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CITY SECRETARY
DALLAS, TEXAS



**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Monday, January 9, 2017**

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

Briefings:

5ES*

11:30 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, January 9, 2017
AGENDA

BRIEFINGS: AGENDA

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

11:30 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, Senior Planner

BRIEFING ITEM

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

CONSENT ITEMS

1. 1121 PEMBERTON HILL RD

Big Spring
CA167-119(LC)
Liz Casso

Request:

Install temporary corral traps.

Applicant: Office of Trinity Watershed Mgmt., Adam Ozier

Application Filed: December 1, 2016

Staff Recommendation:

Install temporary corral traps. Approve site plan and image dated 12/8/16 with the finding the proposed work is consistent with preservation criteria 1.6 for general requirements, 7.1 and 7.3 for preservation, rehabilitation, restoration and reconstruction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install temporary corral traps. Approve as submitted.

Landmark Commission Agenda
Monday, January 9, 2017

2. 305 E 6TH ST

Lake Cliff Historic District
CA167-129(JKA)
Jennifer Anderson

Request:

Remove addition in rear of the main structure.

Applicant: Jesus Fuentes

Application Filed: December 1, 2016

Staff Recommendation:

Remove addition in rear of the main structure. Approve specifications dated 12-13-16 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove addition in rear of the main structure. Approve - Provide specifications for the door.

3. 718 NESBITT DR

Junius Heights Historic District
CA167-123(MP)
Marsha Prior

Request:

1. Install five one-over-one wood windows with textured glass in rear and East side elevations where original windows had been removed and infilled
2. Install French doors and two one-over-one wood windows on West side elevation of rear addition.

Applicant: David Whitley

Application Filed: December 1, 2016

Staff Recommendation:

1. Install five one-over-one wood windows with textured glass in rear and East side elevations where original windows had been removed and infilled. Approve with conditions – Approve plans and specifications dated 12/14/2016 with the condition that window trim match trim on existing windows with the finding the work is consistent with preservation criteria Section 5.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install French doors and two one-over-one wood windows on West side elevation of rear addition. Approve with conditions – Approve plans and specifications dated 12/14/2016 with the condition that window trim match trim on existing windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install five one-over-one wood windows with textured glass in rear and East side elevations where original windows had been removed and infilled. Approve, but to match existing window.
2. Install French doors and two one-over-one wood windows on West side elevation of rear addition. Approve, but window trim to match existing windows.

Landmark Commission Agenda
Monday, January 9, 2017

4. 4413 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-121(EH)
Eric Hill

Request:

Replace existing metal skirting on main structure with Hardieboard.

Applicant: New Life Construction - Dion Fletcher

Application Filed: December 1, 2016

Staff Recommendation:

Replace existing metal skirting on main structure with Hardieboard. Approve with conditions - Approve proposed work with the condition that only two laps are installed from the bottom and all replaced skirting above is to match the existing novelty siding in material, dimensions, profile and color, that the smooth side of the hardie material faces out, and proper ventilation is added to the skirting. The proposed work does not comply with the preservation criteria Section 3.2, but it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Replace existing metal skirting on main structure with Hardieboard. Allow Hardie for bottom two rows of siding. Approve with conditions – All areas above should be novelty siding to match existing.

5. 2500 SOUTH BLVD

South Blvd/Park Row Historic District
CD167-005(MP)
Marsha Prior

Request:

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

Applicant: Russ Eason

Application Filed: December 1, 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.

Task Force Recommendation:

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

Landmark Commission Agenda
Monday, January 9, 2017

6. 215 S CLINTON AVE

Winnetka Heights Historic District
CA167-125(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Sherwin Williams. Color: SW0032 "Needlepoint Navy."

Applicant: Amanda Aaron

Application Filed: December 1, 2016

Staff Recommendation:

Paint main structure. Brand: Sherwin Williams. Color: SW0032 "Needlepoint Navy." Approve specifications dated 12-13-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Paint main structure. Brand: Sherwin Williams. Color: SW0032 "Needlepoint Navy." Approve Submit all paint chips to show compatibility of body color, trim, and accent color.

7. 408 S MONTCLAIR AVE

Winnetka Heights Historic District
CD167-006(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "non-contributing structure because newer than period of significance."

Applicant: Christine Escobedo

Application Filed: December 1, 2016

Staff Recommendation:

Demolish accessory structure using the standard "non-contributing structure because newer than period of significance." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish accessory structure using the standard "non-contributing structure because newer than period of significance." Task Force approves demolition of accessory structure based on "non-contributing" standard. Ms. Escobedo recused.

8. 408 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-127(JKA)
Jennifer Anderson

Request:

1. Construct two carports in rear yard.
2. Install 8' fence in rear yard.

Applicant: Christine Escobedo

Application Filed: December 1, 2016

Staff Recommendation:

1. Construct two carports in rear yard. Approve drawings and specifications dated 12-16-16 with the finding that the work is consistent with preservation criteria Section

Landmark Commission Agenda
Monday, January 9, 2017

51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install 8' fence in rear yard. Approve - The proposed work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two carports in rear yard. Task Force approves plans for construction of two carports in rear of main structure as presented. Ms. Escobedo recused.
2. Install 8' fence in rear yard. Not reviewed by Task Force.

COURTESY REVIEW ITEMS:

1. 100 S GLASGOW DR

Woodrow Wilson High School
CR167-002(LC)
Liz Casso

Request:

Courtesy Review - Construct a three-story addition.

Applicant: Lisa Lamkin

Application Filed: December 1, 2016

Staff Recommendation:

Courtesy Review - Construct a three-story addition. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct a three-story addition. Task Force supports the design and construction of the new addition. All the gym facade's brick pattern on new addition should recall the proportions of the facade patterns and the historic building.

2. 6116 REIGER AVE

J.L. Long Middle School
CR167-003(LC)
Liz Casso

Request:

Courtesy Review - Construct a two-story addition.

Applicant: Masterplan Consultants

Application Filed: December 1, 2016

Staff Recommendation:

Courtesy Review - Construct a two-story addition. Approve conceptually with the condition that the applicant incorporate the Task Force recommendations into the proposed addition's design, and that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct a two-story addition. Supportive - Remove sunscreen; window cast stone eyebrows and brick pattern irregular - should be more patterned like historic and addition; reevaluate single windows; modify design of Paulus facade to better harmonize with details of existing buildings; provide floor

Landmark Commission Agenda

Monday, January 9, 2017

plans; provide more legible prints/exhibits (less dark);
stack bond brick vs. herringbone; show mechanical screen
between band hall and mechanical room.

DISCUSSION ITEMS:

1. 5536 Tremont

Junius Heights Historic District
CE167-003(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100% of the land and improvements for a period of ten years and approval of \$115,708 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Tam Pham

Application filed: May 3, 2016

Staff Recommendation:

Denial of the Certificate of Eligibility because the property remains non-contributing to the Junius Heights Historic District.

2. 715 LIPSCOMB AVE

Junius Heights Historic District
CA167-122(MP)
Marsha Prior

Request:

Construct 8 ft wood fence in rear yard and into front 50% of side yard. Work initiated without a Certificate of Appropriateness.

Applicant: Frank Palombi

Application Filed: December 1, 2016

Staff Recommendation:

Construct 8 ft wood fence in rear yard and into front 50% of side yard. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The initiated 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 that side yard fences must be located in the rear 50 percent of the side yard.

Task Force Recommendation:

Construct 8 ft wood fence in rear yard and into front 50% of side yard. Work initiated without a Certificate of Appropriateness. Approve with condition that fence must stop at the 50% mark of the structure.

3. 2500 SOUTH BLVD

South Blvd/Park Row Historic District
CA167-124(MP)
Marsha Prior

Request:

1. Remove large metal vent on front gable, replace with smaller vent to match those existing on side elevations, and infill gap with stucco and wood trim.
2. Replace front door with wood 6-light door and stain. Brand: Woodcraft Brown Mahogany.
3. Cover concrete front porch with flagstone.

Applicant: Russ Eason

Application Filed: December 1, 2016

Landmark Commission Agenda
Monday, January 9, 2017

Staff Recommendation:

1. Remove large metal vent on front gable, replace with smaller vent to match those existing on side elevations, and infill gap with stucco and wood trim. Approve photos dated 12/14/2016 with the condition that the stucco and wood infill are an exact match to the existing material on front gable in texture, profile, and dimension with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front door with wood 6-light door and stain. Brand: Woodcraft Brown Mahogany. Approve photo and specifications dated 12/14/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Cover concrete front porch with flagstone. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because flagstone porches are not historically accurate, and thus it would have an adverse effect on the architectural features of the main structure and the historic overlay district.

Task Force Recommendation:

1. Remove large metal vent on front gable, replace with smaller vent to match those existing on side elevations, and infill gap with stucco and wood trim. No Task Force vote; original proposal was to be processed as routine maintenance.
2. Replace front door with wood 6-light door and stain. Brand: Woodcraft Brown Mahogany. Approve replacement of front door with 8-light door.
3. Cover concrete front porch with flagstone. Deny without prejudice - Flagstone porch is not historically accurate; recommend cleaning and staining concrete instead.

Request:

1. Construct arbor in side yard.
2. Construct brick fireplace in rear yard.

Applicant: Jerry E. Baus

Application Filed: December 1, 2016

Staff Recommendation:

1. Construct arbor in side yard. Deny - 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-63.115(g) that prohibits "balconies, porches, or any portions of a building to extend into the required side yard" and Section 51P-63.116(1)(A)(i) which states, "Accessory buildings are only permitted in the rear yard no closer than 15 feet to a main building".

4. 5617 SWISS AVE

Swiss Avenue Historic District
CA167-120(EH)
Eric Hill

Landmark Commission Agenda
Monday, January 9, 2017

2. Construct brick fireplace in rear yard. Approve with conditions - Approve proposed work dated 12-01-16 with the condition that the chimney extending above the roof line matches the existing materials, profile, dimensions and color as the existing on the structure. The proposed work is consistent with the preservation criteria for chimneys in Section 51P-63.116(1)(G) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct arbor in side yard. Approve with conditions - Arbor will need to get a variance, but design should be metal and with stainless steel cable at top for landscaping material, to not be visible from street.
2. Construct brick fireplace in rear yard. Approve with conditions - All masonry, and brick to match the existing detail and color of main structure. Chimney extension above roof to match materials and color or others on structure.

5. 103 N WINNETKA AVE

Winnetka Heights Historic District
CA167-126(JKA)
Jennifer Anderson

Request:

1. Construct accessory structure in rear yard.
2. Install 8' wood fence in rear yard.

Applicant: Robert Pross

Application Filed: December 1, 2016

Staff Recommendation:

1. Construct accessory structure in rear yard. Approve drawings and specifications dated 12-13-16 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 8' wood fence in rear yard. Approve site plan and specifications dated 12-13-16 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. Construct accessory structure in rear yard. Approve with conditions - Need to provide info regarding fence and electric gate. Need specifications and pictures. Deny cupola with copper roof. Otherwise, approve garage.
2. Install 8' wood fence in rear yard. Not reviewed by Task Force.

6. 316 S WINNETKA AVE

Winnetka Heights Historic District
CA167-128(JKA)
Jennifer Anderson

Request:

Install 7'-6" cedar wood fence in front and side yard.

Applicant: Lee Hewett

Application Filed: December 1, 2016

Staff Recommendation:

Landmark Commission Agenda Monday, January 9, 2017

Install 7'6" cedar wood fence. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(b)(2)(C)(i) stating that the only types of fences permitted in the front yard are white wood picket fences and dark green, dark brown, or wrought iron fences; and that a fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of non-residential uses. The proposal is also inconsistent with Section 51P-87.111(b)(2)(C)(ii) stating that a fence in the interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building.

Task Force Recommendation:

Install 7'-6" cedar wood fence in front and side yard. Deny without prejudice - Fence extending past rear 50% of the side yard and past rearmost side projection of the main building. Applicant can submit against with new plans.

OTHER BUSINESS ITEMS:

Approval of Minutes from December 5, 2016.
2015-2016 Annual Report

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, January 18, 2017, 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]