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CITY SECRETARY  
DALLAS, TEXAS



**PUBLIC HEARING POSTING  
LANDMARK COMMISSION HEARING  
Monday, August 1, 2016**

**Briefings:** **5ES\*** **11:00 a.m.**

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

**PUBLIC HEARINGS** **Council Chambers\*** **1:00 p.m.**

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

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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

*Public Notice*

160768

POSTED CITY SECRETARY  
DALLAS, TX



**CITY OF DALLAS  
LANDMARK COMMISSION  
Monday, August 1, 2016  
AGENDA**

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

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 – Chhunhy Chhean, Asst. City Attorney.
2. Summary of City Plan Commission appeals. CA156-087(JKA) - 4716 Junius Street and CA156-247(MP) - 5535 Reiger Avenue - Laura Morrison, City Attorney's Office.

**CONSENT ITEMS**

**1. 2214 BRYAN ST**  
CA156-640(MD)  
Mark Doty

**Request:**

Install concrete paver with integral color and cast granite chips in hardscape areas.

**Applicant:** Kristian Teleki

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install concrete paver with integral color and cast granite chips in hardscape areas. Approve - Approve drawings dated 7/20/16 with the finding that although the proposed work does not comply with Section 3.3 that states artificially-colored concrete is not a permitted material, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation

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criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

Install concrete paver with integral color and cast granite chips in hardscape areas. Approve - No adverse effect.

**Request:**

1. Replace 15 wood windows with single hung wood windows.
2. Repair 3 wood windows (W1, W27, W28) on right side elevation.

**Applicant:** Felicity Sentence

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Replace 15 wood windows with single hung wood windows. Approve - Approve specifications dated 07/07/2016 with the finding the work is consistent with preservation criteria Section 5.1 for historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Repair 3 wood windows (W1, W27, W28) on right side elevation. Approve - Approve specifications dated 07/07/2016 with the finding the work is consistent with preservation criteria Section 5.1 for historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace 15 wood windows with single hung wood windows. Approve 18 one-over-one new wood windows with suggestion that owner investigate repairing the historic windows and glass.
2. Repair 3 wood windows (W1, W27, W28) on right side elevation.

**Request:**

Replace two ceiling fans on front porch.

**Applicant:** Kevin Malonson

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Replace two ceiling fans on front porch. Approve - Approve specifications dated 07/07/2016 with the finding the work meets the standards in City Code Section 51A-4.510(g)(6)(C)(i).

**Task Force Recommendation:**

Replace two ceiling fans on front porch. Approve.

**2. 5930 JUNIUS ST**

Junius Heights Historic District

CA156-643(MP)

Marsha Prior

**3. 5507 TREMONT ST**

Junius Heights Historic District

CA156-645(MP)

Marsha Prior

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**4. 5612 TREMONT ST**

Junius Heights Historic District  
CA156-668(MP)  
Marsha Prior

**Request:**

Install door and sidelights.

**Applicant:** Rob Little

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install door and sidelights. Approve – Approve proposed door style dated 07/07/2016 with the finding the work is consistent with preservation criteria Section 5.2 for replacing non-original doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install door and sidelights. Approve.

**5. 5704 TREMONT ST**

Junius Heights Historic District  
CA156-644(MP)  
Marsha Prior

**Request:**

Install new air conditioning condenser on concrete pad in rear yard. Work completed without a Certificate of Appropriateness.

**Applicant:** Airtron - Sonia Pasillas

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install new air conditioning condenser on concrete pad in rear yard. Work completed without a Certificate of Appropriateness. Approve - Approve completed work 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:**

Install new air conditioning condenser on concrete pad in rear yard. Work completed without a Certificate of Appropriateness. Approve.

**6. 4908 WORTH ST**

Munger Place Historic District  
CA156-654(EH)  
Eric Hill

**Request:**

1. Remove dead tree and replace with 6' Cedar Elm at front of main structure.
2. Remove side porch door, replace with siding to match.
3. Remove existing porch deck and extend screened porch along rear facade of main structure.
4. Install covered porch over front elevation of accessory structure.
5. Alter openings on front facade of accessory structure.

**Applicant:** Brent Brown

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Remove dead tree and replace with 6' Cedar Elm at front of main structure. Approve – 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. Remove side porch door, replace with siding to match. Approve – Approve plans dated 7-18-16 with the

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finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Remove existing porch deck and extend screened porch along rear facade of main structure. Approve – Approve plans dated 7-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install covered porch over front elevation of accessory structure. Approve – Approve plans dated 7-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(A) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
5. Alter openings on front facade of accessory structure. Approve – Approve plans dated 7-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(A) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Remove dead tree and replace with 6' Cedar Elm at front of main structure. Approve.
2. Remove side porch door, replace with siding to match. Approve with conditions – Details, materials, and color matches existing.
3. Remove existing porch deck and extend screened porch along rear facade of main structure. Approve with conditions – Details, materials, and color matches existing.
4. Install covered porch over front elevation of accessory structure. Approve.
5. Alter openings on front facade of accessory structure. Approve.

### **7. 4917 WORTH ST**

Munger Place Historic District  
CA156-651(EH)  
Eric Hill

### **Request:**

1. Enclose open entry on front facade of main structure.
2. Install security gate on driveway.

**Applicant:** Samuel Aflalo

**Application Filed:** July 7, 2016

### **Staff Recommendation:**

1. Enclose open entry on front facade of main structure. Approve - Approve plans and specifications dated 7-18-16 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. Install security gate on driveway. Approve - Approve site plan and specifications dated 7-18-16 with the finding that the work is compatible with the historic

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

### **Task Force Recommendation:**

1. Enclose open entry on front facade of main structure. Approve with conditions - Suggest a 2/3, 1/3 side light spacing on enclosure. Offset from front facade. Black color as shown.
2. Install security gate on driveway. Approve with conditions - Locate at first offset of building per site plan. Operator at back side/face of gate.

### **8. 4720 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-650(EH)  
Eric Hill

### **Request:**

1. Install stamped concrete patio in rear yard.
2. Install brick and concrete stoop at rear entrance to main structure.
3. Construct wood pergola on rear of main structure.

**Applicant:** Wade Lair

**Application Filed:** July 7, 2016

### **Staff Recommendation:**

1. Install stamped concrete patio in rear yard. Approve with conditions – Approve site plan dated 07-18-16 with the condition that the proposed railing is a simple wrought iron rail design with the finding 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. Install brick and concrete stoop at rear entrance to main structure. Approve with conditions - Approve site plan dated 07-18-16 with the condition that the proposed railing is a simple wrought iron rail design with the finding 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. Construct wood pergola on rear of main structure. Approve with conditions – Approve drawings with the condition that the location of the pergola meets the 8'-0" setback requirement as noted in preservation criteria Section 6.3 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 6.1, 6.2, and 6.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Install stamped concrete patio in rear yard. Approve with conditions – Provided that the patio is flush with the ground.
2. Install brick and concrete stoop at rear entrance to main structure. Approve with conditions – Approve provided it is reflected on drawings provided to LMC.
3. Construct wood pergola on rear of main structure.

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Approve with conditions – Approve design as submitted, proportioned to size indicated on application.

**9. 1007 MORELAND AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-649(EH)  
Eric Hill

**Request:**

Update porch design in rear of main structure.

**Applicant:** Simcoe, LLC - Kyle Collins

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Update porch design in rear of main structure. Approve - Approve drawings with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2 and 4.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Update porch design in rear of main structure. Approve.

**10. 4313 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-648(EH)  
Eric Hill

**Request:**

1. Construct one-story addition between main structure and non-historic addition.
2. Construct roof over existing arbor area for open air covered porch on rear of main structure.

**Applicant:** Robert Granado

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Construct one-story addition between main structure and non-historic addition. Approve - Approve drawings with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2, 4.3, 4.4, and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct roof over existing arbor area for open air covered porch on rear of main structure. Approve - Approve drawings with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2, 4.3, 4.4, and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct one-story addition between main structure and non-historic addition. Approve.
2. Construct roof over existing arbor area for open air covered porch on rear of main structure. Approve.

**11. 4507 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-656(EH)

**Request:**

Install porch balcony and staircase along rear of second story of main structure and paint. Brand: Benjamin Moore. Color: CC-20 "Decorator's White".

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Eric Hill

**Applicant:** Paul Sanders

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install porch balcony and staircase along rear of second story of main structure and paint. Brand: Benjamin Moore. Color: CC-20 "Decorator's White". Approve - Approve drawings with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install porch balcony and staircase along rear of second story of main structure and paint. Brand: Benjamin Moore. Color: CC-20 "Decorator's White". Approve with condition that the new railings shall match front railings.

**12. 5125 SWISS AVE**

Swiss Avenue Historic District  
CA156-658(EH)  
Eric Hill

**Request:**

1. Construct one-story addition to rear of main structure.
2. Reconfigure openings on accessory structure and realign driveway approach.

**Applicant:** Jeffery Bryan

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Construct one-story addition to rear of main structure. Approve with conditions – Approve elevations and plans dated 7-18-16 with the finding that the proposed work is consistent with the preservation criteria section 51P-63.116(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Reconfigure openings on accessory structure and realign driveway approach. Approve with conditions – Approve plans and specifications dated 7-18-16 with the finding that the proposed work meets preservation criteria Section 51P-63.116(1)(A) and Section 51P-63.116(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct one-story addition to rear of main structure. Approve with conditions – No exception to casement, consider full height windows. Review roof line connection at main structure. Consider central large window with flanking smaller windows.
2. Reconfigure openings on accessory structure and realign driveway approach. Approve.

**13. 5643 SWISS AVE**

Swiss Avenue Historic District  
CA156-657(EH)  
Eric Hill

**Request:**

Install landscaping on front and side of main structure.

**Applicant:** Bram Franklin

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install landscaping on front and side of main structure. Approve - Approve site plan dated 7-18-16 with the finding

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that the work is consistent with preservation criteria Section 51P-63.116(2)(A) and Section 51P-63.116(2)(D) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install landscaping on front and side of main structure. Discussion only. No quorum.

### 14. 5803 SWISS AVE

Swiss Avenue Historic District  
CA156-659(EH)  
Eric Hill

**Request:**

1. Replace wood fence with wrought iron fence.
2. Install wrought iron gate and fence at driveway.
3. Shorten window on side facade of main structure.

**Applicant:** Scott Harvel

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Replace wood fence with wrought iron fence. Approve - Approve site plan and specifications dated 7-8-16 with the finding that the 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).
2. Install wrought iron gate and fence at driveway. Approve - Approve site plan and specifications dated 7-8-16 with the finding that the 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).
3. Shorten window on side facade of main structure. Approve - Approve plans and specifications dated 7-18-16 with the finding that the 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).

**Task Force Recommendation:**

1. Replace wood fence with wrought iron fence. Approve with the conditions - Change fleur-de-lis with element more in keeping with the design of main structure.
2. Install wrought iron gate and fence at driveway. Approve with the conditions - Change fleur-de-lis with element more in keeping with the design of main structure.
3. Shorten window on side facade of main structure. Approve with the conditions - Match existing brick at window opening.

### 15. 1300 W DAVIS ST

Winnetka Heights Historic District  
CA156-660(JKA)  
Jennifer Anderson

**Request:**

1. Replace front doors on main structure with aluminum and tempered glass doors. Work completed without a CA.
2. Replace siding around doors on north and east sides of main structure with Hardiboard siding. Work completed

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without a CA.

3. Paint main structure using Sherwin Williams paint:  
Body: SW2820 "Downing Earth;" Trim: SW6244  
"Naval." Work completed without a CA.

**Applicant:** RHR Construction

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Replace front doors on main structure with aluminum and tempered glass doors. Work completed without a CA. Approve - Approve specifications and photograph dated 7-18-16 with the finding that the work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace siding around doors on north and east sides of main structure with Hardiboard siding. Work completed without a CA. Approve - Approve specifications and photograph dated 7-18-16 with the finding that the work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Paint main structure using Sherwin Williams paint:  
Body: SW2820 "Downing Earth;" Trim: SW6244  
"Naval." Work completed without a CA. Approve – Approve specifications and photograph dated 7-18-16 with the finding that the work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Replace front doors on main structure with aluminum and tempered glass doors. Work completed without a CA. No quorum, comments only. Supportive as submitted. Rachel Hoehn recused.
2. Replace siding around doors on north and east sides of main structure with Hardiboard siding. Work completed without a CA. No quorum, comments only. Supportive as submitted. Rachel Hoehn recused.
3. Paint main structure using Sherwin Williams paint:  
Body: SW2820 "Downing Earth;" Trim: SW6244  
"Naval." Work completed without a CA. No quorum, comments only. Supportive as submitted. Rachel Hoehn recused.

**Request:**

Paint main structure. Brand: Sherwin Williams. Body: SW6240 "Windy Blue;" Accent: SW6250 "Granite Peak."

**Applicant:** Logan Laposta

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Paint main structure. Brand: Sherwin Williams. Body:

### 16. 318 N MONTCLAIR AVE

Winnetka Heights Historic District

CA156-662(JKA)

Jennifer Anderson

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SW6240 "Windy Blue;" Accent: SW6250 "Granite Peak."  
Approve – Approve specifications dated 7-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Paint main structure. Brand: Sherwin Williams. Body: SW6240 "Windy Blue;" Accent: SW6250 "Granite Peak."  
No quorum, comments only. Support colors as submitted.

**17. 200 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA156-661(JKA)  
Jennifer Anderson

**Request:**

Install 9' wood fence.

**Applicant:** Donna Leiper

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install 9' wood fence. Approve with conditions - Approve site plan and specifications dated 7-18-16 with the condition that the fence is set back a minimum of two feet from the public sidewalk. The work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 9' wood fence. No quorum, comments only. Not supportive due to lack of information submitted with application.

**18. 222 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA156-666(JKA)  
Jennifer Anderson

**Request:**

1. Install 6' cedar picket fence in rear and side of main structure.
2. Install 4' chain link fence on side of the main structure.

**Applicant:** Jeff Blackwell

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Install 6' cedar picket fence in rear and side of main structure. Approve - Approve site plan and specifications dated 7-19-16 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. Install 4' chain link fence on side of the main structure. Approve - Approve site plan and specifications dated 7-19-16 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. Install 6' cedar picket fence in rear and side of main structure. No quorum, comments only. Supportive as submitted.
2. Install 4' chain link fence on side of the main structure.

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No quorum, comments only. Supportive as submitted.

**19. 308 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA156-663(JKA)  
Jennifer Anderson

**Request:**

Install landscaping in front yard of main structure.

**Applicant:** Sue Hounsel

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install landscaping in front yard of main structure. Approve with conditions - Approve site plan dated 7-18-16 with the condition that the rolled lawn is maintained since rolled lawns are a character defining feature of the district. The work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install landscaping in front yard of main structure. No quorum, comments only. Supportive as submitted.

**20. 319 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-664(JKA)  
Jennifer Anderson

**Request:**

1. Install 8' board-on-board cedar fence and gate.
2. Install 8' cedar board-on-board electric gate.
3. Install 4' board-on-board cedar fence and gate.
4. Install landscaping.

**Applicant:** JDS Design, LLC.

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Install 8' board-on-board cedar fence and gate. Approve with conditions - Approve site plan and specifications dated 7-18-16 with the condition that the fence is set back a minimum of two feet from the public sidewalk. The work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8' cedar board-on-board electric gate. Approve with conditions - Approve site plan and specifications dated 7-18-16 with the condition that the fence is set back a minimum of two feet from the public sidewalk. The work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4' board-on-board cedar fence and gate. Approve with conditions - Approve site plan and specifications dated 7-18-16 with the condition that the fence is set back a minimum of two feet from the public sidewalk. The work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install landscaping. Approve - Approve site plan dated 7-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(3) and

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

**Task Force Recommendation:**

1. Install 8' board-on-board cedar fence and gate. No quorum, comments only. Supportive as submitted.
2. Install 8' cedar board-on-board electric gate. No quorum, comments only. Supportive as submitted.
3. Install 4' board-on-board cedar fence and gate. No quorum, comments only. Supportive as submitted.
4. Install landscaping. No quorum, comments only. Supportive as submitted.

**21. 418 N WINDOMERE AVE**  
Winnetka Heights Historic District  
CA156-665(JKA)  
Jennifer Anderson

**Request:**

Install 9' cedar fence on side and rear of main structure.

**Applicant:** Triple J Construction

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Install 9' cedar fence on side and rear of main structure. Approve with conditions - Approve site plan and specifications dated 7-18-16 with the condition that the fence is set back a minimum of two feet from the public sidewalk. The work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 9' cedar fence on side and rear of main structure. No quorum, comments only. Supportive as submitted.

### **COURTESY REVIEW ITEMS:**

**1. 1801 N. LAMAR ST**  
West End Historic District  
CR156-008(MD)  
Mark Doty

**Request:**

Courtesy Review - Install attached, rooftop, and awning signage.

**Applicant:** Transwestern Comm Svcs Contrl Reg LP

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Courtesy Review - Install attached, rooftop, and awning signage. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**Task Force Recommendation:**

Courtesy Review - Install attached, rooftop, and awning signage. While an effort has been made to comply with Code, additional focus needs to be placed on appropriate location and design.

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**DISCUSSION ITEMS:**

**1. 615 N FULTON ST**

Junius Heights Historic District  
CA156-642(MP)  
Marsha Prior

**Request:**

1. Replace wood front porch steps with wood steps and paint, using Brand: Behr, No. 6695 'Slate Gray.' Work completed without a Certificate of Appropriateness.
2. Remove asphalt shingles from front porch addition, and construct pergola with new rafters, beam, and column. Work completed without a Certificate of Appropriateness.
3. Install single light wood front door and replace wood casing. Work completed without a Certificate of Appropriateness.

**Applicant:** Erin Davis

**Application Filed:** July 7, 2016

**Staff Recommendation:**

1. Replace wood front porch steps with wood steps and paint, using Brand: Behr, No. 6695 'Slate Gray.' Work completed without a Certificate of Appropriateness. Approve - Approve porch steps and paint with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the steps are compatible with the historic overlay district.
2. Remove asphalt shingles from front porch addition, and construct pergola with new rafters, beam, and column. Work completed without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the pergola was not original to the house, front porch pergolas were not common features in the Junius Heights neighborhood, and placing a front porch pergola on the front of the house is not compatible with the historic overlay district.
3. Install single light wood front door and replace wood casing. Work completed without a Certificate of Appropriateness. Approve - Approve installation of single light wood front door and casing with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the door is compatible with the historic overlay district.

**Task Force Recommendation:**

1. Replace wood front porch steps with wood steps and paint, using Brand: Behr, No. 6695 'Slate Gray.' Work completed without a Certificate of Appropriateness. Approve.
2. Remove asphalt shingles from front porch addition, and construct pergola with new rafters, beam, and column. Work completed without a Certificate of Appropriateness. Deny without prejudice - Front board

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not aligned; trim over front is not symmetrical; pergola is not original.

3. Install single light wood front door and replace wood casing. Approve.

### 2. 5419 WORTH ST

Junius Heights Historic District  
CA156-646(MP)  
Marsha Prior

#### **Request:**

1. Remove second entry door on front elevation, install wood, double hung one-over-one window in its place and fill gap with Hardie board siding.
2. Replace panel window (W2) on front elevation with two double hung, wood one-over-one windows.
3. Replace existing primary front door with nine-light door.
4. Replace existing vinyl windows (W4, W7, W8) on right side elevation with double hung, wood one-over-one windows.
5. Punch in three new window openings (W3, W5, W6) on right side elevation and install three double hung, wood one-over-one windows.

**Applicant:** Eric Rodriguez

**Application Filed:** July 7, 2016

#### **Staff Recommendation:**

1. Remove second entry door on front elevation, install wood, double hung one-over-one window in its place and fill gap with Hardie board siding. Approve with conditions – Approve plans and specifications dated 07/07/2016 with the condition that gap is filled in with wood tear drop siding and not Hardie board with the finding the work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace panel window (W2) on front elevation with two double hung, wood one-over-one windows. Approve with conditions – Approve plans and specifications dated 07/07/2016 with condition that gap is filled in with wood tear drop siding and not Hardie board with the finding the work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing primary front door with nine-light door. Approve - Approve proposed work with the finding the nine-light door is consistent with preservation criteria Section 5.2 for replacing non-historic doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing vinyl windows (W4, W7, W8) on right side elevation with double hung, wood one-over-one windows. Approve - Approve plans and specifications dated 07/07/2016 with the finding the work is

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consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Punch in three new window openings (W3, W5, W6) on right side elevation and install three double hung, wood one-over-one windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.7 which states that new window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

### **Task Force Recommendation:**

1. Remove second entry door on front elevation, install wood, double hung one-over-one window in its place and fill gap with Hardie board siding. Approve - Approve as shown - trim to be on windows (not as shown in drawing). Underneath window must be wood tear drop siding, not Hardie board as shown.
2. Replace panel window (W2) on front elevation with two double hung, wood one-over-one windows. Approve with condition that window be same distance from door as those on the left. Trim to match the historic.
3. Replace existing primary front door with nine-light door. Approve.
4. Replace existing vinyl windows (W4, W7, W8) on right side elevation with double hung, wood one-over-one windows. Approve - Vote: 2:1. For - Harrison, Raith. Against - Schmidt. Reason for opposition: Window in kitchen appears not to be original and should match existing.
5. Punch in three new window openings (W3, W5, W6) on right side elevation and install three double hung, wood one-over-one windows. Approve.

### **3. 4533 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-655(EH)  
Eric Hill

### **Request:**

Install wrought iron driveway gate and paint. Brand: Benjamin Moore. Color: AF-170 - Dark Chocolate Brown.

**Applicant:** Paul Sanders

**Application Filed:** July 7, 2016

### **Staff Recommendation:**

Install wrought iron driveway gate and paint. Brand: Benjamin Moore. Color: AF-170 - Dark Chocolate Brown. Approve with the conditions - Approve with the condition that the proposed fence is parallel to grade with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.9, 2.11, 2.13, and 2.14 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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**Task Force Recommendation:**

Install wrought iron driveway gate and paint. Brand: Benjamin Moore. Color: AF-170 - Dark Chocolate Brown. Approve with condition that top of fence and gate conform to 2.14 and are parallel to grade.

**Request:**

Construct wood detached garage.

**Applicant:** Keith Manoy

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Construct wood detached garage. 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(b)(9) for side yard setback.

**Task Force Recommendation:**

Construct wood detached garage. No quorum, comments only: Not enough information provided at this juncture to render an informed decision. Based on materials/info provided it looks like the intent is to replicate original structure, but more detail on exterior look and feel need to be provided.

**Request:**

Construct entry structure on south facade.

**Applicant:** Merriman Associates Architects

**Application Filed:** July 7, 2016

**Staff Recommendation:**

Construct entry structure on south facade. Approve - Approve drawings dated 7/20/16 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 2, 5.2, and 5.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct entry structure on south facade. Deny without prejudice - Design does not relate well to the building or the district.

**Request:**

1. Install columns on front of the main structure.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca;" SW6208 "Pewter Green."
3. Paint lamp posts in front yard of main structure using Sherwin Williams SW6208 "Pewter Green."
4. Install landscaping in front yard of the main structure.

**Applicant:** Solid Rock Home Buyers

**Application Filed:** July 7, 2016

**4. 2627 SOUTH BLVD**

South Blvd/Park Row Historic District

CA156-647(MP)

Marsha Prior

**5. 1801 N LAMAR ST**

West End Historic District

CA156-641(MD)

Mark Doty

**6. 214 S MONTCLAIR AVE**

Winnetka Heights Historic District

CA156-667(JKA)

Jennifer Anderson

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#### **Staff Recommendation:**

1. Install columns on front of the main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(3) stating that structural elements and the manner in which they are applied must be typical of the style and period of the main building and compatible with the other buildings on the blockface or Section 51P-87.111(a)(9)(C) stating that columns must be of a style typical of the style and period of the main building.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca;" SW6208 "Pewter Green." Approve - Approve paint specifications dated 7-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the requirements for City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint lamp posts in front yard of main structure using Sherwin Williams SW6208 "Pewter Green." Approve - Approve paint specifications dated 7-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(4) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install landscaping in front yard of the main structure. Approve - Approve site plan dated 7-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and Section 51P-87.111(b)(6) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

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

1. Install columns on front of the main structure. No quorum, comments only. Incomplete information submitted regarding columns.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca;" SW6208 "Pewter Green." No quorum, comments only. Support paint colors.
3. Paint lamp posts in front yard of main structure using Sherwin Williams SW6208 "Pewter Green." No quorum, comments only. Can't make decision regarding lamp posts until more information is submitted on columns.
4. Install landscaping in front yard of the main structure. No quorum, comments only. Support landscaping.

**OTHER BUSINESS ITEMS:**

Approval of Minutes from July 5, 2016.

Appointment of Jason Brown to the South Blvd/Park Row Task Force.

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, August 17, 2016, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](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]*