteria Section 51P-225.109(b)(8) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 6' wood automatic gate in rear of the main structure. Work completed without a Certificate of

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Appropriateness. Approve – Approve site plan and photograph dated 5-16-16 with the finding that the completed work is consistent with preservation criteria Section 51P-225.109(b)(2) meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install concrete driveway in rear of the main structure. Approve.
2. Install 6' wood automatic gate in rear of the main structure. Work completed without a Certificate of Appropriateness. Approve.

9. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-503(JKA)
Jennifer Anderson

Request:

Install 4'10" metal electric gate.

Applicant: Halee Belz

Application Filed: May 5, 2016

Staff Recommendation:

Install 4'10" metal electric gate. Approve – Approve site plan and specifications dated 5-16-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 4'10" metal electric gate. Approve.

10. 308 N MONTCLAIR AVE

Winnetka Heights Historic District
CA156-497(MD)
Mark Doty

Request:

1. Construct 9'-0" wood, board on board fence in interior and rear side yard. Work completed without a Certificate of Appropriateness.
2. Install 8'-0" wood rolling gate along rear property line. Work completed without a Certificate of Appropriateness.

Applicant: Sonya Hebert

Application Filed: May 5, 2016

Staff Recommendation:

1. Construct 9'-0" wood, board on board fence in interior and rear side yard. Work completed without a Certificate of Appropriateness. Approve - Approve with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install 8'-0" wood rolling gate along rear property line. Work completed without a Certificate of Appropriateness. Approve - Approve with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct 9'-0" wood, board on board fence in interior and rear side yard. Work completed without a Certificate of Appropriateness. Approve
2. Install 8'-0" wood rolling gate along rear property line.

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Work completed without a Certificate of
Appropriateness. Approve.

11. 302 S ROSEMONT AVE

Winnetka Heights Historic District
CA156-500(MD)
Mark Doty

Request:

Paint main and accessory structures. Brand - Behr. Body - PPU18-3 'Antique Tin'. Trim - PPU18-14 'Cathedral Gray'. Accent - PPU3-02 'Marmalade Glaze'.

Applicant: Chris Bolding

Application Filed: May 5, 2016

Staff Recommendation:

Paint main and accessory structures. Brand - Behr. Body - PPU18-3 'Antique Tin'. Trim - PPU18-14 'Cathedral Gray'. Accent - PPU3-02 'Marmalade Glaze'. Approve - Approve paint specifications dated 5/19/16 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 structures. Brand - Behr. Body - PPU18-3 'Antique Tin'. Trim - PPU18-14 'Cathedral Gray'. Accent - PPU3-02 'Marmalade Glaze'. Approve.

12. 214 N WILLOMET AVE

Winnetka Heights Historic District
CA156-499(MD)
Mark Doty

Request:

Construct rear addition.

Applicant: David Oliver

Application Filed: May 5, 2016

Staff Recommendation:

Construct rear addition. Approve - Approve drawings dated 5/19/16 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct rear addition. Approve.

13. 411 S WILLOMET AVE

Winnetka Heights Historic District
CA156-515(MD)
Mark Doty

Request:

1. Install Craftsman style door in existing front door opening.
2. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 6119 'Antique White'. Trim - SW 2841 'Roycroft Suede'. Accent - SW 2803 'Rookwood Terra Cotta'.

Applicant: Daphne Hornbuckle

Application Filed: May 5, 2016

Staff Recommendation:

1. Install Craftsman style door in existing front door opening. Approve - Approve door specification dated 5/18/16 with the finding the proposed work is consistent with the criteria for windows and doors in the

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preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 6119 'Antique White'. Trim - SW 2841 'Roycroft Suede'. Accent - SW 2803 'Rookwood Terra Cotta'. Approve – Approve paint specifications dated 5/18/16 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:

1. Install Craftsman style door in existing front door opening. Approve.
2. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 6119 'Antique White'. Trim - SW 2841 'Roycroft Suede'. Accent - SW 2803 'Rookwood Terra Cotta'. Approve.

14. 315 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-517(MD)

Mark Doty

Request:

Remove existing two concrete steps and install three concrete steps at front porch.

Applicant: Sean O'Neil

Application Filed: May 5, 2016

Staff Recommendation:

Remove existing two concrete steps and install three concrete steps at front porch. Approve - Approve with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove existing two concrete steps and install three concrete steps at front porch. Approve with conditions - If dimension from bottom of landing @ sidewalk to top of landing of porch is more than 18", then we approve of 3 steps since code is 9" vertical riser. Submit photo tape measure of condition.

15. 410 N WINNETKA AVE

Winnetka Heights Historic District
CA156-498(MD)

Mark Doty

Request:

Construct 10'-0" x 84'-0" concrete driveway in side yard.

Applicant: Suzanne Haynes

Application Filed: May 5, 2016

Staff Recommendation:

Construct 10'-0" x 84'-0" concrete driveway in side yard. Approve – Approve site plan dated 5/19/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct 10'-0" x 84'-0" concrete driveway in side yard.

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Approve.

DISCUSSION ITEMS:

1. 1907 ELM ST

Harwood Historic District, Majestic Theatre
CA156-525(MD)
Mark Doty

Request:

1. Install new storefront systems.
2. Install canopy and awnings along Elm Street.
3. Construct addition on north side of structure.
4. Install exterior lighting.

Applicant: Merriman Associates/Architects

Application Filed: May 5, 2016

Staff Recommendation:

1. Install new storefront systems. Approve – Approve drawings and storefront specifications dated 5/18/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install canopy and awnings along Elm Street. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed work will have an adverse effect on the historic overlay district. Also, the proposed work violates Secretary of the Interior Standard #3.
3. Construct addition on north side of structure. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work is consistent with the criteria for new construction and additions to existing structures in Tract A in Section 4.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install exterior lighting. Approve – Approve drawings and lighting specifications dated 5/18/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new storefront systems. Deny without prejudice due to lack of information.
2. Install canopy and awnings along Elm Street. Deny without prejudice due to lack of information.
3. Construct addition on north side of structure. Deny without prejudice due to lack of information.
4. Install exterior lighting. Deny without prejudice due to lack of information.

2. 1900 PACIFIC AVE

Harwood Historic District
CA156-524(MD)
Mark Doty

Request:

1. Construct vehicular entry and storefront entry on north facade.
2. Modify granite veneer panels for storefront access on north facade.
3. Create window openings on floors 4, 5, and 6 on east

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facade.

4. Construct rooftop additions and modify existing penthouse.
5. Install exterior lighting.
6. Construct new addition.

Applicant: Merriman Associates/Architects

Application Filed: May 5, 2016

Staff Recommendation:

1. Construct vehicular entry and storefront entry on north facade. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Modify granite veneer panels for storefront access on north facade. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Create window openings on floors 4, 5, and 6 on east facade. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct rooftop additions and modify existing penthouse. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install exterior lighting. Approve – Approve drawings and specifications dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct new addition. Approve – Approve drawings dated 5/18/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct vehicular entry and storefront entry on north facade. Approve as submitted.
2. Modify granite veneer panels for storefront access on north facade. Approve as submitted.
3. Create window openings on floors 4, 5, and 6 on east facade. Deny without prejudice due to lack of information.
4. Construct rooftop additions and modify existing penthouse. Approve as submitted.
5. Install exterior lighting. Deny without prejudice due to lack of information.
6. Construct new addition. Approve as submitted.

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3. 611 N GLASGOW DR

Junius Heights Historic District
CA156-523(MP)
Marsha Prior

Request:

3. Construct two-story, wood residential structure.
4. Install wood fence with sliding gate on west, east, and rear yards, and stain using Brand: Olympic. 'Maximum Cedar Naturaltone.'
5. Remove all existing concrete, construct concrete driveway on west side, construct concrete walkway on front (north) side, and fill in curb cut on north side of property. Work partially completed without a Certificate of Appropriateness.

Applicant: Christopher LaMont

Application Filed: May 5, 2016

Staff Recommendation:

1. Construct two-story, wood residential structure. Approve with conditions - Approve plans and specifications dated 05/13/2016 with the condition that the front elevation include sidelights on each side of the front door and wood dentil moulding on the 1x4 wood trim on the second story. The proposed conditions make the structure more harmonious with the Craftsman style as required for new construction in Section 8.3(d). Because the proposed work is consistent with the preservation criteria for new construction, it is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood fence with sliding gate on west, east, and rear yards, and stain using Brand: Olympic. 'Maximum Cedar Naturaltone.' Approve – Approve site plan and specifications dated 05/13/2016 with the finding the proposed fence is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove all existing concrete, construct concrete driveway on west side, construct concrete walkway on front (north) side, and fill in curb cut on north side of property. Work partially completed without a Certificate of Appropriateness. Approve - Approve site plan dated 05/13/2016 with the finding 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 two-story, wood residential structure. Deny without prejudice - Does not fit the neighborhood. The only reason the Task Force originally approved the previous plans was because it was incorporating the existing house.
2. Install wood fence with sliding gate on west, east, and rear yards, and stain using Brand: Olympic. 'Maximum

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Cedar Naturaltone.' Deny without prejudice because there are no house plans to study and match requirements.

3. Remove all existing concrete, construct concrete driveway on west side, construct concrete walkway on front (north) side, and fill in curb cut on north side of property. Work partially completed without a Certificate of Appropriateness. Deny without prejudice because there are no house plans to study and match requirements.

4. 719 GLENDALE ST

Junius Heights Historic District
CA156-522(MP)
Marsha Prior

Request:

1. Construct stone retaining wall. Work completed without a Certificate of Appropriateness.
2. Install cedar wood fence on side yard up to sidewalk and stain, using Brand: Standard Paints Redwood. Work completed without a Certificate of Appropriateness.
3. Install wood driveway gate at front of house.

Applicant: Trent Mays

Application Filed: May 5, 2016

Staff Recommendation:

1. Construct stone retaining wall. 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 would have an adverse effect on the architectural features of the structure with the finding that rolled lawns are a character defining feature of the historic district.
2. Install cedar wood fence on side yard up to sidewalk and stain, using Brand: Standard Paints Redwood. 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 inconsistent with preservation criteria Section 3.6(a)(2), which states that fences in interior side yards must be located in the rear 50 percent of the side yard except that Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence for additional security.
3. Install wood driveway gate at front of house. Approve with condition that the gate be 50% open, the top is horizontal, and it is installed five feet behind the front corner of the house with the finding the proposed work is consistent with preservation criteria Section 3.6(a)(2), which states that Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence for additional

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

Task Force Recommendation:

1. Construct stone retaining wall. Work completed without a Certificate of Appropriateness. Deny without prejudice the retaining wall. Vote 4:1. For -- Schmidt, Cohen, Koppang, Mesh. Against -- Raith. Reason for opposition: thinks retaining wall is ok.
2. Install cedar wood fence on side yard up to sidewalk and stain, using Brand: Standard Paints Redwood. Work completed without a Certificate of Appropriateness. Deny without prejudice - Fence needs to conform to original CA.
3. Install wood driveway gate at front of house. Deny without prejudice - The gate needs to be at the 50% mark in rear 50%.

5. 5415 WORTH ST

Junius Heights Historic District
CA156-520(MP)
Marsha Prior

Request:

Replace two windows on northeast side elevation with double hung wood windows of same style.

Applicant: James Quigley

Application Filed: May 5, 2016

Staff Recommendation:

Replace two windows on northeast side elevation with double hung wood windows of same style. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.1 which states that historic windows must be preserved on protected facades. The two windows are located on protected facades because they are within the front 50% of the side of the house.

Task Force Recommendation:

Replace two windows on northeast side elevation with double hung wood windows of same style. Deny without prejudice replacement of windows because there are no specifications. Recommend repair of windows rather than replacement.

6. 4929 REIGER AVE

Munger Place Historic District
CA156-512(JKA)
Jennifer Anderson

Request:

1. Replace 26 aluminum windows on main structure with new vinyl double-hung windows. Work partially completed without a Certificate of Appropriateness.
2. Replace shutters on main structure.
3. Replace lighting.
4. Install 6' metal fence.
5. Install two 6' metal gates.

Applicant: 4929 Reiger LLC - Ashley Camacho

Application Filed: May 5, 2016

Staff Recommendation:

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1. Replace 26 aluminum windows on main structure with new vinyl double-hung windows. Work partially completed without a Certificate of Appropriateness. Approve – Approve specifications dated 5-16-16 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)(ii).
2. Replace shutters on main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since hurricane style shutters are not common in Munger Place.
3. Replace lighting. Approve - Approve specifications dated 5-16-16 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)(ii).
4. Install 6' metal fence. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the fence is located in the front 50% of the side yard and most fences in Munger Place are set back from the corner front facade.
5. Install two 6' metal gates. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the gates are located in the front 50% of the side yard and most fences in Munger Place are set back from the corner front facade.

Task Force Recommendation:

1. Replace 26 aluminum windows on main structure with new vinyl double-hung windows. Work partially completed without a Certificate of Appropriateness. Deny without prejudice - Windows should be 6/6 simulated or true divided lite. Color should be cream or off-white. Windows if vinyl should be vinyl clad not vinyl.
2. Replace shutters on main structure. Deny without prejudice - Hurricane shutters proposed not compatible with the district. Should be traditional shutters. color to be black or similar to be compatible with the district. Material to be wood.
3. Replace lighting. Post and wall sconce to match. Deny without prejudice - Proposed fixtures not compatible. Suggest simple colonial fixtures.
4. Install 6' metal fence. Deny without prejudice - Black

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metal fence should be flat top to be compatible with district.

5. Install two 6' metal gates. Deny without prejudice - Gate to be aligned with adjacent properties on both sides and behind front face of building. Submit plan with adjacent building and fence locations to Landmark. Flat top gate to match fence. Note: An adjacent apartment building (west side) is not correctly placed. Fence location shall be set to maintain compatibility with district standard.

7. 4946 VICTOR ST

Munger Place Historic District
CA156-505(JKA)
Jennifer Anderson

Request:

1. Install landscaping.
2. Install 8' board-on-board cedar fence.

Applicant: Bob Anderson

Application Filed: May 5, 2016

Staff Recommendation:

1. Install landscaping. Approve with conditions - Approve site plan dated 5-16-16 with the condition that no crushed granite is installed. 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. Install 8' board-on-board cedar fence. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the fence is located in the front 50% of the side yard and most fences in Munger Place are set back.

Task Force Recommendation:

1. Install landscaping. Approve with conditions - Layout generally acceptable, suggest trees to be at parkway. Yucca and Mexican feather grass not consistent with ordinance standards prohibiting cactus garden. Crushed granite - unclear on location, does not appear consistent with character of the district at planting area. Suggest trees to be same type. Building Inspection and mitigation requirements to be confirmed.
2. Install 8' board-on-board cedar fence. Not reviewed by Task Force.

8. 549 E JEFFERSON BLVD

Oak Cliff United Methodist Church
CA156-513(MD)
Mark Doty

Request:

Remove stained glass window on rear facade and install colored plate glass in opening.

Applicant: Tyler Street United Methodist Church

Application Filed: May 5, 2016

Staff Recommendation:

Remove stained glass window on rear facade and install colored plate glass in opening. Approve - Approve with the

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finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove stained glass window on rear facade and install colored plate glass in opening. Deny without prejudice - Lack information on what will be installed in openings and where glass will be installed in Tyler Street UMC.

9. 4720 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-510(JKA)
Jennifer Anderson

Request:

Remove metal finials and cresting from roof of the main structure. Work completed without a Certificate of Appropriateness.

Applicant: Wade Lair

Application Filed: May 5, 2016

Staff Recommendation:

Remove metal finials and cresting from roof of the 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 3.16 stating that the slope, massing, configuration, and materials of the roof must be preserved and maintained; original gables, dormers, porches, and roofs must be preserved; existing parapets, cornices, and coping eaves, roof trim and dormers must be retained and when repaired, should be done so with the material matching in size, finish, module, and color; and because the applicant has not met the burden of proof required to show that the cresting and finials are not original to the structure.

Task Force Recommendation:

Remove metal finials and cresting from roof of the main structure. Work completed without a Certificate of Appropriateness. Approved - Approve 5:1. In Favor: Alston, Hidden, Anderson, Finch, Hersch. Opposed: Karnowski. Basis for opposition: These finials have acquired historic significance in their own right and should be retained and preserved per the Secretary of Interior Standards of preservation and are one of only a couple of examples left in the district. The finials have been removed so no ability to determine provenance.

10. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-531(JKA)
Jennifer Anderson

Request:

1. Replace door on front facade of main structure.
2. Install metal roof on front porch of main structure.
3. Remove door on west side of the main structure.
4. Install patio above porte cochere on west side of the main structure.

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5. Install metal supports on west side of main structure.
6. Replace two windows on east facade of main structure.
7. Replace three windows in rear of the main structure.
8. Install metal stairs in rear of the main structure.

Applicant: Liz Gibson

Application Filed: May 5, 2016

Staff Recommendation:

1. Replace door on front facade of main structure. Approve - Approve plans and specifications dated 5-23-16 with the finding that the work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install metal roof on front porch of main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.17 since staff does not believe that a standing seam porch roof is an appropriate roofing material for the structure.
3. Remove door on west side of the main structure. Approve - Approve plans and specifications dated 5-23-16 with the finding that the work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install patio above porte cochere on west side of the main structure. Approve - Approve plans and specifications dated 5-23-16 with the finding that the work is consistent with preservation criteria Section 4.1 and 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install metal supports on west side of main structure. Approve - Approve plans and specifications dated 5-23-16 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace two windows on east facade of main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since specifications for the windows were not submitted. Not enough information was provided.
7. Replace three windows in rear of the main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since specifications for the windows were not submitted. Not enough information was provided.

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8. Install metal stairs in rear of the main structure.
Approve - Approve site plans and specifications dated 5-16-16 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.

Task Force Recommendation:

1. Replace door on front facade of main structure.
Approve.
2. Install metal roof on front porch of main structure.
Approve.
3. Remove door on west side of the main structure.
Approve.
4. Install patio above porte cochere on west side of the main structure. Approve with conditions - Provide additional details of columns, railing, and floor treatment.
5. Install metal supports on west side of main structure.
Approve with conditions - Recommend metal columns be relocated within footprint of porch above provide adequate room remaining for automobile passage. Ok to wrap metal in wood trim to match porch columns above.
6. Replace two windows on east facade of main structure.
Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since specifications for the windows were not submitted. Not enough information was provided.
7. Replace three windows in rear of the main structure.
Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since specifications for the windows were not submitted. Not enough information was provided.
8. Install metal stairs in rear of the main structure.
Approval of concept, but provide additional detailing.

11. 4819 SWISS AVE

Peak's Suburban Addition Historic District
CA156-529(JKA)
Jennifer Anderson

Request:

Replace front doors on main structure. Work completed without a Certificate of Appropriateness.

Applicant: Jacque Cook

Application Filed: May 5, 2016

Staff Recommendation:

Replace front doors on main structure. Work completed

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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 3.10 stating that replacement doors must express mullion size, light configuration, and material to match the original.

Task Force Recommendation:

Replace front doors on main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - As a contributing structure, doors shall be wood per 3.2.

12.4837 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-507(JKA)
Jennifer Anderson

Request:

Install door on front of main structure. Work completed without a Certificate of Appropriateness.

Applicant: Michael Ledowsky

Application Filed: May 5, 2016

Staff Recommendation:

Install door on front of main structure. Work completed without a Certificate of Appropriateness. Approve - Approve photograph dated 5-16-16 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)(ii).

Task Force Recommendation:

Install door on front of main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - Door submitted is not compatible with the neighborhood. Design not compatible. Burglar bars and similar security measures are not compatible. Recommended approach: solid doors where any opening utilize laminated or similar security glazing; full mortise lock set; reinforced hinges and strike; alternatively, and fully interior security measures.

13.4632 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA156-504(JKA)
Jennifer Anderson

Request:

Install 8' board-on-board fence.

Applicant: Rudy Simental

Application Filed: May 5, 2016

Staff Recommendation:

Install 8' board-on-board fence. Deny without prejudice - The proposed fence 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 2.11 stating that interior side yard fences that face the street must be at least 70% open.

Task Force Recommendation:

Install 8' board-on-board fence. Deny without prejudice - Need a site plan and more detail.

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14. 131 N CLINTON AVE

Winnetka Heights Historic District
CA156-501(MD)
Mark Doty

Request:

Construct retaining wall in front yard. Work completed without a Certificate of Appropriateness.

Applicant: Mike Webb

Application Filed: May 5, 2016

Staff Recommendation:

Construct retaining wall in front yard. 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 inconsistent with the preservation criteria that states retaining walls are not permitted in the front and side yards, except to preserve a natural or existing slope and must be constructed of unpainted natural stone, brick, stone, or smooth-finished concrete that is compatible in texture, color, and style with the main building. Preservation criteria 51P-87.111(b)(8).

Task Force Recommendation:

Construct retaining wall in front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - Not historic materials.

15. 127 N WILLOMET AVE

Winnetka Heights Historic District
CA156-502(MD)
Mark Doty

Request:

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness.
2. Install three ganged windows on north facade smaller than approved by Landmark Commission.
3. Remove concrete sidewalk in front yard and install brick paver walkway.
4. Install landscaping beds in front yard.
5. Add accent color to existing approved color scheme. Brand - 7008 'Alabaster'.
6. Install wood railings on front porch. Paint SW 7008 'Alabaster'.

Applicant: Chris Chiles

Application Filed: May 5, 2016

Staff Recommendation:

1. Remove window on front facade and install smaller window. 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 inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).
2. Install three ganged windows on north facade smaller than approved by Landmark Commission. Deny - The

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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 windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).

3. Remove concrete sidewalk in front yard and install brick paver walkway. Approve - Approve site plan dated 5/18/16 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)(ii).
4. Install landscaping beds in front yard. Approve - Approve site plan dated 5/18/16 with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Add accent color to existing approved color scheme. Brand - 7008 'Alabaster'. Approve - Approve paint specification dated 5/18/16 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).
6. Install wood railings on front porch. Paint SW 7008 'Alabaster'. Approve - Approve drawings dated 5/18/16 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness. Deny.
2. Install three ganged windows on north facade smaller than approved by Landmark Commission. Deny.
3. Remove concrete sidewalk in front yard and install brick paver walkway. Approve.
4. Install landscaping beds in front yard. Approve.
5. Add accent color to existing approved color scheme. Brand - 7008 'Alabaster'. Approve.
6. Install wood railings on front porch. Paint SW 7008 'Alabaster'. Approve with conditions - Single vertical pickets from under bottom of top rail to top of bottom rail. (Remove clerestory' style @ upper rail design).

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16. 228 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-516(MD)
Mark Doty

Request:

Install concrete cheek walls and concrete steps in location of existing front porch steps.

Applicant: Jim Sanford

Application Filed: May 5, 2016

Staff Recommendation:

Install concrete cheek walls and concrete steps in location of existing front porch steps. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E). The proposed work also violates Secretary of the Interior Standard #3.

Task Force Recommendation:

Install concrete cheek walls and concrete steps in location of existing front porch steps. Approve - Replace steps with new check step.

17. 206 S WINNETKA AVE

Winnetka Heights Historic District
CA156-526(MD)
Mark Doty

Request:

1. Replace four windows on front facade. Work completed without a Certificate of Appropriateness.
2. Paint main structure. Brand - Sherwin Williams. Body - SW 1452 'Jagged Granite' or SW 1442 'Raven Wing'.
3. Replace wood skirting with three laps of textured Hardi board.

Applicant: Rayon Construction Inc.

Application Filed: May 5, 2016

Staff Recommendation:

1. Replace four windows on front facade. Work completed without a Certificate of Appropriateness. Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint main structure. Brand - Sherwin Williams. Body - SW 1452 'Jagged Granite' or SW 1442 'Raven Wing'. Approve – Approve paint specifications dated 5/18/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace wood skirting with three laps of textured Hardi board. Approve with condition that only two laps of Hardi product is installed for skirting with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace four windows on front facade. Work completed without a Certificate of Appropriateness. Approve with conditions - Provide elevation drawings of new and existing to be able to compare openings and style of windows (cut sheet).

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2. Paint main structure. Brand - Sherwin Williams. Body - SW 1452 'Jagged Granite' or SW 1442 'Raven Wing'. Approve colors as is.
3. Replace wood skirting with three laps of textured Hardi board. Approve with conditions - Approve skirt if Hardiboard is selected. Be sure to select smooth and not imprinted faux texture.

18. 10 Nonesuch Road
Stanley Marcus House
CE156-019(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption under the Citywide Endangered Properties category on 100 percent of land and improvements for a period of ten years and approval of \$187,129 in eligible expenditures spent on rehabilitation within the three years prior to the application for CE approval.

Applicant: Mark E and Patricia Lovvorn

Application filed: November 1, 2015

Staff Recommendation:

Approval of the Certificate of Eligibility for a tax exemption on the added value of the land and improvements under the Citywide Rehabilitation category and approval of \$187,129 in expenditures spent on rehabilitation prior to the application for the Certificate of Eligibility.

OTHER BUSINESS ITEMS:

Approval of Minutes from May 2, 2016

ADJOURNMENT

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DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, June 15, 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]*