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Public Notice

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**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Monday, April 3, 2017**

POSTED CITY SECRETARY
DALLAS, TX

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."

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CITY SECRETARY
DALLAS, TEXAS



**CITY OF DALLAS
LANDMARK COMMISSION**
Monday, April 3, 2017
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
Liz Casso, Senior Planner
Eric Hill, Planner
Marsha Prior, Planner

BRIEFING ITEM

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

1. History and development of the Tenth Street Historic District – Robert Swann, Dallas Landmark Commissioner.

CONSENT ITEMS

1. 728 SKILLMAN

Junius Heights Historic District
CE167-005(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$55,373.94 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Debby Chiang

Application filed: February 27, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$55,373.94 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 217 S WINDOMERE

Winnetka Heights Historic District
CE167-006(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$112,936 in expenditures spent on

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rehabilitation within the three years prior to the CE approval.

Applicant: Jennifer Galloway and Donald Austin

Application filed: February 27, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$112,936 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 214 N WILLOMET

Winnetka Heights Historic District

CE167-007(PT)

Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$36,476 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: David Oliver and Erika Ellis

Application filed: March 13, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$36,476 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

4. 4604 SYCAMORE STREET

Peak's Suburban Addition Historic District

CE167-008(PT)

Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$37,703 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Douglas Batts

Application filed: March 15, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$37,703 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

5. 3201 WENDOVER

Bromberg House

CE167-009(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 three years and approval of \$38,893 in expenditures spent on maintenance within the three years prior to the CE approval.

Applicant: Wendy Millsap, on behalf of Dan Patterson

Application filed: March 15, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$38,893 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

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6. 5429 KIWANIS RD
Sharrock/Niblo Historic District
CA167-319(LC)
Liz Casso

Request:

Install Recorded Texas Historic Landmark and National Register markers east of log cabin.

Applicant: Quimby McCoy Preservation - Marcel Quimby

Application Filed: March 2, 2017

Staff Recommendation:

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. – Approve - Approve drawings dated 3/8/17 with the finding the proposed work is consistent with preservation criteria for signs in Section 11.1.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. No quorum, comments only. Task Force is supportive of location of markers.

7. 5823 COLUMBIA AVE
Junius Heights Historic District
CA167-325(MP)
Marsha Prior

Request:

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness.

Applicant: Norma Guereca Gutierrez

Application Filed: March 2, 2017

Staff Recommendation:

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness. Approve since it is non-contributing.

8. 305 E 6TH ST
Lake Cliff Historic District
CA167-322(JKA)
Jennifer Anderson

Request:

Install 7' tall 12'x10' treehouse in rear yard.

Applicant: Jesus Fuentes

Application Filed: March 2, 2017

Staff Recommendation:

Install 7' tall 12'x10' treehouse in rear yard. – Approve – Approve drawings dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install 7' tall 12'x10' treehouse in rear yard. Approval with conditions of letter of approval of neighbors.

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9. 4936 JUNIUS ST
Munger Place Historic District
CA167-338(EH)
Eric Hill

Request:

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure.
2. Extend existing 2' high concrete wall 10' along side to align with front of porch.
3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till."
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green."
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard.
6. Move existing Holly 15' to the east in front yard.
7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green."
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing.
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block.
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns.
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot.
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till."
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation.
14. Install landscaping and hardscaping in side and rear yards.

Applicant: John Gormley

Application Filed: March 2, 2017

Staff Recommendation:

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure – Approve with conditions - Approve elevation dated 03-16-17 with the condition that the steps are a brushed finished concrete and match the existing in dimensions and profile, with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(N) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend existing 2' high concrete wall 10' along side to align with front of porch – Approve with conditions - Approve plans dated 03-16-17 with the condition that

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the concrete matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B) that states a fence must be constructed of metal or plastic-coated chain link, wrought iron, wood, or stucco, 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.

3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve with conditions - Approve plans dated 03-16-17 with the condition that the concrete block matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard may not be directly in front of the cornerside façade, 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.
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B) which states a fence in the cornerside yard may not be directly in front of the cornerside yard, 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.
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard – Approve - Approve proposed site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Move existing Holly 15' to the east in front yard – Approve - Approve plans dated 03-16-17 with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

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7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that the while the proposed work does not strictly comply with the preservation criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard must be set back a minimum of two feet from a public sidewalk, 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 it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing – Approve - Approve site plan dated 03-16-17 with the finding that it is consistent with the preservation criteria Section 51P-97.111(c)(2)(l) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block – Approve - Approve site plan dated 03-16-2017 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns – Approve with conditions - Approve drawings dated 03-16-17 with the condition that the porch floor and steps are a brushed concrete finish, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot – Approve - Approve proposed site plan dated 03-16-17 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve - Approve drawings dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation – Approve - Approve elevations dated 03-16-17 with the finding the

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

14. Install landscaping and hardscaping in side and rear yards – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure. Approve.
2. Extend existing 2' high concrete wall 10' along side to align with front of porch. Approve with conditions - Concrete block to match existing in size, pattern and color.
3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till". Approve with conditions - Concrete block to match existing in size, pattern and color.
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green". Approve.
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard. Approve.
6. Move existing Holly 15' to the east in front yard. Approve.
7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green". Approve.
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing. Approve.
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block. Approve.
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns. Approve.
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot. Approve.
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till". Approve.
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation. Approve.
14. Install landscaping and hardscaping in side and rear yards. Approve.

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10. 5006 REIGER AVE
Munger Place Historic District
CA167-337(EH)
Eric Hill

Request:

1. Remove two trees in rear yard.
2. Install in-ground swimming pool in rear yard.

Applicant: Billie Haggard

Application Filed: March 2, 2017

Staff Recommendation:

1. Remove two trees in rear yard – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install in-ground swimming pool in rear yard – Approve - Approve plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove two trees in rear yard - Approve with conditions - Suggest rear live tree to remain or replacement tree in rear yard.
2. Install in-ground swimming pool in rear yard - Approve with conditions - Suggest reduction of deck area to provide additional landscaping.

11. 621 N CARROLL AVE
Peak's Suburban Addition Neighborhood Historic District
CA167-336(EH)
Eric Hill

Request:

Replace skirting on main structure.

Applicant: Juliana Zavala

Application Filed: March 2, 2017

Staff Recommendation:

Replace skirting on main structure – Approve with conditions - Approve specifications dated 03-16-17 with the condition that only the bottom two laps use a smooth Hardie board material and the remainder is wood siding matching existing in dimensions, profile and color, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace skirting on main structure. – Approve with conditions - Approve with condition that only portion up to existing wood siding is replaced with Hardieboard.

12. 4300 JUNIUS ST
Peak's Suburban Addition Neighborhood Historic District
CA167-333(EH)
Eric Hill

Request:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
2. Install landscaping stone around perimeter of main structure.
3. Install 9 A/C units on side and rear of main structure.
4. Reconfigure curb-cut on N. Peak street frontage.
5. Install telecommunications box in side-yard fence.

Applicant: David Malekan

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Application Filed: March 2, 2017

Staff Recommendation:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 9 A/C units on side and rear of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Reconfigure curb-cut on N. Peak street frontage – Approve with conditions - Approve site plan dated 03-16-17 with the condition that the applicant receives all other required permits from the City for altering the curb-cuts with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install telecommunications box in side-yard fence – Approve - Approve drawings dated 03-16-17 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
2. Install landscaping stone around perimeter of main structure. Approve.
3. Install 9 A/C units on side and rear of main structure. Approve.
4. Reconfigure curb-cut on N. Peak street frontage. Approve.
5. Install telecommunications box in side-yard fence. Approve.

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13. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-334(EH)
Eric Hill

Request:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
2. Install landscaping stone around perimeter of main structure.
3. Install 9 A/C units on side and rear elevations of main structure.

Applicant: David Malekan

Application Filed: March 2, 2017

Staff Recommendation:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 9 A/C units on side and rear elevations of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
2. Install landscaping stone around perimeter of main structure. Approve.
3. Install 9 A/C units on side and rear elevations of main structure. Approve.

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14. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-335(EH)
Eric Hill

Request:

1. Rebuild wood porches on rear of main structure.
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
3. Install landscaping stone around perimeter of main structure.
4. Install 9 A/C units on side and rear elevations of main structure.

Applicant: David Malekan

Application Filed: March 2, 2017

Staff Recommendation:

1. Rebuild wood porches on rear of main structure – Approve with conditions - Approve specifications dated 03-16-17 with the condition that the porches exactly match the existing in materials, dimensions, profile, and color with the finding the proposed work is consistent with the preservation criteria Section 3.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed. The proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 9 A/C units on side and rear elevations of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Rebuild wood porches on rear of main structure. Approve with condition that cross bracing at railing only be removed if feasible.
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color:

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PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.

3. Install landscaping stone around perimeter of main structure. Approve.
4. Install 9 A/C units on side and rear elevations of main structure. Approve.

15. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-331(EH)
Eric Hill

Request:

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding.
2. Install two laps of Hardie board on bottom section of skirting on main structure.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225.

Applicant: Batts Holding Inc.

Application Filed: March 2, 2017

Staff Recommendation:

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding – Approve with conditions - Approve proposed work with the condition that the replacement siding exactly matches the original in material, dimensions and profile, with the finding that the proposed work is consistent with Preservation Criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two laps of Hardie board on bottom section of skirting on main structure – Approve - Approve proposed work and specifications dated 03-16-17 with the finding that while the proposed work is not consistent with the preservation criteria which states that reconstruction renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials, 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 integrity of the historic overlay district.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225 – Approve - Approve stain specification dated 03-16-17 with the finding that it meets the standard of City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with

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#105 pine siding. Approve with condition that a sample of proposed siding is provided to Landmark & provide a survey of damaged/inappropriate siding with an attempt to save as much siding as possible.

2. Install two laps of Hardieboard on bottom section of skirting on main structure. Approve.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225. Approve.

16. 6326 BRYAN PKWY
Swiss Avenue Historic District
CA167-339(EH)
Eric Hill

Request:

1. Remove 5 trees from front, side and rear yards.
2. Construct 8'x10' pavilion in rear yard.

Applicant: Wesley Powell

Application Filed: March 2, 2017

Staff Recommendation:

1. Remove 5 trees from front, side and rear yards – Approve - Approve image and site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct 8'x10' pavilion in rear yard – Approve - Approve drawings dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove 5 trees from front, side and rear yards. Approve - Suggest a new tree planted or landscaping installed in front tree location.
2. Construct 8'x10' pavilion in rear yard. Approve with conditions - Pavillion roof to be flat or low slope, relate or tie into existing garage roof. Fascia and roofing material to match main structure. Columns to be heavier expression to closer match main structure.

17. 603 MUNGER AVE
West End Historic District
CA167-320(LC)
Liz Casso

Request:

1. Install two painted signs on center water tank.
2. Install painted sign on east elevation.
3. Install two linear upright light fixtures under proposed east elevation painted sign.

Applicant: Granite Properties Inc. - Aaron Bidne

Application Filed: March 2, 2017

Staff Recommendation:

1. Install two painted signs on center water tank. – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install painted sign on east elevation. – Approve with

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condition – Approve drawings dated 3/14/17 with the condition that the copyright “R” may not be included in the signage design, and with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install two linear uplight light fixtures under proposed east elevation painted sign. – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install two painted signs on center water tank. No quorum, comments only. Task Force supports submittal.
2. Install painted sign on east elevation. No quorum, comments only. Task Force supports submittal with the comment to shift the Blue Cross Blue Shield sign over so that the tip of the shield is centered over the window.
3. Install two linear uplight light fixtures under proposed east elevation painted sign. No quorum, comments only. Task Force supports submittal with the following comments: 1. Bolts for the proposed lighting, as well as electrical components, must be installed through mortar joints; 2. Light fixture finish color should be compatible with approved light fixtures on the structure, and color information should be included in the application materials; and 3. Add the proposed light fixtures to the elevation drawings of the Blue Cross Blue Shield sign.

18. 326 S EDGEFIELD AVE
Winnetka Heights Historic District
CA167-341(JKA)
Jennifer Anderson

Request:

1. Install screened-in porch and deck on rear of the main structure.
2. Install second story on existing accessory structure.

Applicant: Melissa Alvarez

Application Filed: March 2, 2017

Staff Recommendation:

1. Install screened-in porch and deck on rear of the main structure. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay

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

2. Install second story on existing accessory structure. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install screened-in porch and deck on rear of the main structure. Approve with conditions - Recommend using rafters tails as designed with the porch structure and matching the overhead dimension of existing house (1' seems small, ordinance states 18").
2. Install second story on existing accessory structure. Approve.

19. 307 N WINDOMERE AVE
Winnetka Heights Historic District
CA167-327(JKA)
Jennifer Anderson

Request:

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red."

Applicant: Roberta Christopher

Application Filed: March 2, 2017

Staff Recommendation:

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red." – Approve – Approve image dated 3-13-17 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:

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red." Approve.

20. 411 S WINNETKA AVE
Winnetka Heights Historic District
CA167-342(JKA)
Jennifer Anderson

Request:

Construct two-story accessory structure in rear yard.

Applicant: Jamie Oliver

Application Filed: March 2, 2017

Staff Recommendation:

Construct two-story accessory structure in rear yard. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct two-story accessory structure in rear yard. Approve.

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DISCUSSION ITEMS:

1. 5444 GASTON AVE

Junius Heights Historic District

CA167-326(MP)

Marsha Prior

Request:

1. Add parking spaces in front of main structure.
2. Replace portion of rear and side yard fence with wood fencing.
3. Install trees and shrubs in front of main structure.

Applicant: Jeanine Bailey

Application Filed: March 2, 2017

Staff Recommendation:

1. Add parking spaces in front of main structure – Approve – Approve plans dated 3/15/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though parking spaces in front would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
2. Replace portion of rear and side yard fence with wood fencing – Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).
3. Install trees and shrubs in front of main structure – Approve with conditions – Approve landscape sketch dated 3/15/17 with the condition that plantings in front of main structure are located away from building so as not to impact structure as plants mature with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Add parking spaces in front of main structure. Recommend approval with suggestions: 1) move parking spaces closer to building; 2) create a green space between Gaston and parking; 3) add sidewalks for renters to get from cars to building; 4) need measurements; 5) limit to 4 spaces.
2. Replace portion of rear and side yard fence with wood fencing. Approve horizontal fence.
3. Install trees and shrubs in front of main structure. Deny without prejudice due to lack of information.

2. 714 HUNTLEY ST

Junius Heights Historic District

CA167-328(MP)

Marsha Prior

Request:

1. Add second story addition to rear of house.
2. Add 2-in x 4-in porch rails.

Applicant: Donnie Mixon

Application Filed: March 2, 2017

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Staff Recommendation:

1. Add second story addition to rear of house – Approve with conditions – Approve drawings and specifications dated 3/15/17 with condition that a single vertical trim board running from roof line to the bottom of the second floor addition is placed at the front of the addition on the left (North) side elevation to delineate the historic portion of the house from the addition with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, and 8.6, and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add 2-in x 4-in porch rails – 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 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.

Task Force Recommendation:

1. Add second story addition to rear of house. Approve as shown with removal of proposed balcony on top and gable left space. Suggest, in the future, rafter tails (Schmidt).
2. Add 2-in x 4-in porch rails. Approve. Suggest 2x4 as top rail; not to go in height above the bottom of windows.

3. 5728 JUNIUS ST
Junius Heights Historic District
CA167-340(MP)
Marsha Prior

Request:

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate.
2. Extend 8ft wood fence on left side yard to within the front 50%.
3. Extend wood fence on right side yard to within the front 50%.

Applicant: Bernard Ford

Application Filed: March 2, 2017

Staff Recommendation:

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate – Approve with conditions – Approve survey plat and photos dated 3/15/17 with the condition that the finished side faces out with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend 8ft wood fence on left side yard to within the front 50% – Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

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3. Extend wood fence on right side yard to within the front 50% – Deny without prejudice – The 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:

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate. Deny replacement of chain link fence with 8ft wood automatic gate; recommend a wrought iron gate.
2. Extend 8ft wood fence on left side yard to within the front 50%. Deny without prejudice - Needs to be at 50% mark.
3. Extend wood fence on right side yard to within the front 50%. Deny without prejudice - Needs to be at 50% mark.

4. 5419 WORTH ST
Junius Heights Historic District
CA167-324(MP)
Marsha Prior

Request:

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness.

Applicant: Eric Rodriguez

Application Filed: March 2, 2017

Staff Recommendation:

Replace wood columns and railing on front porch with square columns, add trim, and paint. 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 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.

Task Force Recommendation:

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness. Vote 2:2. For - Morgan, Raith. Against: Mesh, Schmidt. Reason for opposition: Columns historically have a footing.

5. 524 E 6TH ST
Lake Cliff Historic District
CA167-323(JKA)
Jennifer Anderson

Request:

Expand driveway into front yard. Work completed without a Certificate of Appropriateness.

Applicant: Maria E. Castillo

Application Filed: March 2, 2017

Staff Recommendation:

Expand driveway into front yard. Work completed without a

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Certificate of Appropriateness – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since parking areas in the front yard are not common in the district.

Task Force Recommendation:

Expand driveway into front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - Not compatible with the district.

6. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-332(EH)
Eric Hill

Request:

1. Replace 100% of wood siding on the main structure with Hardie board. Work completed without Certificate of Appropriateness.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness.
3. Replace front porch rail on main structure. Work completed without Certificate of Appropriateness.
4. Replace porch columns on main structure. Work completed without Certificate of Appropriateness.

Applicant: Altin Kore

Application Filed: March 2, 2017

Staff Recommendation:

1. Replace 100% of wood siding on the main structure with Hardie board. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
3. Replace front porch rail on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the

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preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.

4. Replace porch columns on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.

Task Force Recommendation:

1. Replace 100% of wood siding on the main structure with Hardieboard. Work completed without Certificate of Appropriateness. Deny without prejudice - Not allowed per Section 3.2 of ordinance.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness. Deny without prejudice - Not allowed per Section 3.10 of ordinance.
3. Replace front porch rail on main structure. Work completed without Certificate of Appropriateness. Deny without prejudice - Railing not to be attached to the porch and should be much shorter if installed. No railing also appropriate.
4. Replace porch columns on main structure. Work completed without Certificate of Appropriateness Deny without prejudice - House had 3 columns. 5 not appropriate. Column size inappropriate.

7. 215 S CLINTON AVE
Winnetka Heights Historic District
CA167-343(JKA)
Jennifer Anderson

Request:

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness.

Applicant: Jeff Blackwell

Application Filed: March 2, 2017

Staff Recommendation:

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applicant did not meet the burden of proof required to show that the door or the door opening was not original to the home.

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8. 336 S EDGEFIELD AVE
Winnetka Heights Historic District
CA167-345(JKA)
Jennifer Anderson

Task Force Recommendation:

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – None – Not reviewed by Task Force.

Request:

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness.
2. Replace south side door.
3. Install lighting on front porch.

Applicant: Frank Duvall

Application Filed: March 2, 2017

Staff Recommendation:

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness. – Approve with Conditions – Approve specifications dated 3-14-17 with the condition that the sizes of the window openings are not changed or resized with the finding the proposed work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace south side door. – Approve – Approve specifications and elevation drawing dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lighting on front porch. – Approve – Approve specifications dated 3-14-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness. Deny without prejudice - Need cut sheets, dimensions, profile details. Not enough information.
2. Replace south side door. Approve.
3. Install lighting on front porch. Approve with the condition that it is not round but provide square specifications in bronze color.

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9. 200 N WINDOMERE AVE
Winnetka Heights Historic District
CA167-344(JKA)
Jennifer Anderson

Request:

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows.

Applicant: Jeff Blackwell

Application Filed: March 2, 2017

Staff Recommendation:

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows. – Deny without Prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building; and because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that changes that create a false sense of historical development such as adding conjectural features or elements from other historic properties will not be undertaken.

Task Force Recommendation:

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows. Approve with conditions to allow wood siding to match. Any other window would be conjecture.

10. Z167-130(LC)
1201 Main Street
One Main Place
Liz Casso

Hearing to consider an application for an historic overlay for 1201 Main Street, One Main Place, on the northeast side of Main Street and Griffin Street.

Owner: One Main Place Office LLC

Filed: November 8, 2016

Staff Recommendation: Approval, subject to preservation criteria.

Designation Committee Recommendation: Approval, subject to preservation criteria.

OTHER BUSINESS ITEMS:

Approval of Minutes from March 6, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, April 20, 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]