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**REVISED  
PUBLIC HEARING POSTING  
LANDMARK COMMISSION HEARING  
Monday, October 3, 2016**

**Briefings:** **5ES\*** **10:00 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**

**Handgun Prohibition Notice for Meetings of Governmental Entities**

*"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."*

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DALLAS, TEXAS

Landmark Commission Agenda  
Monday, October 3, 2016



**REVISED  
CITY OF DALLAS  
LANDMARK COMMISSION  
Monday, October 3, 2016  
AGENDA**

BRIEFING: West End Committee	Dallas City Hall 1500 Marilla St., Room 5/E/S	<b>10:00 A.M.</b>
BRIEFING: AGENDA	Dallas City Hall 1500 Marilla St., Room 5/E/S	<b>11:00 A.M.</b>
PUBLIC HEARING:	Dallas City Hall 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  
Ana Casso, Planner

**BRIEFING ITEM**

- \*The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.  
1. Briefing - West End Committee, Katherine Seale, Chair.

**CONSENT ITEMS**

**1. 5803 Swiss Avenue**  
Swiss Avenue Historic District  
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 approximately \$146,679.66 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Scott and Barbara Harvel

**Application Filed:** September 12, 2016

**Staff Recommendation:** Approval of the Certificate of Eligibility and approval of \$146,679.66 in expenditures spent on rehabilitation prior to the issuance of the

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Certificate of Eligibility.

**2. 4105 JUNIUS ST**

Grace United Methodist Church, Peak's Suburban  
Addition Neighborhood Historic District  
CA156-787(EH)  
Eric Hill

**Request:**

Install new playground equipment in existing playground area.

**Applicant:** Grace United Methodist Church

**Application Filed:** September , 2016

**Staff Recommendation:**

Install new playground equipment in existing playground area. Approve - 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). The work is set back off of the street and is screened from the public right-of-way.

**Task Force Recommendation:**

Install new playground equipment in existing playground area. Approve provided it is not visible from the street and that it is understood that the approval is for a general concept.

**3. 4929 REIGER AVE**

Munger Place Historic District  
CA156-784(EH)  
Eric Hill

**Request:**

Remove and replace existing lettering on front facade of main structure.

**Applicant:** Patrick Noonan

**Application Filed:** September , 2016

**Staff Recommendation:**

Remove and replace existing lettering on front facade of main structure. Approve - 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:**

Remove and replace existing lettering on front facade of main structure. Approve.

**4. 5101 REIGER AVE**

Munger Place Historic District  
CA156-783(EH)  
Eric Hill

**Request:**

Stain previously approved rear perimeter wood fence. Brand: ReadySeal. Color: "Dark Walnut".

**Applicant:** Josue Espino

**Application Filed:** September , 2016

**Staff Recommendation:**

Stain previously approved rear perimeter wood fence. Brand: ReadySeal. Color: "Dark Walnut". Approve stain specification dated 9-1-16 as the proposed work is consistent with the criteria for wood fences in the preservation criteria Section 51P-97.111(c)(2)(B)(vii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Stain previously approved rear perimeter wood fence. Brand: ReadySeal. Color: "Dark Walnut". Approve.

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**5. 4921 VICTOR ST**

Munger Place Historic District  
CA156-794(EH)  
Eric Hill

**Request:**

1. Convert front three-door entrance to a single pedestrian door.
2. Replace 32 windows on the house to vinyl clad windows.
3. Install two pedestrian doors on rear main structure.
4. Construct vertical addition on rear of main structure.
5. Change two-story stair configuration on rear elevation of main structure.
6. Extend driveway into rear yard with concrete to match.

**Applicant:** Mark and Diane Abel

**Application Filed:** September , 2016

**Staff Recommendation:**

1. Convert front three-door entrance to a single pedestrian door. Approve with conditions - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(S) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The proposal will restore the historic solid-to-void ratio of the front facade of the structure. Approve with condition that the enclosed non-historic openings utilize either existing window dimensions or siding to match existing materials, dimensions, and color.
2. Replace 32 windows on the house to vinyl clad windows. Approve with conditions - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(S) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Approve with condition that the applicant salvages and reuses wood windows as much as feasible and all windows on front facade retain diamond design on the upper panes.
3. Install two pedestrian doors on rear main structure. Approve - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(S) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct vertical addition on rear of main structure. Approve - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The addition is located in the rear 50% of the structure and will not be visible from the street. Materials and dimensions to match existing siding.
5. Change two-story stair configuration on rear elevation of main structure. Approve - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(R) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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6. Extend driveway into rear yard with concrete to match. Approve - The proposed work is consistent with the preservation criteria section 51P-97.111(c)(2)(I) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Convert front three-door entrance to a single pedestrian door. Approve with conditions -Details to match existing.
2. Replace 32 windows on the house to vinyl clad windows. Approve with conditions - Upon completion of window survey and that the applicant reuses as many historic windows as feasible and minimize replacement windows at rear 50% of the structure.
3. Install two pedestrian doors on rear main structure. Approve.
4. Construct vertical addition on rear of main structure. Approve. Consider open porch on 2nd story.
5. Change two-story stair configuration on rear elevation of main structure. Approve. Consider more appropriate stair material compatible with design of main structure.
6. Extend driveway into rear yard with concrete to match. Approve.

**6. 5108 VICTOR ST**

Munger Place Historic District  
CA156-788(EH)  
Eric Hill

**Request:**

Install in-ground pool in rear yard.

**Applicant:** Roger Szymczak

**Application Filed:** September , 2016

**Staff Recommendation:**

Install in-ground pool in rear yard. Approve drawings and site plan dated 9-1-16 as the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) as the work will not have an adverse effect on the structure or district.

**Task Force Recommendation:**

Install in-ground pool in rear yard. Approve.

**7. 4522 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CD156-017(EH)  
Eric Hill

**Request:**

Demolish existing accessory structure using standard that the structure is an imminent threat to public health and safety.

**Applicant:** Junko Cummings

**Application Filed:** September , 2016

**Staff Recommendation:**

Demolish existing accessory structure using standard that the structure is an imminent threat to public health and safety. Approve with conditions - Approve the proposed demolition because it complies with the standard in City Code Section 51A-4.501(h)(2)(E), because the applicant has met the burden of proof to show that the structure

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poses and imminent threat to public health and safety. Approve with the condition that the historic addition on the garage remains.

**Task Force Recommendation:**

Demolish existing accessory structure using standard that the structure is an imminent threat to public health and safety. Approve with conditions - Approve pending the receipt of the required architect/engineer report in support of imminent threat and; provided the other wing of the accessory structure is retained and new siding is applied to the remaining attached building, to match existing.

**8. 4632 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-791(EH)  
Eric Hill

**Request:**

Remove large tree from front yard.

**Applicant:** Rudy Simental

**Application Filed:** September, 2016

**Staff Recommendation:**

Remove large tree from front yard. Approve - The proposed work is consistent with preservation criteria section 2.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Remove large tree from front yard. Approve with conditions - Approve upon confirmation on tree health by arborist.

**9. 4601 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-790(EH)  
Eric Hill

**Request:**

1. Construct single family home on empty lot.
2. Construct detached accessory structure in rear yard.

**Applicant:** Charaka Dharmagunaratne

**Application Filed:** September, 2016

**Staff Recommendation:**

1. Construct single family home on empty lot. Approve - The proposed work is compatible with the preservation criteria for new construction in the preservation criteria sections 2 and 4 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct detached accessory structure in rear yard. Approve - The proposed work is compatible with the preservation criteria for accessory structures in the preservation criteria section 6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Construct single family home on empty lot. Approve with conditions that the eaves are boxed and have 18" overhang, brick plinths shall extend to grade, 1 ft minimum floor level above grade throughout, windows shall be 1:1, 3:1, 6:1, or 9:1 with muntins applied to exterior. Siding maximum 6" exposure.
2. Construct detached accessory structure in rear yard. Approve.

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**10. 1801 N LAMAR ST**

West End Historic District  
CA156-776(LC)  
Liz Casso

**Request:**

Install attached sign in building entryway.

**Applicant:** Merriman Associates Architects

**Application Filed:** September , 2016

**Staff Recommendation:**

Install attached sign in building entryway. Approve with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with the regulations in Division 51A7.1000. The proposed work is consistent with Section 51A-7.1005(a) for attached signs, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install attached sign in building entryway. No quorum, comments only. Provide elevation design and section of sign, mounting method, fastener types, etc.

**11. 603 MUNGER AVE**

West End Historic District  
CA156-775(LC)  
Liz Casso

**Request:**

Construct plaza improvements.

**Applicant:** Granite Properties

**Application Filed:** September , 2016

**Staff Recommendation:**

Construct plaza improvements. Approve drawings dated 9/7/2016 and 9/19/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct plaza improvements. No quorum, comments only. Discourage use of corten steel as planter to prevent staining of hard surface paving; wall height and end of handicap ramp needs study to prevent hiding place being created, and dominance of height in plaza; material pallet is acceptable and revised design is also accepted.

**12. 2826 MCDERMOTT AVE**

Wheatley Place Historic District  
CA156-780(MP)  
Marsha Prior

**Request:**

Replace brown asphalt shingle roof with gray asphalt shingle roof.

**Applicant:** Brittney Kelley

**Application Filed:** September , 2016

**Staff Recommendation:**

Replace brown asphalt shingle roof with gray asphalt shingle roof. Approve specifications dated 09/14/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed work is compatible with the historic overlay district.

**Task Force Recommendation:**

Replace brown asphalt shingle roof with gray asphalt shingle roof. Approve roof color as specified.

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**13. 405 S CLINTON AVE**

Winnetka Heights Historic District  
CA156-797(JKA)  
Jennifer Anderson

**Request:**

Paint main structure. Brand: Sherwin Williams. Body: SW7067 "Cityscape;" Trim: SW6992 "Inkwell;" Accent: SW6911 "Confident Yellow."

**Applicant:** Christopher Cannon

**Application Filed:** September , 2016

**Staff Recommendation:**

Paint main structure. Brand: Sherwin Williams. Body: SW7067 "Cityscape;" Trim: SW6992 "Inkwell;" Accent: SW6911 "Confident Yellow." Approve proposed paint specifications dated 9-12-16 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: SW7067 "Cityscape;" Trim: SW6992 "Inkwell;" Accent: SW6911 "Confident Yellow." No quorum, comments only. Cannot make decision without a true paint chip/card that is not printed from a computer. IF the yellow is accurate or close as shown on sample page we would not support a yellow door. It is not in keeping with the style of the period.

**14. 1325 W DAVIS ST**

Winnetka Heights Historic District  
CA156-799(JKA)  
Jennifer Anderson

**Request:**

Install 30" attached projecting sign on main structure.

**Applicant:** Dervis Garrido

**Application Filed:** September , 2016

**Staff Recommendation:**

Install 30" attached projecting sign on main structure. Approve the proposed work with the finding that it is consistent with preservation criteria Section 51P-87.117.2(l)(1)(4) and 51P-87.117.3(a)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 30" attached projecting sign on main structure. No quorum, comments only. Support as submitted.

**15. 211 N WILLOMET AVE**

Winnetka Heights Historic District  
CA156-801(JKA)  
Jennifer Anderson

**Request:**

Paint main structure using Behr paint. Body: PPU25-20 "Le Luxe;" Trim: PR-W14 "Bit of Sugar;" Pillars: N220-1 "Spun Wool."

**Applicant:** Marcos Olmos

**Application Filed:** September , 2016

**Staff Recommendation:**

Paint main structure using Behr paint. Body: PPU25-20 "Le Luxe;" Trim: PR-W14 "Bit of Sugar;" Pillars: N220-1 "Spun Wool." Approve proposed paint specifications dated 9-12-16 with the finding that the work is consistent with



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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 using Behr paint. Body: PPU25-20 "Le Luxe;" Trim: PR-W14 "Bit of Sugar;" Pillars: N220-1 "Spun Wool." No quorum, comments only. Support as submitted.

**16. 411 S WILLOMET AVE**

Winnetka Heights Historic District  
CA156-798(JKA)  
Jennifer Anderson

**Request:**

Install 6' wood fence and stain using Sherwin Williams SW3501 "Redwood."

**Applicant:** Jesse Hornbuckle

**Application Filed:** September , 2016

**Staff Recommendation:**

Install 6' wood fence and stain using Sherwin Williams SW3501 "Redwood." Approve with conditions - Approve site plan and specifications dated 9-12-16 with the condition that the fence is set back at least 2 feet from the public sidewalk. The proposed work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(iii)(aa) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 6' wood fence and stain using Sherwin Williams SW3501 "Redwood." No quorum, comments only. Support as submitted.

**DISCUSSION ITEMS:**

**1. 700 DUMONT ST**

Junius Heights Historic District  
CA156-782(MP)  
Marsha Prior

**Request:**

1. Replace chain link fence with six foot wood horizontal fence within the front 50% of side and corner side yards and four foot fence in front corner side yard, and stain, using Brand: Behr, ST-122, "Redwood Natural Tone."
2. Remove hedge along fence.

**Applicant:** Hillary Macabare

**Application Filed:** September , 2016

**Staff Recommendation:**

1. Replace chain link fence with six foot wood horizontal fence within the front 50% of side and corner side yards and four foot fence in front corner side yard, and stain, using Brand: Behr, ST-122, "Redwood Natural Tone." Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because locating side yard fences within the front 50% is not compatible with the historic overlay district.
2. Remove hedge along fence. Approve - Approve

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proposed site plan dated 9/14/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because removal of the hedge is compatible with the historic overlay district.

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

1. Replace chain link fence with six foot wood horizontal fence within the front 50% of side and corner side yards and four foot fence in front corner side yard, and stain, using Brand: Behr, ST-122, "Redwood Natural Tone." No quorum, comments only. Supportive of removal of chain link fence and replacing with wood fence, but only to 50% on both sides.
2. Remove hedge along fence. No quorum, comments only. Supportive of removal of hedge.

#### **2. 5707 TREMONT ST**

Junius Heights Historic District  
CA156-792(MP)  
Marsha Prior

#### **Request:**

1. Extend roof ridge to rear elevation.
2. Replace existing front porch columns with more appropriate columns.
3. Eliminate existing door and window on West (rear) elevation and replace with patio doors and sidelights.
4. Replace door on West (rear) 2nd story and replace with plate glass window.
5. Replace window on South (side) elevation.
6. Install straight edge wood shake siding on West (rear) gable.

**Applicant:** Nancy Hairston

**Application Filed:** September , 2016

#### **Staff Recommendation:**

1. Extend roof ridge to rear elevation. Approve plans dated 9/14/2016 with the finding the work is consistent with preservation criteria Section 6.1 for roofs and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing front porch columns with more appropriate columns. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
3. Eliminate existing door and window on West (rear) elevation and replace with patio doors and sidelights. Approve plans and specifications dated 9/14/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace door on West (rear) 2nd story and replace

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with plate glass window. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for Staff to determine the size, materials, and finished look of the proposed plate glass window.

5. Replace window on South (side) elevation. Approve with conditions - Approve plans and specifications dated 9/14/2016 with condition that any gaps in siding due to installation of replacement window is repaired using exact match in materials, profile, and dimensions of current siding with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install straight edge wood shake siding on West (rear) gable. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because applicant has provided insufficient information for staff to determine the exact location of the siding.

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

1. Extend roof ridge to rear elevation. Approve.
2. Replace existing front porch columns with more appropriate columns. Approve columns as shown.
3. Eliminate existing door and window on West (rear) elevation and replace with patio doors and sidelights. Approve.
4. Replace door on West (rear) 2nd story and replace with plate glass window. Deny without prejudice until more information available.
5. Replace window on South (side) elevation. Approve replacement of south elevation window.
6. Install straight edge wood shake siding on West (rear) gable. Deny without prejudice until more information is available.

### **3. 5421 VICTOR ST**

Junius Heights Historic District  
CA156-793(MP)  
Marsha Prior

#### **Request:**

1. Replace exterior siding with original #105 6-inch pine siding.
2. Remove rear door and replace with pine siding.
3. Replace front door with Craftsman style door (Option 1) or multi light French door (Option 2).

**Applicant:** Chris LaMont

**Application Filed:** September , 2016

#### **Staff Recommendation:**

1. Replace exterior siding with original #105 6-inch pine siding. Approve with conditions - Approve specifications dated 9/14/2016 with the condition that the original wood siding is retained and repaired as much as possible and that siding is replaced only when necessary due to deterioration with the finding the work

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is consistent with preservation criteria Section 4.3 for wood siding and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

2. Remove rear door and replace with pine siding. Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace front door with Craftsman style door (Option 1) or multi light French door (Option 2). Approve with conditions - Approve proposed work with the condition that the multi-light French door (Option 2) is installed with the finding the work is consistent with preservation criteria Section 5.2 for non-original doors and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Replace exterior siding with original #105 6-inch pine siding. Deny without prejudice - Tear-drop siding more appropriate unless it can be shown that proposed is original.
2. Remove rear door and replace with pine siding. Deny removal of original fenestration of door in rear.
3. Replace front door with Craftsman style door (Option 1) or multi light French door (Option 2). Deny without prejudice replacement of front door because of lack of information.

#### **4. 5502 VICTOR ST**

Junius Heights Historic District

CA156-781(MP)

Marsha Prior

### **Request:**

Replace six wood double hung windows with wood double hung windows of same size.

**Applicant:** Eric Howard

**Application Filed:** September , 2016

### **Staff Recommendation:**

Replace six wood double hung windows with wood double hung windows of same size. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the windows can be repaired and replacing them is inconsistent with preservation criteria Sections 4.5 which states historic materials must be repaired if possible and 5.1 which states that historic windows on protected elevations must be preserved. Windows #1, #4, #5, and #6 are on protected elevations.

### **Task Force Recommendation:**

Replace six wood double hung windows with wood double hung windows of same size. Deny without prejudice replacement of windows. It appears from photos submitted that they can be repaired. Most of the energy savings will come through reglazing and from insulation in the attic.

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**5. 4613 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-786(EH)  
Eric Hill

**Request:**

1. Install apartment lettering on main structure. Work completed without Certificate of Appropriateness.
2. Install balcony rail on front of main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** Christopher Long

**Application Filed:** September , 2016

**Staff Recommendation:**

1. Install apartment lettering on main structure. Work completed without Certificate of Appropriateness. Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The preservation criteria does not mention apartment numbering and as these are temporary in nature and will not harm the underlying materials with their removal, the work would not have an adverse effect on the structure or district.
2. Install balcony rail on front of main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.20 that states "all original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved". The applicant did not meet the burden of proof to show that an iron picket rail was located on the second story porch historically.

**Task Force Recommendation:**

1. Install apartment lettering on main structure. Work completed without Certificate of Appropriateness. Deny - Lettering must be smaller.
2. Install balcony rail on front of main structure. Work completed without a Certificate of Appropriateness. Deny.

**6. 4422 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-789(EH)  
Eric Hill

**Request:**

Construct four semi-detached residences.

**Applicant:** Miguel Ramirez

**Application Filed:** September , 2016

**Staff Recommendation:**

Construct four semi-detached residences. Approve - The proposed work is consistent with the preservation criteria for new construction in Section 4 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii). The proposed construction appears to compliment and not duplicate historic architecture and would not have an adverse effect on the blockface or historic overlay district.

**Task Force Recommendation:**

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Construct four semi-detached residences. Deny without prejudice - Roof form must be 2 1/2 stories to match surrounding neighborhood. Overall building form must reflect other historic building forms and detailing found in the neighborhood.

**7. 4719 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-785(EH)  
Eric Hill

**Request:**

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

**Applicant:** Chris Burgin

**Application Filed:** September , 2016

**Staff Recommendation:**

1. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.3 that states the existing solid-to-void ratio of non-protected facades should be maintained as much as practical.
2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.3 stating that alterations must be architecturally sensitive and appropriate to the overall design of the existing structure. The completed work does not appear compatible to the structure as multi-lite windows are not typical of American Four-square architecture.
3. Install arched electric wrought-iron gate. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.14 that states tops of fences must be horizontal, stepped, or parallel to grade as illustrated in Addendum B.

**Task Force Recommendation:**

1. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny - Removal is inappropriate as they are a character defining element and removal is

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inconsistent with section 3.3 in ordinance.

2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness. Deny - Replacement windows inappropriate as the only multi-light windows.
3. Install arched electric wrought-iron gate. Work completed without a Certificate of Appropriateness. Deny - Gate inappropriate as top is not horizontal or parallel to grade as read by 2.14 in ordinance.

**8. 1151 BETTERTON CIR**  
Tenth Street Historic District  
CA156-802(MP)  
Marsha Prior

**Request:**

Construct two-story, wood frame house.

**Applicant:** Larry Johnson, Jr.

**Application Filed:** September , 2016

**Staff Recommendation:**

Construct two-story, wood frame house. Approve with conditions - Approve plans and specifications dated 9/14/2016 with the condition that a wood trim board is added on front elevation below the gable and that the existing rolled steps in front yard are maintained with the finding the work is consistent with preservation criteria Sections 3.2, 3.3, and 3.5, for new construction and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii). The addition of wood trim below the front gable makes the proposed design more consistent with Section 3.2.

**Task Force Recommendation:**

Construct two-story, wood frame house. Approve with condition that applicant 1) reconfigure space to center windows and doors between column bays on front elevation, 2) represent 6 over 6 single or double hung windows, and 3) add windows to kitchen and back elevation.

**9. 2814 DATHE ST**  
Wheatley Place Historic District  
CA156-779(MP)  
Marsha Prior

**Request:**

1. Replace wood novelty siding on main structure with Hardie board lap siding. Work initiated without a Certificate of Appropriateness.
2. Replace wood novelty siding on detached garage with Hardie board lap siding.
3. Replace 13 wood and aluminum windows with double hung multi-light vinyl windows. Work initiated without a Certificate of Appropriateness.
4. Infill two windows (Window #s 4 and 15) and cover with Hardie board siding.
5. Construct six foot wood fence that extends into front 50% of side yard.

**Applicant:** Francisco Cruz

**Application Filed:** September , 2016

**Staff Recommendation:**

1. Replace wood novelty siding on main structure with

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Hardie board lap siding. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.3 which states that wood siding must be restored whenever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials.

2. Replace wood novelty siding on detached garage with Hardie board lap siding. Approve with conditions - Approve proposed work with condition that the Hardie board match the dimensions and profile of the original wood siding on the main structure with the finding the work is consistent with preservation criteria Section 10.2 for accessory structures and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace 13 wood and aluminum windows with double hung multi-light vinyl windows. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 5.1 and 5.3 which state that historic windows must remain intact unless necessary due to damage or deterioration and that replacement windows should be of wood unless economically impossible whereby Landmark Commission may consider other appropriate materials.
4. Infill two windows (Window #s 4 and 15) and cover with Hardie board siding. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 5.1, 5.2, and 4.3 which state that historic windows must remain intact except when replacement is necessary due to damage or deterioration (Window #4), that replacement of windows that have been altered is recommended (Window #15), and that wood siding must be restored wherever practical unless economically impossible whereby the Landmark Commission may consider other appropriate materials.
5. Construct six foot wood fence that extends into front 50% of side yard. Approve with conditions - Approve site plan and specifications dated 9/12/2016 with condition that interior side fences are located at least five feet behind the open front porch of the houses next door and that portions facing the main street are 70 percent open with finished side facing out with the finding the work is consistent with preservation criteria Sections 3.11(b), 3.12, 3.13, 3.14, and 3.15 for fences



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

**Task Force Recommendation:**

1. Replace wood novelty siding on main structure with Hardie board lap siding. Work initiated without a Certificate of Appropriateness. Deny without prejudice - Wood siding should be used as per ordinance.
2. Replace wood novelty siding on detached garage with Hardie board lap siding. Not reviewed by task force.
3. Replace 13 wood and aluminum windows with double hung multi-light vinyl windows. Work initiated without a Certificate of Appropriateness. Deny without prejudice - Windows should comply with ordinance.
4. Infill two windows (Window #s 4 and 15) and cover with Hardie board siding. Approve, but recommend leaving windows #4 and #15 on exterior; cover inside if owner wishes to enclose.
5. Construct six foot wood fence that extends into front 50% of side yard. Approve with conditions - Fencing location should meet ordinance requirements.

**10. 106 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-800(JKA)  
Jennifer Anderson

**Request:**

Remove concrete porch floor and install 1'x6' IPE wood porch floor.

**Applicant:** Wayne Woods

**Application Filed:** September , 2016

**Staff Recommendation:**

Remove concrete porch floor and install 1'x6' IPE wood porch floor. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not meet the burden of proof required to justify the work since not enough detail was submitted regarding the materials proposed and design of the porch skirting.

**Task Force Recommendation:**

Remove concrete porch floor and install 1'x6' IPE wood porch floor. No quorum, comments only. Not enough information to decide. Missing skirt detail at sides and front. Is it concrete apron or wood? What does the wood skirt detail look like? Need more information. 1x6 wood flooring size seems too large for in keeping to style of neighborhood.

**11. 110 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-796(JKA)  
Jennifer Anderson

**Request:**

Replace front door on main structure.

**Applicant:** John Hossley

**Application Filed:** September , 2016

**Staff Recommendation:**

Replace front door on main structure. Deny without prejudice - The proposed work does not meet the

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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)(17)(F) stating that all doors and lights in the front facade of the main building must be typical of the style and period of the building and because thin wood veneers, five lights, and beveled glass are not typical features of Craftsman style doors.

**Task Force Recommendation:**

Replace front door on main structure. No quorum, comments only. Support of door, style and color. Not supportive of stainless steel hardware finish.

**OTHER BUSINESS ITEMS:**

Approval of Minutes from September 6, 2016.

Approval of the 2017 Landmark Commission Meeting Calendar

**ADJOURNMENT**

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**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, October 20, 2016, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. 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. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

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. [Tex Govt. Code §551.086]