



REVISED
CITY OF DALLAS
LANDMARK COMMISSION
Monday, May 1, 2017
AGENDA

BRIEFINGS: AGENDA

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

9:30 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. Executive Session: "Briefing on vesting under Chapter 245 of the Texas Local Government Code and its application to demolition delay overlay districts."

CONSENT ITEMS

1. 2626 PARK ROW

Junius Heights Historic District
CE167-010(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 \$58,150 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: John and Jessican Murrugarra

Application filed: April 14, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$58,150 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 1201 MAIN ST

One Main Place
CA167-407(LC)
Liz Casso

Request:

Construct loading zone off Field Street.

Applicant: Marcel Quimby

Application Filed: April 6, 2017

Staff Recommendation:

Construct loading zone off Field Street. - Approve - Approve drawings dated 4/18/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct loading zone off Field Street. - Approve - Approved with condition that construction documents be provided.

3. 1309 MAIN ST

Republic National Bank (Davis) Building
CA167-408(LC)
Liz Casso

Request:

Construct rooftop additions and modify existing cupola, parapet wall, pool and hot tub.

Applicant: Marcel Quimby

Application Filed: April 6, 2017

Staff Recommendation:

Construct rooftop additions and modify existing cupola, parapet wall, pool and hot tub. - Approve - Approve drawings dated 4/20/17 with the finding the proposed work is consistent with preservation criteria Section 3.4 for landscaping, Section 6 for roofs, Section 8 for new construction and additions, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct rooftop additions and modify existing cupola, parapet wall, pool and hot tub. - Approve - Approve as submitted.

4. 1499 COLISEUM DR

Fair Park Historic District
CA167-426(LC)
Liz Casso

Request:

Construct a one-story guest relations facility.

Applicant: State Fair of Texas

Application Filed: April 6, 2017

Staff Recommendation:

Construct a one-story guest relations facility. - Approve with conditions - Approve drawings dated 4/6/17 with the condition that the masonry be painted white to match the restroom structure approved on 4/4/16, and the metal awning be painted blue to match existing Midway awnings, with the finding the proposed work is consistent with the preservation criteria Section 6.3(b)(2), (3) and (6) for the East Parking Subdistrict, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct a one-story guest relations facility. - Approve with conditions - Color of masonry match CMU walls at restrooms approved in 2016. Metal awning to match existing blue color on midway awnings.

5. 1954 COMMERCE ST

Harwood Historic District
CA167-402(LC)
Liz Casso

Request:

Install a flat attached sign on the north elevation.

Applicant: Merriman Associates Architects/Adam Jones

Application Filed: April 6, 2017

Staff Recommendation:

Install a flat attached sign on the north elevation. - Approve – Approve drawings dated 4/12/17 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 a flat attached sign on the north elevation. - Approve - Sign is appropriate in size and style.

6. 1907 ELM ST

Harwood Historic District
CA167-405(LC)
Liz Casso

Request:

Install storefront entry on south elevation.

Applicant: Merriman Anderson Architects/Patrick Hazard

Application Filed: April 6, 2017

Staff Recommendation:

Install storefront entry on south elevation. - Approve – Approve drawings dated 4/6/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install storefront entry on south elevation. Approve as submitted.

7. 721 LIPSCOMB AVE

Junius Heights Historic District
CA167-450(MP)
Marsha Prior

Request:

Install 6ft iron gate in front 50% of right side yard.

Applicant: Brandon Blake

Application Filed: April 6, 2017

Staff Recommendation:

Install 6ft iron gate in front 50% of right side yard – Approve with conditions – Approve survey plat, specifications, and photo dated 4/19/17 with condition that the iron gate is located at same point as existing side yard fence at property to the right (north) 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).

Task Force Recommendation:

Install 6ft iron gate in front 50% of right side yard. – Approve with Conditions - Approve with condition that he provides drawings of open iron gate and the location of gate is located no further front of neighbor's fence. This

location is slightly in front of 50% rule.

8. 5411 WORTH ST

Junius Heights Historic District
CA167-453(MP)
Marsha Prior

Request:

Remove tree located in front parkway.

Applicant: Nora Rogne

Application Filed: April 6, 2017

Staff Recommendation:

Remove tree located in front parkway – Approve – Approve with the finding the work is consistent with preservation criteria Section 3.5(c) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove tree located in front parkway. - Approve - Tree may be approved if it is replaced with another hardwood deciduous tree. Tree should not be placed under the power line.

9. 305 E 6TH ST

Lake Cliff Historic District
CA167-432(JKA)
Jennifer Anderson

Request:

Install 3'-6" picket fence and gate in front yard and paint using Behr 1850 "Ultra White."

Applicant: Jesus Fuentes

Application Filed: April 6, 2017

Staff Recommendation:

Install 3'-6" picket fence and gate in front yard and paint using Behr 1850 "Ultra White" – Approve – Approve site plan and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 3.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 3'-6" picket fence and gate in front yard and paint using Behr 1850 "Ultra White." No quorum, comments only. Supportive.

10. 5105 VICTOR ST

Munger Place Historic District
CA167-417(EH)
Eric Hill

Request:

1. Reconstruct historic balustrade on front facade of main structure.
2. Replace 15-lite French doors on rear facade of main structure.
3. Install window on rear facade of main structure.

Applicant: Robin Seckel

Application Filed: April 6, 2017

Staff Recommendation:

1. Reconstruct historic balustrade on front facade of main structure – Approve - Approve proposed drawings and photos dated 04-18-17 with the finding that the proposed work is likely replacing a historic feature on the structure and it 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. Replace 15-lite french doors on rear facade of main structure – Approve with conditions - Approve proposed work with the condition that the doors match the existing in dimensions, lite configuration and material with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install window on rear facade of main structure – Approve with conditions - Approve drawings dated 04-18-17 with the condition that the lites are leaded glass and the top of the lintel is in line with other openings on the rear elevation with the finding that while the proposed work is not consistent with the preservation criteria Section 51P-97.111(c)(1)(S)(iii) which states only vinyl-clad or painted aluminum windows are permitted, 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:

1. Reconstruct historic balustrade on front facade of main structure. - Approve with conditions - It should match the photographs which show a slight difference from the drawings.
2. Replace 15-lite french doors on rear facade of main structure. - Approve.
3. Install window on rear facade of main structure. - Approve.

11. 5123 VICTOR ST

Munger Place Historic District
CA167-413(EH)
Eric Hill

Request:

Construct 8' tall pergola in rear yard.

Applicant: Kelly Hall

Application Filed: April 6, 2017

Staff Recommendation:

Construct 8' tall pergola in rear yard – Approve - Approve site plan and drawings dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct 8' tall pergola in rear yard. Approve.

12. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-423(EH)
Eric Hill

Request:

1. Install landscaping in front yard.
2. Plant two crepe myrtle trees in parkway.

Applicant: Julio Davila

Application Filed: April 6, 2017

Staff Recommendation:

1. Install landscaping in front yard – Approve - Approve

landscaping plan dated 04-18-17 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).

2. Plant two crepe myrtle trees in parkway – Approve - Approve landscaping plan dated 04-18-17 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).

Task Force Recommendation:

1. Install landscaping in front yard. Approve.
2. Plant two crepe myrtle trees in parkway. Approve.

13. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-422(EH)
Eric Hill

Request:

1. Repave existing asphalt parking lot and driveways with brushed finish concrete.
2. Paint parking stripes and existing bollards in rear parking lot. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
3. Install concrete wheel stops in rear parking lot.
4. Install 8 steel safety bollards in side yards and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."

Applicant: David Malekan

Application Filed: April 6, 2017

Staff Recommendation:

1. Repave existing asphalt parking lot and driveways with brushed finish concrete – Approve - Approve site plan dated 04-18-17 with the finding the proposed work is consistent with the preservation criteria Section 2.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint parking stripes and existing bollards in rear parking lot. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve - Approve proposed site plan and paint specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install concrete wheel stops in rear parking lot – Approve - Approve proposed site plan and specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 8 steel safety bollards in side yards and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve - Approve proposed site plan and specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

14. 920 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-424(EH)
Eric Hill

Task Force Recommendation

1. Repave existing asphalt parking lot and driveways with brushed finish concrete. Approve.
2. Paint parking stripes and existing bollards in rear parking lot. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve.
3. Install concrete wheel stops in rear parking lot. Approve.
4. Install 8 steel safety bollards in side yards and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve.

Request:

Construct deck in rear yard.

Applicant: Patrick Tyler Morgan

Application Filed: April 6, 2017

Staff Recommendation:

Construct deck in rear yard – Approve - Approve proposed drawings and paint specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct deck in rear yard. Approve.

15. 629 N PEAK ST

East Dallas Christian Church, Peak's Suburban Addition Neighborhood Historic District
CA167-425(EH)
Eric Hill

Request:

Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 2543 "White".

Applicant: Owen Hooten

Application Filed: April 6, 2017

Staff Recommendation:

Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 2543 "White" – Approve - Approve paint specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 2543 "White". Approve.

16. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-418(EH)
Eric Hill

Request:

1. Replace existing front concrete porch and steps with wood.
2. Install security cameras at front and rear entries of main structure.
3. Install landscaping in front, side and rear yards.
4. Install 65" tall fountain in rear yard.
5. Install 2 A/C units at rear of main structure.
6. Remove Hackberry tree from parkway.

Applicant: Batts Holding Inc.

Application Filed: April 6, 2017

Staff Recommendation:

1. Replace existing front concrete porch and steps with wood – Approve with conditions - Approve proposed elevation and stain specifications dated 04-18-17 with the condition that only the porch steps and floor are replaced, that the porch floor is installed as tongue-and-groove flooring and that the porch matches the existing exactly in dimensions and profile with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security cameras at front and rear entries of main structure – Approve with conditions - Approve site plan and specifications dated 04-08-17 with the condition that the cameras are mounted to the soffit with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in front, side and rear yards – Approve - Approve landscape plan dated 04-18-17 with the finding the proposed work is consistent with the preservation criteria Section 2.6 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 65" tall fountain in rear yard – Approve - Approve site plan and specifications dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 2 A/C units at rear of main structure – Approve - Approve site plan and specifications dated 04-18-17 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).
6. Remove Hackberry tree from parkway – Approve - Approve with the finding the removal of the tree is consistent with the preservation criteria Section 2.8 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace existing front concrete porch and steps with wood. Approve.
2. Install security cameras at front and rear entries of main structure. Approve.
3. Install landscaping in front, side and rear yards. Approve.
4. Install 65" tall fountain in rear yard. Approve.
5. Install 2 A/C units at rear of main structure. Approve.
6. Remove Hackberry tree from parkway. Not reviewed.

17. 4800 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CD167-010(EH)
Eric Hill

Request:

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

Applicant: Mike Simons

Application Filed: April 6, 2017

Staff Recommendation:

Demolish accessory structure using the standard 'imminent threat to public health and safety' – Approve - Approve demolition with the finding the work meets the standard 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 reasonably 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 and safety'. Approve.

18. 4725 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-419(EH)
Eric Hill

Request:

Install two wood windows on main structure.

Applicant: Vanessa Gamiz

Application Filed: April 6, 2017

Staff Recommendation:

Install two wood windows on main structure – Approve with conditions - Approve image dated 04-18-17 with the condition the replacement windows are one-over-one wood windows, fit the existing window opening and no infill is used, with the finding 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).

Task Force Recommendation:

Install two wood windows on main structure. Approve.

19. 6235 LA VISTA DR

Swiss Avenue Historic District
CA167-410(EH)
Eric Hill

Request:

1. Replace three windows on side and rear facades of main structure. Work completed without Certificate of Appropriateness.
2. Enclose doorway on rear of main structure with brick. Work completed without Certificate of Appropriateness.

Applicant: Trina & Varnado Williams

Application Filed: April 6, 2017

Staff Recommendation:

1. Replace three windows on side and rear facades of main structure. Work completed without Certificate of Appropriateness – Approve with conditions - Approve window specifications dated 04-18-17 with the condition that the 1/1 window on the corner side facade is returned to a wood 1/1 window to match the existing opening with the finding that the completed work is

consistent with Preservation Criteria Section 51P-63.116(1)(P)(vi) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

2. Enclose doorway on rear of main structure with brick. Work completed without Certificate of Appropriateness – Approve - Approve completed work with the finding that while enclosing of historic openings on a main structure is typically not permitted, the doorway is on the rear elevation and completely screened from the public right-of-way and the enclosure is delineated in a way that gives evidence that a door was once there with the finding the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace three windows on side and rear facades of main structure. Work completed without Certificate of Appropriateness. Deny - Lack of information on window materials.
2. Enclose doorway on rear of main structure with brick. Work completed without Certificate of Appropriateness. Deny - Lack of information on location of door enclosed.

20. 5303 SWISS AVE

Swiss Avenue Historic District
CA167-412(EH)
Eric Hill

Request:

Replace existing fixed window on rear elevation of main structure with paired 1/1 double hung wood windows to fit opening and paint.

Applicant: Robert Dupuy

Application Filed: April 6, 2017

Staff Recommendation:

Replace existing fixed window on rear elevation of main structure with paired 1/1 double hung wood windows to fit opening and paint – Approve with conditions - Approve drawings and specifications dated 04-18-17 with the condition that the replacement windows are wood and fit within the existing opening with the finding the proposed work is consistent with the preservation criteria Section 51P-63.116(1)(P)(vi)(bb) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing fixed window on rear elevation of main structure with paired 1/1 double hung wood windows to fit opening and paint. - Approve.

21. 5921 SWISS AVE

Swiss Avenue Historic District
CA167-411(EH)
Eric Hill

Request:

Install landscaping in front yard.

Applicant: Kelly & Jeff Gordon

Application Filed: April 6, 2017

Staff Recommendation:

Install landscaping in front yard – Approve - Approve

22. 1208 E 10TH ST

Tenth Street Neighborhood Historic District
CA167-445(MP)
Marsha Prior

landscaping plan dated 04-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in front yard. - Approve with conditions
- Areas separated by walkway/driveway should be more symmetrical and historic, simpler style.

Request:

1. Construct knee braces to stabilize roof and porch.
2. Install wood double hung window on rear addition of house.
3. Install outdoor lights.

Applicant: Evan Hildebrand

Application Filed: April 6, 2017

Staff Recommendation:

1. Construct knee braces to stabilize roof and porch – Approve with conditions – Approve elevation drawings dated 4/19/17 with the condition that new braces match existing in material and design with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2. Install wood double hung window on rear addition of house – Approve – Approve elevation drawings and specifications dated 4/19/17 with the finding the proposed work is consistent with preservation criteria Section 2.3 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
3. Install outdoor lights – Approve – Approve specifications dated 4/19/17 with the finding the work is consistent with preservation criteria Section 1.5 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

Task Force Recommendation:

1. Construct knee braces to stabilize roof and porch. Approve.
2. Install wood double hung window on rear addition of house. Approve.
3. Install outdoor lights. Approve.

23. 1100 BETTERTON CIR

Tenth Street Neighborhood Historic District
CA167-447(MP)
Marsha Prior

Request:

1. Replace or repair as needed wood siding on north, south, and east elevations and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White."
2. Install new wood, 117, on west elevation and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White."
3. Install new wood windows for all window openings.
4. Install doors on front and rear elevations.

Applicant: Fine Line Drafting - Kris Robledo

Application Filed: April 6, 2017

Staff Recommendation:

1. Replace or repair as needed wood siding on north, south, and east elevations and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White" – Approve with conditions – Approve specifications dated 4/19/17 with the condition that to the extent possible, existing wood siding is restored rather than replaced with the finding the work is consistent with preservation criteria Sections 2.2, 2.7, and 2.9 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new wood, 117, on west elevation and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White" – Approve – Approve specifications dated 4/19/17 with the finding the work is consistent with preservation criteria Sections 2.2, 2.7, and 2.9 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new wood windows for all window openings – Approve with conditions – Approve specifications dated 4/19/17 with the condition that the void on right side of front elevation is in-filled with a single wood one-over-one window and that the awning is removed with the finding the work is consistent with preservation criteria Section 2.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install doors on front and rear elevations – Approve – Approve specifications dated 4/19/2017 with the finding the work is consistent with preservation criteria Section 2.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace or repair as needed wood siding on north, south, and east elevations and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White" – Deny without prejudice - Restore siding to match original; specification provided do not match.
2. Install new wood, 117, on west elevation and paint. Brand: Behr. Body: #BNC-31 "Mahogany Spice." Trim: "Ultra Pure White" – Deny without prejudice – Restore siding to match original; specification provided do not match.
3. Install new wood windows for all window openings. Deny without prejudice - Specifications are for vinyl windows, not wood.
4. Install doors on front and rear elevations. New doors should be wood, not steel. Deny without prejudice - New doors should be wood, not steel.

24. 310 LEADS ST

Tenth Street Neighborhood Historic District
CD167-012(MP)
Marsha Prior

Request:

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."

Applicant: Jay Taylor,

Application Filed: April 6, 2017

Staff Recommendation:

Demolish accessory structure using the standard "noncontributing 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 "noncontributing structure because newer than period of significance." Approve.

25. 805 ELM ST

West End Historic District
CA167-403(LC)
Liz Casso

Request:

1. Install two painted signs on the east elevation.
2. Install two painted signs on the south elevation.

Applicant: Antioch Church/Pastor Simon Dunn

Application Filed: April 6, 2017

Staff Recommendation:

1. Install two painted signs on the east elevation. - Approve – Approve drawings dated 4/12/17 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 two painted signs on the south elevation. - Approve – Approve drawings dated 4/12/17 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).

Task Force Recommendation:

1. Install two painted signs on the east elevation. - Approve - Signs are in compliance with the West End Ordinance.
2. Install two painted signs on the south elevation. -

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Approve - Signs are in compliance with the West End Ordinance.

26. 114 S CLINTON AVE

Winnetka Heights Historic District
CA167-428(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6003 "Proper Gray;" Trim: SW6000 "Snow Fall;" Accent: SW6004 "Mink."
2. Install Timberline composition shingles in color "Charcoal" on main structure.

Applicant: Kristin Kelley

Application Filed: April 6, 2017

Staff Recommendation:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6003 "Proper Gray;" Trim: SW6000 "Snow Fall;" Accent: SW6004 "Mink" – Approve – Approve specifications dated 4-17-17 with the finding that the proposed 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).
2. Install Timberline composition shingles in color "Charcoal" on main structure – Approve – Approve specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(14)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6003 "Proper Gray;" Trim: SW6000 "Snow Fall;" Accent: SW6004 "Mink." No quorum, comments only. Recommend actual paint chips. Otherwise supportive.
2. Install Timberline composition shingles in color "Charcoal" on main structure. No quorum, comments only. Supportive.

27. 115 N EDGEFIELD AVE

Winnetka Heights Historic District
CA167-441(JKA)
Jennifer Anderson

Request:

Remove damaged Bradford Pear tree in parkway.

Applicant: Patrick Lynch

Application Filed: April 6, 2017

Staff Recommendation:

Remove damaged Bradford Pear tree in parkway – Approve – Approve the completed work with the finding that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove damaged Bradford Pear tree in parkway. No quorum, comments only. Supportive.

28. 402 S MONTCLAIR AVE

Winnetka Heights Historic District
CD167-011(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."

Applicant: Stephanie Matthews

Application Filed: April 6, 2017

Staff Recommendation:

Demolish accessory structure using the standard "noncontributing 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 "noncontributing structure because newer than period of significance." No quorum, comments only. Supportive.

29. 402 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-440(JKA)
Jennifer Anderson

Request:

Install 8'x12' shed in rear yard and paint using Sherwin Williams in colors Body: SW6244 "Naval;" Trim: SW7000 "Ibis White."

Applicant: Stephanie Matthews

Application Filed: April 6, 2017

Staff Recommendation:

Install 8'x12' shed in rear yard and paint using Sherwin Williams in colors Body: SW6244 "Naval;" Trim: SW7000 "Ibis White" – Approve with Conditions - Approve drawings dated 4-17-17 with the condition that the accessory structure is set back from the side and rear yard lot lines by 5 feet. 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)(ii).

Task Force Recommendation

Install 8'x12' shed in rear yard and paint using Sherwin Williams in colors Body: SW6244 "Naval;" Trim: SW7000 "Ibis White."- No quorum, comments only. Supportive.

30. 402 N ROSEMONT AVE

Winnetka Heights Historic District
CA167-439(JKA)
Jennifer Anderson

Request:

Paint main and accessory structure. Brand: Sherwin Williams. Body: SW7074 "Software;" Trim: SW6385 "Dover White;" Accent: SW7075 "Web Gray."

Applicant: Andrea Conklin

Application Filed: April 6, 2017

Staff Recommendation:

Paint main and accessory structure. Brand: Sherwin

Williams. Body: SW7074 "Software;" Trim: SW6385 "Dover White;" Accent: SW7075 "Web Gray" – Approve – Approve specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(A), 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

Paint main and accessory structure. Brand: Sherwin Williams. Body: SW7074 "Software;" Trim: SW6385 "Dover White;" Accent: SW7075 "Web Gray." No quorum, comments only. Supportive.

31. 123 N WILLOMET AVE

Winnetka Heights Historic District
CA167-433(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Behr. Body: N460-4 "Cosmic Quest;" Trim: PP418-06 "Ultra Pure White;" N460-7 "Space Black."

Applicant: Kristi Talley

Application Filed: April 6, 2017

Staff Recommendation:

Paint main structure. Brand: Behr. Body: N460-4 "Cosmic Quest;" Trim: PP418-06 "Ultra Pure White;" N460-7 "Space Black" – Approve with Conditions – Approve paint specifications and image dated 4-17-17 with the condition that no brick is painted. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

Paint main structure. Brand: Behr. Body: N460-4 "Cosmic Quest;" Trim: PP418-06 "Ultra Pure White;" N460-7 "Space Black." No quorum, comments only. Provide actual paint chips.

32. 218 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-435(JKA)
Jennifer Anderson

Request:

Install lighting on front porch.

Applicant: Roger Lopez

Application Filed: April 6, 2017

Staff Recommendation:

Install lighting on front porch – Approve – Approve image and specifications dated 4-17-17 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

Install lighting on front porch. No quorum, comments only. Supportive.

COURTESY REVIEW ITEM:

1. 515 ROSS AVE

West End Historic District
CR167-010(LC)
Liz Casso

Request:

Courtesy Review - Construct a three-story museum.

Applicant: OMNIPLAN Architects/Mark Holsinger

Application Filed: April 6, 2017

Staff Recommendation:

Courtesy Review - Construct a three-story museum. – 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 museum. Provide additional detail of planters. Coordinate site lighting with new fixtures approved for use in West End.

DISCUSSION ITEMS:

1. 1321 COMMERCE ST

Adolphus Historic District
CA167-406(LC)
Liz Casso

Request:

1. Install gas meter with decorative surround at Main Street elevation. Work initiated without Certificate of Appropriateness.
2. Replace left entry door and modify door surrounds on Main Street elevation.
3. Install window sign on left entry door on Main Street elevation.
4. Install awning above left entry door on Main Street elevation.

Applicant: Joel Brown

Application Filed: April 6, 2017

Staff Recommendation:

1. Install gas meter with decorative surround at Main Street elevation. Work initiated without Certificate of Appropriateness. - Approve – Approve with condition – Approve drawings dated 4/14/17 with the condition that the gas meter be painted a brass color to match the existing fire connection on the structure, and with finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace left entry door and modify door surrounds on Main Street elevation. - Deny without prejudice – Deny without prejudice with the finding the proposed work is inconsistent with preservation criteria Section 7.5 that states that storefronts must be compatible with the historic design, and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install window sign on left entry door on Main Street elevation. - Deny without prejudice – Deny without prejudice with the finding the proposed work is inconsistent with preservation criteria Section 7.5 that states that storefronts must be compatible with the historic design, and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install awning above left entry door on Main Street elevation. - Deny without prejudice – Deny without prejudice with the finding the proposed work is inconsistent with preservation criteria Section 7.5 that states that storefronts must be compatible with the historic design, and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install gas meter with decorative surround at Main Street elevation. Work initiated without Certificate of Appropriateness. Approve with conditions - Approve and suggest [as an alternative] painting gas meter a color such as brass to match fire connection.
2. Replace left entry door and modify door surrounds on Main Street elevation. Deny - Recommend design match 1951 architecture or facade.
3. Install window sign on left entry door on Main Street elevation. Deny - Recommend design match 1951 architecture or facade.
4. Install awning above left entry door on Main Street elevation. Deny - Recommend design match 1951 architecture or facade.

2. 1900 PACIFIC AVE
Harwood Historic District
CA167-404(LC)
Liz Casso

Request:

1. Install storefront entry on the west elevation.
2. Install painted sign on north elevation.
3. Install five flat attached signs on west elevation.
4. Paint structure. Brand: Sherwin Williams. Main Body: SW6197 "Aloof Grey;" Northwest Corner Spandrel Panels: SW7069 "Iron Ore." Work initiated without Certificate of Appropriateness.
5. Construct rooftop additions and modify existing penthouse. Work initiated without Certificate of Appropriateness.
6. Install three flat attached signs on 18th floor of east elevation.

Applicant: Merriman Associates Architects/Patrick Hazard

Application Filed: April 6, 2017

Staff Recommendation:

1. Install storefront entry on the west elevation. - Approve – Approve drawings dated 4/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install painted sign on north elevation. - Approve – Approve drawings dated 4/12/17 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)(ii).
3. Install five flat attached signs on west elevation. - Approve – Approve drawings dated 4/12/17 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)(ii).
4. Paint structure. Brand: Sherwin Williams. Main Body: SW6197 "Aloof Grey;" Northwest Corner Spandrel Panels: SW7069 "Iron Ore." Work initiated without Certificate of Appropriateness. - Approve – Approve drawings dated 4/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Construct rooftop additions and modify existing penthouse. Work initiated without Certificate of Appropriateness. - Approve – Approve drawings dated 4/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install three flat attached signs on 18th floor of east elevation. - Approve – Approve drawings dated 4/12/17 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)(ii).

Task Force Recommendation:

1. Install storefront entry on the west elevation. Approve as submitted.
2. Install painted sign on north elevation. Approve as submitted.
3. Install five flat attached signs on west elevation. Approve as submitted.
4. Paint structure. Brand: Sherwin Williams. Main Body: SW6197 "Aloof Grey;" Northwest Corner Spandrel Panels: SW7069 "Iron Ore." Work initiated without Certificate of Appropriateness. Approve with conditions - Paint should match historic masonry or paint color.
5. Construct rooftop additions and modify existing penthouse. Work initiated without Certificate of Appropriateness. Approve as submitted.
6. Install three flat attached signs on 18th floor of east elevation. Approve as submitted.

3. 712 N GLASGOW DR

Junius Heights Historic District
CA167-455(MP)
Marsha Prior

Request:

Replace circular driveway in front with new circular driveway. Work completed without a Certificate of Appropriateness.

Applicant: Caleb Spring

Application Filed: April 6, 2017

Staff Recommendation:

Replace circular driveway in front with new circular driveway. Work completed without a Certificate of Appropriateness – 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 3.3 that prohibits new circular driveways in front yards.

Task Force Recommendation:

Replace circular driveway in front with new circular driveway. Work completed without a Certificate of Appropriateness. Deny without prejudice per 3.3.

4. 5402 JUNIUS ST

Junius Heights Historic District
CA167-448(MP)
Marsha Prior

Request:

Repair wood driveway gate and move to front 50% of right side yard. Work initiated without a Certificate of Appropriateness.

Applicant: Julia Stantic

Application Filed: April 6, 2017

Staff Recommendation:

Repair wood driveway gate and move to front 50% of right side yard. Work initiated without a Certificate of Appropriateness – 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:

Repair wood driveway gate and move to front 50% of right side yard. Work initiated without a Certificate of Appropriateness. Deny without prejudice new gate location at front of house. Gate must be moved back to 50 percent mark of house per ordinance.

5. 715 LIPSCOMB AVE

Junius Heights Historic District
CA167-458(MP)
Marsha Prior

Request:

1. Replace 13 non-historic windows with vinyl windows.
2. Replace green roof shingles with gray color shingles.

Applicant: Patten Custom Homes - Feild Patten

Application Filed: April 6, 2017

Staff Recommendation:

1. Replace 13 non-historic windows with vinyl windows – 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 Sections 5.2 and 5.3 that states replacement windows be appropriate and match original mullion size, light configuration, and material.

2. Replace green roof shingles with gray color shingles – Approve with conditions – Approve proposed color change with condition that style of shingle matches current style with the finding the work meets preservation criteria Section 6.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 13 non-historic windows with vinyl windows. Deny without prejudice the vinyl windows. Recommend wood windows to match existing original windows per the ordinance.
2. Replace green roof shingles with gray color shingles. Approve with condition that current style of shingle is installed.

6. 711 PARKMONT ST

Junius Heights Historic District
CA167-449(MP)
Marsha Prior

Request:

Construct 2-story rear addition to main structure.

Applicant: James Sims

Application Filed: April 6, 2017

Staff Recommendation:

Construct 2-story rear addition to main structure – 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 8.4 which states that massing, shape, details, and general appearance of additions must be compatible with the existing historic structure.

Task Force Recommendation:

Construct 2-story rear addition to main structure. Deny without prejudice the 2nd floor addition. It needs to be no wider than original existing 2nd floor as previously suggested by Task Force and Landmark. Addition destroys historic shape of house.

7. 5421 VICTOR ST

Junius Heights Historic District
CA167-452(MP)
Marsha Prior

Request:

1. Construct 2-car detached garage.
2. Install concrete driveway.

Applicant: Chris LaMont

Application Filed: April 6, 2017

Staff Recommendation:

1. Construct 2-car detached garage – Approve with conditions – Approve drawings and specifications dated 4/19/17 with the condition that the personal entry door is steel door with no windows with the finding the work is consistent with preservation criteria Section 9.2 and meets the standard in City Code Section 51A-

4.501(g)(6)(C)(i).

2. Install concrete driveway – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has not provided sufficient information to meet the burden of proof required to justify the proposed work.

Task Force Recommendation:

1. Construct 2-car detached garage. Approve garage as marked up at meeting.
2. Install concrete driveway. Approve driveway as marked up at meeting.

8. 5540 VICTOR ST

Junius Heights Historic District
CA167-451(MP)
Marsha Prior

Request:

Construct wood pergola in back yard. Work completed without a Certificate of Appropriateness.

Applicant: Kathryn Halvorson

Application Filed: April 6, 2017

Staff Recommendation:

Construct wood pergola in back yard. Work completed without a Certificate of Appropriateness – 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 9.6 which states the eave height of accessory structures may not exceed the eave height of the main building.

Task Force Recommendation:

Construct wood pergola in back yard. Work completed without a Certificate of Appropriateness. Approve pergola in backyard since it is not attached to house.

9. 202 E 6TH ST

Lake Cliff Historic District
CA167-438(JKA)
Jennifer Anderson

Request:

1. Remove metal columns and railing in front of the main structure and install four wood columns under portico.
2. Install front porch on main structure.
3. Replace front entry door on main structure.
4. Install secondary door on front facade of the main structure.
5. Install two pairs of ganged wood windows on front facade of the main structure.
6. Install five windows on west side of the main structure.
7. Remove metal walkway canopy in rear of the main structure.
8. Relocate and replace aluminum door in rear of main structure with wood door.
9. Install two wood windows in rear of the main structure.
10. Construct addition in rear of the main structure.
11. Remove addition on east side of the main structure.
12. Replace door with window on front facade of accessory structure.

13. Replace entry door on front facade of accessory structure.
14. Install portico and columns on front facade entry of accessory structure.
15. Remove carport canopy.

Applicant: Robert P Garza

Application Filed: April 6, 2017

Staff Recommendation:

1. Remove metal columns and railing in front of the main structure and install four wood columns under portico – Approve – Approve drawings dated 4-17-17 with the finding the proposed work is consistent with preservation criteria Section 7.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install front porch on main structure – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace front entry door on main structure – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install secondary door on front facade of the main structure – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 5.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install two pairs of ganged wood windows on front facade of the main structure – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 5.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install five windows on west side of the main structure – Approve with Conditions – Approve drawings and specifications dated 4-17-17 with the condition that the wood panels are not installed and that wood lap siding to match the existing siding is installed instead. The work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 5A-4.501(g)(6)(C)(i).
7. Remove metal walkway canopy in rear of the main structure – Approve – Approve with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Relocate and replace aluminum door in rear of main structure with wood door – Approve – Approve

drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. Install two wood windows in rear of the main structure – Approve with Conditions – Approve drawings and specifications dated 4-17-17 with the condition that the wood panels and pilasters are not installed and that wood lap siding is installed in their locations instead with the finding 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).
10. Construct addition in rear of the main structure – 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 10.3 stating that accessory structures must be at least 8 feet from the main building.
11. Remove addition on east side of the main structure – Approve – The proposed work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
12. Replace door with window on front facade of accessory structure – Approve with Conditions – Approve drawings and specifications dated 4-17-17 with the condition that the window is six-over-four wood to match the existing windows. The work is consistent with preservation criteria Section 10.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
13. Replace entry door on front facade of accessory structure – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 10.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
14. Install portico and columns on front facade entry of accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has not met the burden of proof to justify the work since porticos and columns are not typical features on accessory buildings in Lake Cliff Historic District and because the work is not consistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
15. Remove carport canopy – Approve – Approve with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove metal columns and railing in front of the main structure and install four wood columns under portico - No quorum, comments only. Supportive.
2. Install front porch on main structure - No quorum, comments only. Supportive.
3. Replace front entry door on main structure - No quorum, comments only. Supportive.
4. Install secondary door on front facade of the main structure - No quorum, comments only. Supportive.
5. Install two pairs of ganged wood windows on front facade of the main structure - No quorum, comments only. Provide cut sheet of more accurate wood window. Bottom sash dimension is not accurate as submitted.
6. Install five windows on west side of the main structure - No quorum, comments only. Supportive.
7. Remove metal walkway canopy in rear of the main structure - No quorum, comments only. Supportive.
8. Relocate and replace aluminum door in rear of main structure with wood door - No quorum, comments only. Supportive.
9. Install two wood windows in rear of the main structure - No quorum, comments only. Pilaster detail in back of house at window detail maybe not pilaster, probably just wood framed detail.
10. Construct addition in rear of the main structure - No quorum, comments only. Supportive.
11. Remove addition on east side of the main structure - No quorum, comments only. Supportive.
12. Replace door with window on front facade of accessory structure - No quorum, comments only. Supportive.
13. Replace entry door on front facade of accessory structure - No quorum, comments only. Supportive.
14. Install portico and columns on front facade entry of accessory structure - No quorum, comments only. Supportive.
15. Remove carport canopy - No quorum, comments only. Supportive.

10. 519 E 6TH ST

Lake Cliff Historic District
CA167-427(JKA)
Jennifer Anderson

Request:

1. Replace tongue-and-groove porch floor with 2"x4"x8' boards. Work completed without a Certificate of Appropriateness.
2. Install 3'-2" wood railing on front porch. Work completed without a Certificate of Appropriateness.
3. Install 6' wood fence in side and rear yards. Work completed without a Certificate of Appropriateness.
4. Install 4' wood picket fence in front yard. Work completed without a Certificate of Appropriateness.
5. Paint brick piers on front porch using Sherwin Williams

Landmark Commission Agenda
Monday, May 1, 2017

SW6101 "Sands of Time." Work completed without a Certificate of Appropriateness.

Applicant: Rudy De La Sancha

Application Filed: April 6, 2017

Staff Recommendation:

1. Replace tongue-and-groove porch floor with 2"x4"x8' boards. Work completed without a 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 not consistent with preservation criteria Section 7.3 stating that historic detailing on balconies are protected and because the size of the boards installed do not match the protected tongue-and-groove porch flooring that was removed.
2. Install 3'-2" wood railing on front porch. Work completed 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)(i) because it is not consistent with preservation criteria Section 7.1 stating that historic porches are protected and because the applicant has not provided evidence that a railing existed on the porch historically.
3. Install 6' wood fence in side and rear yards. Work completed 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)(i) because it is not consistent with preservation criteria Section 3.11(b) stating that fences in the interior side yard must be located in the rear 50% of the side yard and that the portion facing the main street must be 70% open.
4. Install 4' wood picket fence in front yard. Work completed 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)(i) because it is not consistent with preservation criteria Section 3.11(a) stating that fences located in the front yard must be less than 3'-6" tall and be 50% open.
5. Paint brick piers on front porch using Sherwin Williams SW6101 "Sands of Time." Work completed 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)(i) because it is not consistent with preservation criteria Section 4.1(e) stating that brick on protected facades may not be painted unless it had been previously painted prior to the effective date of the ordinance.

Task Force Recommendation:

1. Replace tongue-and-groove porch floor with 2"x4"x8' boards. Work completed without a Certificate of Appropriateness. No quorum, comments only. Replace wood floor with tongue-and-groove flooring.
2. Install 3'2" wood railing on front porch. Work completed without a Certificate of Appropriateness. No quorum, comments only. Lower railing to back of stone cap at column. Add more vertical members to match historic neighborhood.
3. Install 6' wood fence in side and rear yards. Work completed without a Certificate of Appropriateness. No quorum, comments only. Not addressed by task force.
4. Install 4' wood picket fence in front yard. Work completed without a Certificate of Appropriateness. No quorum, comments only. Fence 3'6" tall max, create 50% open spaces, remove vertical boards.
5. Paint brick piers on front porch using Sherwin Williams SW6101 "Sands of Time." Work completed without a Certificate of Appropriateness. No quorum, comments only. Not reviewed by Task Force.

11. 514 N MARSALIS AVE

Lake Cliff Historic District
CA167-442(JKA)
Jennifer Anderson

Request:

1. Install raised planter bed around front porch.
2. Install handrails on front steps.
3. Install exterior lighting on front porch.
4. Install transom above front door.
5. Install three windows on north facade.
6. Install door on north facade.
7. Remove addition on northeast facade.
8. Remove door on rear facade and infill with brick to match existing.
9. Install door on rear facade.
10. Install deck in rear.
11. Remove carport on the south side.
12. Install sidelights and transom around door on south facade.
13. Paint main structure. Brand: Sherwin Williams. Gable and wood trim: SW7064 "Passive;" fascia, soffits: SW7757 "High Reflective White;" window and door trim, casings: SW2849 "Westchester Gray."

Applicant: DSGN ASSOCIATES, INC. - Beth Brant

Application Filed: April 6, 2017

Staff Recommendation:

1. Install raised planter bed around front porch – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since specifications for the metal planter bed edging was not

submitted.

2. Install handrails on front steps – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install exterior lighting on front porch – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install transom above front door – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install three windows on north façade – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install door on north façade – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Remove addition on northeast façade – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
8. Remove door on rear facade and infill with brick to match existing – Approve – Approve drawings dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Install door on rear façade – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.7 since the door would not be located in a protected facade and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Install deck in rear – Approve – Approve drawings and specifications dated 4-17-17 with the finding that the work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
11. Remove carport on the south side – Approve – Approve with the finding that the work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
12. Install sidelights and transom around door on south façade – Approve – Approve drawings and

specifications dated 4-17-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. Paint main structure. Brand: Sherwin Williams. Gable and wood trim: SW7064 "Passive;" fascia, soffits: SW7757 "High Reflective White;" window and door trim, casings: SW2849 "Westchester Gray" – Approve – Approve paint specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 4.8(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install raised planter bed around front porch. No quorum, comments only. Supportive with conditions of not constructing permanent concrete footing. Approach for submittal should be seen as a landscaping planter box only.
2. Install handrails on front steps. No quorum, comments only. Not reviewed by Task Force.
3. Install exterior lighting on front porch. No quorum, comments only. Not reviewed by Task Force.
4. Install transom above front door. No quorum, comments only. Not reviewed by Task Force.
5. Install three windows on north facade. No quorum, comments only. Provide cut sheets and profiles of proposed windows.
6. Install door on north facade. No quorum, comments only. Not reviewed by Task Force.
7. Remove addition on northeast facade. No quorum, comments only. Supportive.
8. Remove door on rear facade and infill with brick to match existing. No quorum, comments only. Supportive of infill masonry of back door (provide enlarged photo).
9. Install door on rear facade. No quorum, comments only. Not reviewed by Task Force.
10. Install deck in rear. No quorum, comments only. Not reviewed by Task Force.
11. Remove carport on the south side. No quorum, comments only. Not reviewed by Task Force.
12. Install sidelights and transom around door on south facade. No quorum, comments only. Not reviewed by Task Force.
13. Paint main structure. Brand: Sherwin Williams. Gable and wood trim: SW7064 "Passive;" fascia, soffits: SW7757 "High Reflective White;" window and door trim, casings: SW2849 "Westchester Gray." No quorum, comments only. Supportive.

12. 4915 REIGER AVE

Munger Place Historic District
CA167-416(EH)
Eric Hill

Request:

1. Enclose windows on front facade with glass block. Work completed without Certificate of Appropriateness.
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness.
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness.

Applicant: Indio Management - Tyler Anawaty

Application Filed: April 6, 2017

Staff Recommendation:

1. Enclose windows on front facade with glass block. Work completed without Certificate of Appropriateness – Deny - Deny completed work with the finding that glass block windows are not compatible with the historic overlay district with the finding that the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness – Deny - Deny completed work with the finding that large fixed windows are not compatible with the historic overlay district with the finding that the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness – Deny - Deny completed work with the finding that driveway gates in line with the front facade of main structures are not compatible with the historic overlay district with the finding that the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Enclose windows on front facade with glass block. Work completed without Certificate of Appropriateness. Deny - Not compatible with Historic Overlay District. City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness. Deny - Not compatible with Historic Overlay District. City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness. Deny - Not compatible with Historic Overlay District. City Code Section 51A-4.501(g)(6)(C)(ii).

13. 5023 VICTOR ST

Munger Place Historic District
CA167-414(EH)
Eric Hill

Request:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness.

Applicant: Robert Johnston

Application Filed: April 6, 2017

Staff Recommendation:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the Preservation Criteria Section 51P-97.111(c)(2)(B)(iii) which states, a fence in an 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:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness. Deny - Should be built as previously approved. Exhibit M to align with adjacent fence in neighbor's yard.

14. 4917 WORTH ST

Munger Place Historic District
CA167-415(EH)
Eric Hill

Request:

Install 1"x4" wood trim on all windows on main structure and paint.

Applicant: Bo Lindsey

Application Filed: April 6, 2017

Staff Recommendation:

Install 1"x4" wood trim on all windows on main structure and paint – Deny - Deny proposed work with the finding it does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii), because the applicant has not provided sufficient information to meet the burden of proof that shows the proposed work is compatible with the historic overlay district.

Task Force Recommendation:

Install 1"x4" wood trim on all windows on main structure and paint. Deny - Recommend painting headers and sill white to match siding.

15. 4502 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-420(EH)
Eric Hill

Request:

Paint main structure. Work initiated without Certificate of Appropriateness. Brand: Sherwin Williams. Color: Body- SW2850 "Chelsea Gray"; Trim- SW6154 "Nacre"; Rails- SW7019 "Gauntlet Gray".

Applicant: Ramco Renovations

Application Filed: April 6, 2017

Staff Recommendation:

Paint main structure. Work initiated without Certificate of

Appropriateness. Brand: Sherwin Williams. Color: Body-SW2850 "Chelsea Gray"; Trim- SW6154 "Nacre"; Rails-SW7019 "Gauntlet Gray" – Deny - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic district overlay.

Task Force Recommendation:

Paint main structure. Work initiated without Certificate of Appropriateness. Brand: Sherwin Williams. Color: Body-SW2850 "Chelsea Gray"; Trim- SW6154 "Nacre"; Rails-SW7019 "Gauntlet Gray". Deny.

16. 2214 ROUTH ST

State Thomas Historic District
CA167-409(EH)
Eric Hill

Request:

15. Construct duplex on vacant 60'x50' lot.
16. Install landscaping and hardscaping including removal of mature tree.

Applicant: Paul Yazbeck

Application Filed: April 6, 2017

Staff Recommendation:

1. Construct duplex on vacant lot – Approve with conditions - Approve plans and specifications dated 04-24-17 with the condition that the siding has a 6" exposure and is smooth finish, that the trim board is smooth finish, and that all windows on the structure have at least two lites with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping and hardscaping including removal of mature tree – Approve - Approve site plan dated 04-24-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct duplex on vacant 60'x50' lot. Comments only. Supportive.
2. Install landscaping and hardscaping including removal of mature tree.

17. 1021 E 10TH ST

Tenth Street Historic District
CA167-446(MP)
Marsha Prior

Request:

1. Construct one-story house.
2. Install landscaping.

Applicant: Jay Taylor

Application Filed: April 6, 2017

Staff Recommendation:

1. 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 the proposed design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3.
2. Install landscaping – Deny without prejudice – The proposed work does not meet the standard in City

Code Section 51A-4.501(g)(6)(C)(ii) because the proposed plan is inconsistent with preservation criteria Section 1.6.

Task Force Recommendation:

1. Construct one-story house. Approve with conditions - Add window at bedroom; coordinate plan and elevations (window locations); show trim at windows and doors on elevations.
2. Install landscaping. Approve.

18. 801 MAIN ST

West End Historic District
CA167-401(LC)
Liz Casso

Request:

Replace all ground floor wall tile on the north, south and east elevations of the 1910 Sanger Department Store Building.

Applicant: El Centro College/Jeremy McClelland

Application Filed: April 6, 2017

Staff Recommendation:

Replace all ground floor wall tile on the north, south and east elevations of the 1910 Sanger Department Store Building. - Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace all ground floor wall tile on the north, south and east elevations of the 1910 Sanger Department Store Building. Deny without prejudice - Replacement of existing tile is encouraged but proposed tile is not appropriate. We suggest the applicant draw from existing material and module sizes on the building.

19. 315 N S CLINTON AVE

Winnetka Heights Historic District
CA167-437(JKA)
Jennifer Anderson

Request:

1. Install front porch.
2. Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Gray;" Trim: SW7636 "Origami White."

Applicant: Isaac Martinez

Application Filed: April 6, 2017

Staff Recommendation:

1. Install front porch – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work; because the proposed work is not consistent with preservation criteria Section 51P-87.111(a)(11)(E) stating that each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building; and because it is not consistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or

architectural elements from other buildings will not be undertaken.

2. Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Gray;" Trim: SW7636 "Origami White" – Approve – Approve paint specifications with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install front porch. No quorum, comments only. Supportive.
2. Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Gray;" Trim: SW7636 "Origami White." No quorum, comments only. Supportive.

20. 333 S EDGEFIELD AVE

Winnetka Heights Historic District
CA167-434(JKA)
Jennifer Anderson

Request:

Install 6' wood fence and gate in side yard.

Applicant: Madeline Nissen

Application Filed: April 6, 2017

Staff Recommendation:

Install 6' wood fence and gate in side yard – Approve – Approve site plan and specifications dated 4-17-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

Install 6' wood fence and gate in side yard. No quorum, comments only. Not supportive.

21. 415 N EDGEFIELD AVE

Winnetka Heights Historic District
CA167-436(JKA)
Jennifer Anderson

Request:

Replace waterfall steps to match existing.

Applicant: Triple J. Construction

Application Filed: April 6, 2017

Staff Recommendation:

Replace waterfall steps to match existing – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has not met the burden of proof required to justify the work.

Task Force Recommendation:

Replace waterfall steps to match existing. No quorum, comments only. Supportive.

22. 104 S ROSEMONT AVE

Winnetka Heights Historic District
CA167-431(JKA)
Jennifer Anderson

Request:

Install 4' tall cedar fence in side yard and stain using Ready Seal color no. 105 – "Light Oak."

Applicant: Brooks Dyer

Application Filed: April 6, 2017

Staff Recommendation:

Install 4' tall cedar fence in side yard and stain using Ready Seal color no. 105 "Light Oak" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it will have an adverse effect on the historic overlay district since fences are typically set back from the front corner facade.

Task Force Recommendation

Install 4' tall cedar fence in side yard and stain using Ready Seal color no. 105 "Light Oak" – No quorum, comments only. Supportive with the conditions that the fence follows the 50% rule not to exceed the front side facade and that better photos are provided.¹

23. 3010 Gaston Avenue

Hold a public hearing to consider initiation of historic designation process for 3010 Gaston Avenue.

Owner: 3101 Gaston Inc

24. 3012 Gaston Avenue

Hold a public hearing to consider initiation of historic designation process for 3012 Gaston Avenue.

Owner: 3101 Gaston Inc

25. 3700 Ross Avenue

Hold a public hearing to consider initiation of historic designation process for 3700 Ross Avenue.

Owner: Dallas ISD

26. 110 W Davis Street

Hold a public hearing to consider initiation of historic designation process for 110 W Davis Street.

Owner: Las Tres C Inc.

OTHER BUSINESS ITEMS:

Approval of Minutes from April 3, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

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