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PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, November 7, 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**

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."



CITY OF DALLAS
LANDMARK COMMISSION
Monday, November 7, 2016
AGENDA

BRIEFINGS: AGENDA

Dallas City Hall
1500 Marilla St., Room 5/E/S

10:30 A.M.

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

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

BRIEFING ITEM

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

1. Executive Session - Briefing pursuant to Tex. Govt. Code §551.071 regarding *City of Dallas v. Richard F. Leggio*, 16-09508, currently pending in the 44th Judicial District Court of Dallas, Texas. – Chris Bowers and Andrew Gilbert – Dallas City Attorney's Office.

CONSENT ITEMS

1. 1321 COMMERCE ST
Adolphus Historic District
CA167-044(LC)
Liz Casso

Request:

1. Construct new storefront and entry area on Commerce Street.
2. Install signage on Commerce Street facade.

Applicant: RB Adolphus LLC

Application Filed: October 6, 2016

Staff Recommendation:

1. Construct new storefront and entry area on Commerce Street. Approve – Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 3 for fenestration and openings, Section 5 for embellishments and detailing, Section 7 for Lighting and Landscaping, and meets the standards in City

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

2. Install signage on Commerce Street facade. Approve – Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct new storefront and entry area on Commerce Street. Approved as submitted with conditions: Skylight be reduced in height so as not to be visible from Akard and Field intersections with Commerce. Reduce size of canopy anchor mounting plate. Suggest that canopy's be simplified: Retain the main center canopy; and Delete the two side canopies.
2. Install signage on Commerce Street facade. Approve.

2. 300 N AKARD ST

Fidelity Union Life Complex
CA167-043(LC)
Liz Casso

Request:

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer."

Applicant: Wiedamark LLC - Mark Reed-Walkup

Application Filed: October 6, 2016

Staff Recommendation:

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer." Approve - Approve with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 3.4(a), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer." Approve change in color for brackets on pool deck interior facade to P7 Glimmer by Tiger Drylac.

3. 1900 ELM ST

Harwood Historic District
CA167-042(LC)
Liz Casso

Request:

Install projecting sign at southwest corner.

Applicant: Justin D. Lawrence

Application Filed: October 6, 2016

Staff Recommendation:

Install projecting sign at southwest corner. Approve with conditions - Approve drawings dated 10/12/2016 and 10/19/2016 with the condition that the power and electrical wiring will be routed through the bracket and mortar joints, and with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install projecting sign at southwest corner. Approved with the condition that power is to be routed into building

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through mortar joints. Attachment bolts and electrical conduit to use holes drilled into mortar joints and not the stone.

4. 2821 TURTLE CREEK BLVD

King Mansion
CD167-003(LC)
Liz Casso

Request:

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance.

Applicant: Three Architecture, LLC

Application Filed: October 6, 2016

Staff Recommendation:

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. Approve - Approve with the finding the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D) which states that the structure must be noncontributing to the historic overlay district, newer than the period of historic significance for the historic overlay district, and whose demolition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. Approved as submitted.

5. 2821 TURTLE CREEK BLVD

King Mansion
CA167-046(LC)
Liz Casso

Request:

Construct a three level underground parking garage with an amenities deck on top.

Applicant: Three Architecture, LLC

Application Filed: October 6, 2016

Staff Recommendation:

Construct a three level underground parking garage with an amenities deck on top. Approve - Approve drawings dated 10/12/16 and 10/19/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct a three level underground parking garage with an amenities deck on top. Approve as submitted.

6. 100 S GLASGOW DR

Woodrow Wilson High School
CA167-041(LC)
Liz Casso

Request:

Install a monument sign and plaza.

Applicant: Dallas ISD

Application Filed: October 6, 2016

Staff Recommendation:

Install a monument sign and plaza. Approve - Approve drawings dated 10/12/16 and 10/31/16 with the finding the proposed work is consistent with preservation criteria

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Sections 2.3 and 2.5 for site and sit elements, Section 5.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install a monument sign and plaza. Approved with the following conditions: 1. Clarify font style and incorporate in drawings; 2. Submit details and dimension of plaza (may be done on site plan);

3. Update existing elevation drawings to include sign on back/north side of monument sign and correct label on north elevation drawing; 4. Consider including landscaping around sign and plaza with a soft edge in accordance with landscape master plan; 5. Study the slope of the lawn to determine if it will affect sign and plaza construction and height; 6. Consider concrete pavers as an option for plaza paving material; and 7. Continue to coordinate improvement projects with the landscape master plan.

7. 704 NESBITT DR

Junius Heights Historic District
CA167-021(MP)
Marsha Prior

Request:

1. Remove dead Magnolia tree from front yard.
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak).

Applicant: Steven Mark Roden

Application Filed: October 6, 2016

Staff Recommendation:

1. Remove dead Magnolia tree from front yard. Approve - Approve proposed work with the finding the removal of the tree is consistent with preservation criteria Section 3.5(c) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak). Approve - Approve plat survey and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(i).

Task Force Recommendation:

1. Remove dead Magnolia tree from front yard. Approve.
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak). Approve.

8. 4926 JUNIUS ST

Munger Place Historic District
CA167-008(EH)
Eric Hill

Request:

Plant one Red Oak tree in parkway.

Applicant: Fred DLizarraga

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Red Oak tree in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code

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Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Red Oak tree in parkway. Approve.

9. 5025 JUNIUS ST

Munger Place Historic District
CA167-024(EH)
Eric Hill

Request:

1. Install landscaping in front and rear yards.
2. Replace section of driveway from gravel to brushed concrete.

Applicant: Camille Barnes

Application Filed: October 6, 2016

Staff Recommendation:

1. Install landscaping in front and rear yards. Approve - Approve site plan dated 10-6-2016 with the finding that the proposed plantings will not obscure or screen significant architectural features of the main structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(C) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace section of driveway from gravel to brushed concrete. Approve - Approve site plan dated 10-6-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install landscaping in front and rear yards. Approve.
2. Replace section of driveway from gravel to brushed concrete. Approve.

10. 5106 JUNIUS ST

Munger Place Historic District
CA167-028(EH)
Eric Hill

Request:

Plant one Cedar Elm tree in parkway.

Applicant: Michael Blair

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Cedar Elm tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Cedar Elm tree in parkway. Approve.

11. 5014 REIGER AVE

Munger Place Historic District
CA167-005(EH)
Eric Hill

Request:

Construct addition on rear of main structure.

Applicant: Lenora Moffa

Application Filed: October 6, 2016

Staff Recommendation:

Construct addition on rear of main structure. Approve with conditions - Approve site plan and elevations dated 10-6-16 with the condition that all colors, materials and

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dimensions match the existing structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct addition on rear of main structure. Approve with conditions - Colors, details and materials to match existing. Suggest to hold closet back to allow porch to read as corner element.

12. 5015 REIGER AVE

Munger Place Historic District
CA167-012(EH)
Eric Hill

Request:

Plant two Cedar Elm trees in parkway.

Applicant: Lisa Johnson

Application Filed: October 6, 2016

Staff Recommendation:

Plant two Cedar Elm trees in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant two Cedar Elm trees in parkway. Approve.

13. 4837 TREMONT ST

Munger Place Historic District
CA167-022(EH)
Eric Hill

Request:

Plant one Red Oak tree in parkway.

Applicant: James Gulley

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Red Oak tree in parkway. Approve.

14. 5003 TREMONT ST

Munger Place Historic District
CA167-013(EH)
Eric Hill

Request:

Plant one Red Oak tree in parkway.

Applicant: Chad & Jessica Berry

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Red Oak tree in parkway. Approve.

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15. 5018 TREMONT ST

Munger Place Historic District
CA167-007(EH)
Eric Hill

Request:

Plant one Red Oak tree in parkway.

Applicant: Sharon Jill Donaldson

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Red Oak tree in parkway. Approve.

16. 5120 TREMONT ST

Munger Place Historic District
CA167-009(EH)
Eric Hill

Request:

Plant two Red Oak trees in parkway.

Applicant: Linda Fisk

Application Filed: October 6, 2016

Staff Recommendation:

Plant two Red Oak trees in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Plant two Red Oak trees in parkway. Approve.

17. 5207 TREMONT ST

Munger Place Historic District
CA167-015(EH)
Eric Hill

Request:

Construct accessory storage structure in rear yard.

Applicant: Jimmy Malone

Application Filed: October 6, 2016

Staff Recommendation:

Construct accessory storage structure in rear yard. Approve with conditions - Approve proposed site plan and elevations dated 10-6-16 with the condition that the accessory structure is a gabled roofline as opposed to the proposed gambrel roof to match the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct accessory storage structure in rear yard. Approve with conditions - Roof to match existing gabled roof on main structure and the materials, details, and color to match main structure.

18. 5211 VICTOR ST

Munger Place Historic District
CA167-010(EH)
Eric Hill

Request:

Plant one Red Oak tree in parkway.

Applicant: Susan Stich

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Red Oak tree in parkway. Approve - Approve

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site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Red Oak tree in parkway. Approve.

19. 4936 VICTOR ST

Munger Place Historic District
CA167-032(EH)
Eric Hill

Request:

Plant two Red Oak trees in parkway.

Applicant: Rebecca Davis

Application Filed: October 6, 2016

Staff Recommendation:

Plant two Red Oak trees in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Plant two Red Oak trees in parkway. Approve.

20. 5100 VICTOR ST

Munger Place Historic District
CA167-003(EH)
Eric Hill

Request:

Install TV satellite dish on front 50% of roof on main structure.

Applicant: Paul E. Ridley

Application Filed: October 6, 2016

Staff Recommendation:

Install TV satellite dish on front 50% of roof on main structure. Approve with conditions - Approve site plan and photos dated 10-6-16 with the condition that the satellite dish is located behind the chimney as to not be visible from the street. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install TV satellite dish on front 50% of roof on main structure. Deny - Propose to locate satellite dish behind chimney to block visibility from street.

21. 5115 VICTOR ST

Munger Place Historic District
CA167-011(EH)
Eric Hill

Request:

Plant one Pecan tree in parkway.

Applicant: James Connell

Application Filed: October 6, 2016

Staff Recommendation:

Plant one Pecan tree in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Plant one Pecan tree in parkway. Approve.

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22. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-026(EH)
Eric Hill

Request:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace door on rear of main structure.
4. Install nine light fixtures on exterior of main structure.

Applicant: David Malekan

Application Filed: October 6, 2016

Staff Recommendation:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the style and period.
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.

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3. Replace door on rear of main structure. Approve.
4. Install nine light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

23. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-025(EH)
Eric Hill

Request:

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace pedestrian door on rear of main structure.
4. Install eleven light fixtures on exterior of main structure.

Applicant: David Malekan

Application Filed: October 6, 2016

Staff Recommendation:

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions - Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace pedestrian door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install eleven light fixtures on exterior of main structure. Approve with conditions - Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the

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style and period.

2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.
3. Replace pedestrian door on rear of main structure. Approve.
4. Install eleven light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

24. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-027(EH)
Eric Hill

Request:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace door on rear of main structure.
4. Install nine light fixtures on exterior of main structure.

Applicant: David Malekan

Application Filed: October 6, 2016

Staff Recommendation:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and

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

Task Force Recommendation:

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the style and period.
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.
3. Replace door on rear of main structure. Approve.
4. Install nine light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

25. 4525 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA167-002(EH)

Eric Hill

Request:

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White".

Applicant: Bernardo Santacruz

Application Filed: October 6, 2016

Staff Recommendation:

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". Approve - Approve proposed work dated 10-6-16 with the finding that the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". Approve with condition that the top rail is a horizontal 2x4.

26. 2521 PARK ROW AVE

South Blvd/Park Row Historic District

CD167-002(MP)

Marsha Prior

Request:

Demolish accessory structure using the standard 'imminent threat to public health/safety.'

Applicant: Jeanette Bolden

Application Filed: October 6, 2016

Staff Recommendation:

Demolish accessory structure using the standard 'imminent threat to public health/safety.' Approve - The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

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Task Force Recommendation:

Demolish accessory structure using the standard 'imminent threat to public health/safety.' Approval of demolition per imminent threat to public safety; cracked, unreinforced concrete slab and floods during rain.

27. 5500 SWISS AVE

Swiss Avenue Historic District
CA167-033(EH)
Eric Hil

Request:

Install Texas Historical Commission historical marker in front yard of main structure.

Applicant: Dallas County Medical Society - Wendy Hansen

Application Filed: October 6, 2016

Staff Recommendation:

Install Texas Historical Commission historical marker in front yard of main structure. Approve with conditions - Approve site plan and proposed work dated 10-6-16 with the condition that the sign face is parallel to the street and the sign is located outside of the visibility triangle. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Texas Historical Commission historical marker in front yard of main structure. Approve with conditions - Height to match approximately McAlester residence. Roughly 3' pole exposed under signage.

28. 220 N CLINTON AVE

Winnetka Heights Historic District
CA167-037(JKA)
Jennifer Anderson

Request:

1. Install 8' fence on northwest side of the main structure.
2. Install electric gate in rear of the main structure.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray."
4. Install exterior lighting on front and rear of the main structure.
5. Install fans on front porch of the main structure.
6. Install exterior lighting on accessory structure.

Applicant: David Chen

Application Filed: October 6, 2016

Staff Recommendation:

1. Install 8' fence on northwest side of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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 electric gate in rear of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray." Approve – Approve specifications dated 10-18-

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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 exterior lighting on front and rear of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
5. Install fans on front porch of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
6. Install exterior lighting on accessory structure. Approve – Approve – site plan and specifications dated 10-18-16 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).

Task Force Recommendation:

1. Install 8' fence on northwest side of the main structure. No quorum, comments only. Recommend fence be moved no further up to enclose A/C unit.
2. Install electric gate in rear of the main structure. No quorum, comments only. Support.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray." No quorum, comments only. Support.
4. Install exterior lighting on front and rear of the main structure. No quorum, comments only. Support.
5. Install fans on front porch of the main structure. No quorum, comments only. Support.
6. Install exterior lighting on accessory structure. No quorum, comments only. Support.

29. 411 N CLINTON AVE

Winnetka Heights Historic District

CA167-040(JKA)

Jennifer Anderson

Request:

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry."
2. Stain main entry door using Varathane gel stain in color "Golden Oak."

Applicant: Kathy Jack

Application Filed: October 6, 2016

Staff Recommendation:

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry." Approve - Approve specifications dated 10-18-16 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).

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2. Stain main entry door using Varathane gel stain in color "Golden Oak." Approve - Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(I).

Task Force Recommendation:

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry." No quorum, comments only. Support colors as requested with accent color for window sash.
2. Stain main entry door using Varathane gel stain in color "Golden Oak." Not reviewed by Task Force.

30. 333 S EDGEFIELD AVE

Winnetka Heights Historic District
CA167-035(JKA)
Jennifer Anderson

Request:

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness.

Applicant: Tyler Nissen

Application Filed: October 6, 2016

Staff Recommendation:

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness. Approve - Approve specifications dated 10-18-16. The proposed work does not comply with Section 51P-87.111(a)(10) stating that the only permitted facade materials are brick, rood siding, cut stone, and stucco, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Support 2 laps of Hardiboard skirting on the main structure.

COURTESY REVIEW ITEMS:

1. 2214 ROUTH ST

State Thomas Historic District
CR167-001(EH)
Eric Hill

Request:

Courtesy Review - Construct duplex on vacant lot.

Applicant: Paul Yazbeck

Application Filed: August 4, 2016

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Staff Recommendation:

Courtesy Review - Construct duplex on vacant lot. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct duplex on vacant lot. Comments only. No quorum.

DISCUSSION ITEMS

1. 2214 BRYAN ST

Crozier Tech (H-101)

CA167-045(LC)

Liz Casso

Request:

1. Construct a vestibule addition on the east elevation.
2. Regrade site and construct a patio at the west elevation.
3. Install four doors with transom windows at ground level on west elevation.

Applicant: Kristian Teleki

Application Filed: October 6, 2016

Staff Recommendation:

1. Construct a vestibule addition on the east elevation. Deny with the finding the proposed work is inconsistent with preservation criteria Section 3.1 that states that new construction is prohibited in the no-build zone, Section 9.3 that states that horizontal additions are not permitted, and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Regrade site and construct a patio at the west elevation. Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install four doors with transom windows at ground level on west elevation. Approve with the finding the proposed work is consistent with preservation criteria Section 5.7 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct a vestibule addition on the east elevation. Approve as submitted.
2. Regrade site and construct a patio at the west elevation. Approve as submitted.
3. Install four doors with transom windows at ground level on west elevation. Approve as submitted.

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2. 5609 REIGER AVE

Junius Heights Historic District
CA167-030(MP)
Marsha Prior

Request:

Add dormer with two windows to front elevation.

Applicant: Chris LaMont

Application Filed: October 6, 2016

Staff Recommendation:

Add dormer with two windows to front elevation. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because information on the submitted drawings is conflicting and unclear.

Task Force Recommendation:

Add dormer with two windows to front elevation. Deny without prejudice due to unclear plans.

3. 5835 REIGER AVE

Junius Heights Historic District
CA167-023(MP)
Marsha Prior

Request:

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence.

Applicant: Dale Coonrod

Application Filed: October 6, 2016

Staff Recommendation:

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

Task Force Recommendation:

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence. Deny removal of existing sidewalk. Proposed sidewalk appears to run into telephone pole and sign. Fence is illegally built.

4. 5807 REIGER AVE

Junius Heights Historic District
CA167-018(MP)
Marsha Prior

Request:

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.'

Applicant: Peggy Webster

Application Filed: October 6, 2016

Staff Recommendation:

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.' 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 3.6(a)(2) which states interior side yards must be located in the rear 50 percent of the side yard.

Task Force Recommendation:

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.' Approve

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replacing fence in exact same location. Fence on apartment side to reach to sidewalk or visible setback from sidewalk (apartment complex next door).

5. 728 SKILLMAN ST

Junius Heights Historic District
CA167-019(MP)
Marsha Prior

Request:

1. Extend right side yard fence into front 50%.
2. Replace front portion of concrete driveway with pavers.
3. Remove ribbon driveway from side and rear yards.

Applicant: Debby Chiang

Application Filed: October 6, 2016

Staff Recommendation:

1. Extend right side yard fence into front 50%. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because locating a side yard fence within the front 50 percent is inconsistent with preservation criteria Section 3.6(a)(2) which states that interior side yard fences must be located in the rear 50 percent.
2. Replace front portion of concrete driveway with pavers. Approve survey plat and paver photos dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.2 for driveways and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove ribbon driveway from side and rear yards. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) on the basis that ribbon driveways are a character defining feature, and thus, removal would be an adverse effect on the district.

Task Force Recommendation:

1. Extend right side yard fence into front 50%. Deny the fence extending past the rear 50% of the house (protected facade).
2. Replace front portion of concrete driveway with pavers. Deny - Driveway to be replaced with concrete per 3.2.
3. Remove ribbon driveway from side and rear yards. None.

6. 5327 WORTH ST

Junius Heights Historic District
CA167-016(MP)
Marsha Prior

Request:

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.

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4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row.
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness.

Applicant: Brian Eichler

Application Filed: October 6, 2016

Staff Recommendation:

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. 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 replacing historic wood windows 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. Window #s 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, and 26 are on protected elevations.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Approve with conditions - Approve window survey and photo dated 10/19/2016 with the condition that the replacement for Window #15 is wood 1/1 instead of vinyl with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. 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 altering the size of the window is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. 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 installing two new windows is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row. Approve with

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conditions - Approve proposed work with condition that new wood replacement is an exact match in profile and dimension as existing, that Hardie board be installed with smooth side out and installed only for the bottom 6 inches of the siding with the finding the work 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).

6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness. Approve photos and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice replacing on the front and 50% of the protected sides.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Approve (back of house).
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice (front 50% of house).
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness. Deny without prejudice.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row. Approve - repair and siding to match existing; Hardie board to be smooth side out.
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness. Deny without prejudice.

7. 2521 PARK ROW AVE

South Blvd/Park Row Historic District
CA167-038(MP)
Marsha Prior

Request:

Construct accessory structure.

Applicant: Jeanette Bolden

Application Filed: October 6, 2016

Staff Recommendation:

Construct accessory structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3(b)(9) which states that no building shall be constructed nearer than

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seven feet to a side property line.

Task Force Recommendation:

Construct accessory structure. Recommend approval of new garage. Design is very complimentary to house and appropriate to neighborhood. Recommend more information be provided on windows, doors, and garage doors. Task Force is supportive of garage set back less than 7'-0".

8. 6322 BRYAN PKWY

Swiss Avenue Historic District
CA167-014(EH)
Eric Hill

Request:

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness.

Applicant: Anthony Barbieri

Application Filed: October 6, 2016

Staff Recommendation:

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness. Deny proposed work dated 10-6-16 with the finding that the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-63.116(2)(A) which prohibits rock or sculpture gardens in the front yard.

Task Force Recommendation:

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness. Deny - Not consistent with ordinance. Section 14 (2)(B) under items prohibited in the front yard.

9. 6048 BRYAN PKWY

Swiss Avenue Historic District
CA167-006(EH)
Eric Hill

Request:

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness.

Applicant: Robert Thomas

Application Filed: October 6, 2016

Staff Recommendation:

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness. Approve with conditions - Approve plans and specifications dated 10-06-16 with the condition that the structure has a minimum 5' rear yard setback. The partially completed work is consistent with preservation criteria Section 51P-63.119(a)(1), Section 51P-63.119(a), and Section 51P-63.118(f)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness. Approve.

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10. 5643 SWISS AVE
Swiss Avenue Historic District
CA167-004(EH)
Eric Hill

Request:

Install mail slot on front facade of main structure.

Applicant: Halee Belz

Application Filed: October 6, 2016

Staff Recommendation:

Install mail slot on front facade of main structure. Deny without prejudice - Deny proposed work dated 10-6-16 with the finding that it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria section 51P-63.116(1)(K)(v) stating, "an entrance treatment, including transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location".

Task Force Recommendation:

Install mail slot on front facade of main structure. Approve with condition - To be installed at door knob height.

11. 1033 E 9TH ST
Tenth Street Neighborhood Historic District
CA167-034(MP)
Marsha Prior

Request:

1. Construct two-story house.
2. Construct accessory structure.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard.
4. Install landscaping in front and side yards.

Applicant: Jay Taylor

Application Filed: October 6, 2016

Staff Recommendation:

1. Construct two-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has provided insufficient information for Staff to determine the specifications for rear entry door, casement windows, exterior lighting, and additional information on the painting scheme, nor has applicant submitted revised plans or information on average setbacks.
2. Construct accessory structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(ii) because locating a garage in the front yard is inconsistent with preservation criteria Section 4.1 for accessory structures' and applicant has provided insufficient information for Staff to determine specifications for the garage door.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard. Approve with conditions - Approve site plan dated 10/19/2016 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front facade and that fencing less than 10ft back from the front facade is no higher than 3ft 6 in with the finding the

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work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Install landscaping in front and side yards. Approve site plan dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 1.6 for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct two-story house. Approve.
2. Construct accessory structure. Approve with conditions - Move garage back to rear 50% of structure.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard. Approve with condition - Approve site plan dated 10/19/2016 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front facade and that fencing less than 10ft back from the front facade is no higher than 3ft 6 in with the finding the work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install landscaping in front and side yards. Approve.

12. 2830 TANNER ST
Wheatley Place Historic District
CA167-017(MP)
Marsha Prior

Request:

Construct one-story house.

Applicant: Jose Robledo

Application Filed: October 6, 2016

Staff Recommendation:

Construct one-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that material on new construction must be of the same predominant material.

Task Force Recommendation:

Construct one-story house. Approve with condition that porch height and steps are verified, use siding appropriate for neighborhood, and suggest additional windows in living and bedrooms.

13. 107 N CLINTON AVE
Winnetka Heights Historic District
CA167-036(JKA)
Jennifer Anderson

Request:

Construct accessory structure and attached carport in rear of the main structure.

Applicant: Quimby McCoy Preservation Architecture LLP - Marcel Quimby/Nancy McCoy

Application Filed: October 6, 2016

Staff Recommendation:

Construct accessory structure and attached carport in rear of the main structure. Deny without prejudice - The

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proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

Task Force Recommendation:

Construct accessory structure and attached carport in rear of the main structure. No quorum, comments only. Support accessory structure and attached carport in rear of the main structure.

14. 107 N CLINTON AVE

Winnetka Heights Historic District
CD167-001(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."

Applicant: Quimby McCoy Preservation Architecture LLP - Marcel Quimby/Nancy McCoy

Application Filed: October 6, 2016

Staff Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Deny without prejudice - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

Task Force Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." No quorum, comments only. Maher and Horn: support demolition of accessory structure. Escobedo: oppose demolition based on contributing structure and original to the building (Sanborn map 1922).

15. 4503 Reiger Avenue

Hold a public hearing to consider initiation of historic designation process for 4503 Reiger Avenue (Bianchi House).

Owner: Richard F Leggio

OTHER BUSINESS ITEMS:

Approval of Minutes from October 3, 2016.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, November 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. 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]