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CITY SECRETARY
DALLAS, TEXAS



Public Notice

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**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Monday, August 7, 2017**

POSTED CITY SECRETARY
DALLAS, TX

Briefings:

5ES*

11:00 a.m.

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

PUBLIC HEARINGS

Council Chambers*

1:00 p.m.

PURPOSE: To consider the attached agenda and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

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CITY SECRETARY
DALLAS, TEXAS



**CITY OF DALLAS
LANDMARK COMMISSION**
Monday, August 7, 2017
AGENDA

BRIEFINGS: AGENDA

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

11:00 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.

CONSENT ITEMS

1. 603 MUNGER AVE

West End
CE167-013(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$23,565,510.58 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: GPIWE Limited Partnership

Application Filed: June 26, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$23,565,510.58 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 3601 MARTIN LUTHER KING BLVD

Fair Park Historic District
CA167-670(MD)
Mark Doty

Request:

Install playground equipment.

Applicant: Texas Discovery Gardens

Application Filed: July 6, 2017

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3. 1907 ELM ST
Harwood Historic District
CA167-677(LC)
Liz Casso

Staff Recommendation:

Install playground equipment. – Approve - Approve drawings dated 7/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install playground equipment. - Approve.

Request:

1. Install storefront entry and ramp on west elevation.
2. Remove stairwell entry door on west elevation.
3. Replace existing hollow metal doors on west elevation.

Applicant: Patrick Hazard

Application Filed: July 6, 2017

Staff Recommendation:

1. Install storefront entry and ramp on west elevation. – Approve – Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove stairwell entry door on west elevation. Approve as submitted. – Approve – Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing hollow metal doors on west elevation. Approve as submitted. – Approve – Approve drawings dated 7/24/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install storefront entry and ramp on west elevation. Deny without prejudice – Deny ground floor storefront without prejudice with regard to proposed door and recess due to lack of detail presented.
2. Remove stairwell entry door on west elevation. – Approve – Approve as submitted.
3. Replace existing hollow metal doors on west elevation. – Approve – Approve as submitted.

Request:

1. Install storefront entry on north elevation.
2. Install mechanical louvers on second level of north elevation.
3. Install steps to patio on north elevation.

Applicant: Patrick Hazard

Application Filed: July 6, 2017

Staff Recommendation:

1. Install storefront entry on north elevation. – Approve – Approve the drawings dated 7/12/17 with the

4. 1900 PACIFIC AVE
Harwood Historic District
CA167-676(LC)
Liz Casso

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finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install mechanical louvers on second level of north elevation. – Approve – Approve the drawings dated 7/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install steps to patio on north elevation. – Approve – Approve the drawings dated 7/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install storefront entry on north elevation. – Approve – Approve as submitted.
2. Install mechanical louvers on second level of north elevation. – Approve – Approve as submitted.
3. Install steps to patio on north elevation. – Approve – Approve as submitted.

Request:

1. Modify three window openings on the north elevation.
2. Install exterior lighting on north elevation.
3. Alter planters on north elevation.
4. Install wood cladding on the ceiling of the recessed entry on west elevation.

Applicant: 1910 Beverage Service, LLC - Pamela Hudson

Application Filed: July 6, 2017

Staff Recommendation:

1. Modify three window openings on the north elevation. – Approve – Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install exterior lighting on north elevation. – Approve – Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Alter planters on north elevation. – Approve – Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install wood cladding on the ceiling of the recessed entry on west elevation. – Approve – Approve drawings dated 7/17/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Modify three window openings on the north

5. 1910 PACIFIC AVE
Harwood Historic District
CA167-675(LC)
Liz Casso

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elevation. - Approve with conditions - Comply with code with regard to bump out windows, update packet with photos and renderings of existing and proposed conditions for clarity and understanding of improvements, and revise drawings by adding dimensions.

2. Install exterior lighting on north elevation. - Approve with conditions - Update packet with photos and renderings of existing and proposed conditions for clarity and understanding of improvements, and revise drawings by adding dimensions.
3. Alter planters on north elevation. - Approve with conditions - Maintain existing planters which are parallel with Pacific Ave as is, and do not modify, coordinate plantings with the adjacent park, update packet with photos and renderings of existing and proposed conditions for clarity and understanding of improvements, and revise drawings by adding dimensions.
4. Install wood cladding on the ceiling of the recessed entry on west elevation. - Approve with conditions - Update packet with photos and renderings of existing and proposed conditions for clarity and understanding of improvements, and revise drawings by adding dimensions.

6. 714 GLENDALE ST
Junius Heights Historic District
CD167-017(MP)
Marsha Prior

Request:

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

Applicant: Jacob Wilson

Application Filed: July 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 - Approve demolition.

7. 714 GLENDALE ST

Junius Heights Historic District
CA167-673(MP)
Marsha Prior

Request:

Construct accessory structure in rear yard.

Applicant: Jacob Wilson

Application Filed: July 6, 2017

Staff Recommendation:

Construct accessory structure in rear yard – Approve with conditions – Approve proposed accessory structure with the condition that the wood siding is laid horizontally with the finding the work is consistent with preservation criteria Sections 9.2, 9.4, 9.6, and 9.9 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct accessory structure in rear yard. – Deny without prejudice - Deny without prejudice due to lack of details.

8. 5610 REIGER AVE

Junius Heights Historic District
CA167-705(MP)
Marsha Prior

Request:

Install composition roof shingles. Brand: GAF Timberline HD "Weathered Wood."

Applicant: William Arth

Application Filed: July 6, 2017

Staff Recommendation:

Install composition roof shingles. Brand: GAF Timberline HD "Weathered Wood" – Approve – Approve roof specifications dated 7/19/17 with the finding the work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install composition roof shingles. Brand: GAF Timberline HD "Weathered Wood." - Approve.

9. 5416 WORTH ST

Junius Heights Historic District
CA167-658(MP)
Marsha Prior

Request:

1. Replace front door and paint. Brand: Sherwin Williams. Custom Blend "Mateo Red."

2. Replace front porch columns

Applicant: Beth Boughton

Application Filed: July 6, 2017

Staff Recommendation:

1. Replace front door and paint. Brand: Sherwin Williams. Custom Blend "Mateo Red" – Approve – Approve drawing and historic photos dated 7/19/17 with the finding 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).

2. Replace front porch columns – Approve with conditions – Approve drawing and photos (current and historic) dated 7/19/2017 with the condition that columns do not include decorative trim with the

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

Task Force Recommendation:

6. Replace front door and paint. Brand: Sherwin Williams. Custom Blend "Mateo Red." – Approve - Approve replacement of door to match original photos of house.
7. Replace front porch columns. – Approve - Approve replacement of columns to match original photos of house.

10. 5023 VICTOR ST
Munger Place Historic District
CA167-691(EH)
Eric Hill

Request:

Stain Fence. Brand: Ready Seal. Color: Natural Cedar.

Applicant: Robert Johnston

Application Filed: July 6, 2017

Staff Recommendation:

Stain Fence. Brand: Ready Seal. Color: Natural Cedar. Approve - Approve stain specifications dated 07-18-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Stain Fence. Brand: Ready Seal. Color: Natural Cedar. Approve - Recommend grayish or darker color to compliment main structure.

11. 4638 JUNIUS ST
Peak's Suburban Addition Neighborhood Historic District
CA167-702(EH)
Eric Hill

Request:

Replace tongue-and-groove porch flooring to match existing.

Applicant: Justin Wilson

Application Filed: July 6, 2017

Staff Recommendation:

Replace tongue-and-groove porch flooring to match existing – Approve with conditions - Approve proposed work with the condition the replacement material is tongue-and-groove flooring that matches the wood material, dimensions, profile, and color of the existing with the finding the proposed work is consistent with preservation criteria Section 3.22 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace tongue-and-groove porch flooring to match existing. No quorum, comments only.

12. 4711 SWISS AVE
Peak's Suburban Addition Neighborhood Historic District
CA167-686(EH)
Eric Hill

Request:

1. Replace all windows on main structure.
2. Replace two sets of paired doors on 2nd story front elevation.

Applicant: LaCretia White

Application Filed: July 6, 2017

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Staff Recommendation:

1. Replace all windows on main structure – Approve with conditions - Approve window survey and proposed specifications dated 07-26-17 with the condition that only windows 3, 6, 7, 21 & 24 are replaced and that the replacement windows exactly match the existing openings are are 1/1 configuration with the finding the proposed work is consistent with the preservation criteria Section 3.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of paired doors on 2nd story front elevation – Approve - Approve proposed doors specifications with the finding that while fiberglass doors are not typical of the style or period of the structure, they are located on the second story balcony, they have graining similar to wood doors, and the doors are susceptible to damage as there is no cover above with the finding the proposed work meets the criteria in City Code Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, 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. Replace all windows on main structure. No quorum, comments only.
2. Replace two sets of paired doors on 2nd story front elevation. No quorum, comments only. The doors are likely not original and the existing doors are not protected by the sun and rain and are located on second story.

13. 4313 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-690(EH)
Eric Hill

Request:

Install two windows on east side elevation of main structure. Work completed without Certificate of Appropriateness.

Applicant: Robert Granado

Application Filed: July 6, 2017

Staff Recommendation:

Install two windows on east side elevation of main structure. Work completed without Certificate of Appropriateness – Approve - Approve drawings dated 07-18-17 with the finding the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install two windows on east side elevation of main

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14. 4601 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-687(EH)
Eric Hill

structure. Work completed without Certificate of Appropriateness. No quorum, comments only.

Request:

Construct single-family house on vacant lot.

Applicant: Charaka Dharmagunaratne

Application Filed: July 6, 2017

Staff Recommendation:

Construct single-family house on vacant lot – Approve - Approve drawings dated 07-26-17 with the finding the proposed work is consistent with the preservation criteria Sections 4.1 and 4.2 it meets the standard in City Code Section 51A-4.501(g)(5)(B)(ii).

Task Force Recommendation:

Construct single-family house on vacant lot. No quorum, comments only.

15. 222 S EDGEFIELD AVE

Winnetka Heights Historic District
CA167-692(JKA)
Jennifer Anderson

Request:

1. Paint main structure trim and railing using Behr PPU5-01 "Espresso Beans."
2. Paint accessory structure. Brand: Behr. Body: PPU18-09 "Burnished Clay;" Trim: PPU5-01 "Espresso Beans."
3. Install Timberline composition shingles in color "Barkwood" on main and accessory structure.

Applicant: John Greer

Application Filed: July 6, 2017

Staff Recommendation:

1. Paint main structure trim and railing using Behr PPU5-01 "Espresso Beans" – Approve – Approve paint specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint accessory structure. Brand: Behr. Body: PPU18-09 "Burnished Clay;" Trim: PPU5-01 "Espresso Beans" – Approve – Approve paint specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install Timberline composition shingles in color "Barkwood" on main and accessory structure – Approve – Approve specifications dated 7-17-17 with the finding of the fact that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Paint main structure trim and railing using Behr PPU5-01 "Espresso Beans." No quorum, comments

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16. 222 S ROSEMONT AVE

Winnetka Heights Historic District
CA167-696(JKA)

Jennifer Anderson

- only. Supportive.
- 2. Paint accessory structure. Brand: Behr. Body: PPU18-09 "Burnished Clay;" Trim: PPU5-01 "Espresso Beans." No quorum, comments only. Supportive.
- 3. Install Timberline composition shingles in color "Barkwood" on main and accessory structure. No quorum, comments only. Supportive.

Request:

- 1. Install 6' and 8' board-on-board fence. Work completed without a Certificate of Appropriateness.
- 2. Stain fence. Brand: Ready Seal. Color: "Pecan." Work completed without a Certificate of Appropriateness.

Applicant: Seth White

Application Filed: July 6, 2017

Staff Recommendation:

- 1. Install 6' and 8' board-on-board fence. Work completed without a Certificate of Appropriateness – Approve – Approve site plan and specifications dated 7-17-17 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2. Stain fence. Brand: Ready Seal. Color: "Pecan." Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 7-17-17 with the finding of the fact that the completed 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 6' and 8' board-on-board fence. Work completed without a Certificate of Appropriateness. - Approve.
- 2. Stain fence. Brand: Ready Seal. Color: "Pecan." Work completed without a Certificate of Appropriateness. - Approve.

Request:

- 1. Remove porch railing and install new porch railing on front facade and paint using Glidden "Pearl White."
- 2. Install landscaping in the front yard.

Applicant: Stephanie Cole

Application Filed: July 6, 2017

Staff Recommendation:

- 1. Remove porch railing and install new porch railing on front facade and paint using Glidden "Pearl White" Approve – Approve plans and paint sample dated 7-

17. 403 N WINDOMERE AVE

Winnetka Heights Historic District
CA167-697(JKA)

Jennifer Anderson

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17-17 with the finding of the fact that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install landscaping in the front yard – Approve – Approve site plan dated 7-17-17 with the finding of the fact that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove porch railing and install new porch railing on front facade and paint using Glidden "Pearl White." No quorum, comments only. Not supportive. Need more information on existing railing not being original or historic. Need actual paint chip.
2. Install landscaping in the front yard. No quorum, comments only. Supportive.

18. 215 N WINNETKA AVE

Winnetka Heights Historic District
CD167-018(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Appropriateness.

Applicant: Woody O'Daniel

Application Filed: July 6, 2017

Staff Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Appropriateness – Approve – Approve the completed work with the finding of the fact that the demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

Task Force Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Appropriateness. No quorum, comments only. Supportive.

19. 215 N WINNETKA AVE

Winnetka Heights Historic District
CA167-701(JKA)
Jennifer Anderson

Request:

Construct accessory structure. Work completed without a Certificate of Appropriateness.

Applicant: Woody O'Daniel

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Application Filed: July 6, 2017

Staff Recommendation:

Construct accessory structure. Work completed without a Certificate of Appropriateness – Approve – Approve plans dated 7-17-17 with the finding that the completed 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:

Construct accessory structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Supportive of design.

20. 416 S WINNETKA AVE

Winnetka Heights Historic District
CA167-699(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Sherwin Williams. Body: SW6511 "Snowdrop;" SW7006 "Extra White;" SW6244 "Naval."

Applicant: Triple J. Construction, Richard Fitzgerald

Application Filed: July 6, 2017

Staff Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW6511 "Snowdrop;" Trim: SW7006 "Extra White"; Accent: SW6244 "Naval." – Approve – Approve paint specifications dated 7-17-17 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).

Task Force Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW6511 "Snowdrop;" Trim: SW7006 "Extra White"; Accent: SW6244 "Naval." No quorum, comments only. Supportive.

COURTESY REVIEW ITEM:

1. 812 N MARSALIS AVE

Lake Cliff Historic District
CR167-015(JKA)
Jennifer Anderson

Request:

Courtesy Review - Construct four-story multi-family apartment building on empty lot.

Applicant: Robert Meckfessel

Application Filed: July 6, 2017

Staff Recommendation:

Courtesy Review - Construct four-story multi-family apartment building on empty lot - Approve conceptually with the recommendations that the window style is changed to operable traditional or casement style windows, and that the entry treatment is more compatible with the neighborhood by including features such as cheek walls and/or flat roof overhang with no metal beams or columns. Staff is recommending

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conceptual approval with the above suggestions with the conditions that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct four-story multi-family apartment building on empty lot. Like materials and masonry, stone bands, and water table. Be prepared to provide an alternate material for cement board. Like design of height and setbacks and use of garage pass through. Window design: like modern sash and mullions but be prepared with an alternate design. Flat roof design good with Art Deco parapet. Entry needs to be further developed. Possibly add masonry check step and stair entry. Reevaluate awning and possibly tie rods back to building.

2. 333 N HOUSTON ST
West End Historic District
CR167-013(LC)
Liz Casso

Request:

Courtesy Review - Construction of a four-level parking garage and memorial park.

Applicant: OMNIPLAN Architects - Mark Holsinger

Application Filed: July 6, 2017

Staff Recommendation:

Courtesy Review - Construction of a four-level parking garage and memorial park. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construction of a four-level parking garage and memorial park. Generally supportive with the following comments: Continue to draw from existing historic facades in the district, and possibly consider modeling design after existing parking garage structures in the West End which have a more industrial look with visibly expressed structural forms; Though the facade openings on north elevation are designed in horizontal rows, the style and dimensions of the rectangular openings gives the design a vertical emphasis that may not be appropriate. Consider more traditional facade opening style and dimensions to give the design more horizontal emphasis. Or, consider modifying design in another way to add more horizontal elements/emphasis; Though the south elevation does not front a street, it is significant because it faces the DART tracks, and may be considered a gateway location within the district. Consider a different exterior treatment or design, such as wrapping the brick exterior from the north to the south elevation; To better screen south elevation year round, consider trees that would reach a greater height (such as 60ft) and that are not deciduous, but evergreen; Visible concrete elements must have appropriate finish

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3. 313 S WILLOMET AVE
Winnetka Heights Historic District
CR167-014(JKA)
Jennifer Anderson

and not be or look rough.

Request:

Courtesy Review - Renovate main structure including a rear and side addition, front porch reconfiguration, and accessory structure.

Applicant: Lakisha Lee

Application Filed: July 6, 2017

Staff Recommendation:

Courtesy Review - Renovate main structure including a rear and side addition, front porch reconfiguration, and accessory structure – Staff is not supportive of the overall plans for the main structure but is supportive of the accessory structure. Staff is concerned that many of the proposals for the main structure include adding conjectural features and appears to violate the Secretary of Interior's Standards for Rehabilitation.

Task Force Recommendation:

Courtesy Review - Renovate main structure including a rear and side addition, front porch reconfiguration, and accessory structure. Need additional details regarding new windows - e.g. bottom sash, jambs, sills for two front windows and kitchen window. Need additional details on columns proposed. Recommend ribbon driveway stay as ribbon driveway in the front 50%. Supportive of overall plans.

DISCUSSION ITEMS:

1. 726 GLENDALE ST
Junius Heights Historic District
CA167-660(MP)
Marsha Prior

Request:

Replace wood front porch flooring with synthetic decking.

Applicant: James Hagan

Application Filed: July 6, 2017

Staff Recommendation:

Replace wood front porch flooring with synthetic decking – Deny without prejudice – The proposed work does not meet the criteria in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed imitation porch flooring is not consistent with preservation criteria Section 7.4 which states that porch floor finishes must be concrete, wood, or other appropriate material.

Task Force Recommendation:

Replace wood front porch flooring with synthetic decking. - Approve.

2. 5609 REIGER AVE
Junius Heights Historic District
CA167-706(MP)

Request:

Install fence within front 50% of side yard. Work completed without a Certificate of Appropriateness.

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Marsha Prior

3. 5415 VICTOR ST
Junius Heights Historic District
CA167-707(MP)
Marsha Prior

Applicant: Steve Prifte

Application Filed: July 6, 2017

Staff Recommendation:

Install fence within front 50% of side yard. Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A 4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

Task Force Recommendation:

Install fence within front 50% of side yard. Work completed without a Certificate of Appropriateness. - Deny.

Request:

1. Construct addition on rear of main structure.
2. Replace existing siding with 117 wood siding.
3. Replace two existing iron porch columns with wood columns.
4. Replace front door with Craftsman-style door and remove sidelights.
5. Replace back door with steel 6- or 9-lite door.
6. Replace rear and side fences with 8' board on board fence.
7. Install concrete ribbon driveway.

Applicant: Christopher LaMont

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct addition on rear of main structure – Approve with conditions – Approve drawings dated 7/19/17 with the condition that windows in the addition are wood 1/1, that window trim on addition matches that of other windows on house, and that a vertical trim board on the left side elevation is placed to mark the transition between old and new portions of the house with the finding the work is consistent with preservation criteria Section 8.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing siding with 117 wood siding – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for Staff to determine the dimensions, style, and condition of original siding.
3. Replace two existing iron porch columns with wood columns – Approve with conditions – Approve drawings and photo dated 7/19/17 with the condition that the boxed columns do not include decorative trim with the finding the work is consistent with preservation criteria Section 4.1(b) and meets the

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- standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace front door with Craftsman-style door and remove sidelights – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed Craftsman style door is not appropriate for a Neoclassical style house, and thus, it is not consistent with preservation criteria Section 5.2 which states that non-original doors be replaced with appropriate doors.
 5. Replace back door with steel 6- or 9-lite door – Approve with conditions – Approve proposed work with the condition that the door dimensions are an exact fit for current void with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
 6. Replace rear and side fences with 8' board on board fence – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6(a)(2) which states that side yard fences must be located in the rear 50% of the side yard.
 7. Install concrete ribbon driveway – Approve with conditions – Approve site plan dated 7/19/17 with the condition that the driveway be brush finish concrete with the finding the work is consistent with preservation criteria Section 3.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition on rear of main structure. – Deny without Prejudice - Deny without prejudice due to lack of clarity; drawings don't match.
2. Replace existing siding with 117 wood siding. – Approve - Approve.
3. Replace two existing iron porch columns with wood columns. – Deny without prejudice - Deny without prejudice; dimensions needed.
4. Replace front door with Craftsman-style door and remove sidelights. - Deny - Original door and sidelights, 5.3 (in ordinance).
5. Replace back door with steel 6- or 9-lite door. – Approve - Approve per staff's recommendation.
6. Replace rear and side fences with 8' board on board fence. Approve with the condition that fence is behind the 50% mark since the side fence is being replaced, not repaired.
7. Install concrete ribbon driveway. - Approve.

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4. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-688(EH)
Eric Hill

Request:

1. Construct full-length front porch on main structure.
2. Install new front door and add sidelites.

Applicant: Jay Terpstra

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct full-length front porch on main structure – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) 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 because historic documentation shows that the original porch was partial length and thus, a full length porch gives a false sense of historical development.
2. Install new front door and add sidelites – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed work is inconsistent with the preservation criteria Section 3.11 which states, new door and window openings on the front and cornerside facade are permitted only in locations where there is evidence that original openings have been filled with other material.

Task Force Recommendation:

1. Construct full-length front porch on main structure. No quorum, comments only.
2. Install new front door and add sidelites. No quorum, comments only. Door and sidelites to be more typical to structure.

5. 4835 SWISS AVE

Peak's Suburban Addition Neighborhood Historic
District
CA167-703(EH)
Eric Hill

Request:

Construct 8'-0" fence and stain.

Applicant: Thomas A. Gallagher,

Application Filed: July 6, 2017

Staff Recommendation:

Construct 8'-0" fence and stain – Deny with 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 preservation criteria Section 2.11 which states the portion of the fence facing the main street must be 70% open and that the fence should be located in the rear 50% of the side facade.

Task Force Recommendation:

Construct 8'-0" fence and stain. No quorum, comments only.

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6. 4509 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-685(EH)
Eric Hill

Request:

Construct single-family home on vacant lot.

Applicant: Choi Law

Application Filed: July 6, 2017

Staff Recommendation:

Construct single-family home on vacant lot – Approve with conditions - Approve site plan and drawings "option B" with the condition that the front balcony window is replaced with a window to match others on the front elevation, the three windows on the east side elevation are ganged and trimmed out, a new 6/1 window is installed on the front west side elevation 2nd story, the front west side elevation first story window is moved towards the front elevation to align with the new window, the fourth window on the 1st floor west elevation is moved forward and that the trim work wrapping around the west side elevation is removed with the finding the proposed work is consistent with the preservation criteria Sections 4.1, 4.2 and 4.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct single-family home on vacant lot. No quorum, comments only.

7. 2615 SOUTH BLVD

South Blvd/Park Row Historic District
CA167-661(MP)
Marsha Prior

Request:

Replace slate roof with synthetic slate.

Applicant: Joy Strickland

Application Filed: July 6, 2017

Staff Recommendation:

Replace slate roof with synthetic slate Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because synthetic roof materials are not historically accurate, and thus it would have an adverse effect on the architectural features of the main structure and the historic overlay district.

Task Force Recommendation:

Replace slate roof with synthetic slate. – Approve with conditions - Approve with condition that applicant: 1) provides photos of existing roof and assessment indicating roof must be replaced; 2) provides sample of proposed roof.

8. 1128 E 10TH ST

Tenth Street Neighborhood Historic District
CA167-684(MP)
Marsha Prior

Request:

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

Applicant: Jay Taylor

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct one-story single family house – Deny

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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 and fence – Approve – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct one-story single family house – Approve with conditions – Approve with condition: 1) exposed rafter tails should not extend beyond roof line and show on all sides; 2) kitchen windows should be 1 over 1 operable.
2. Install landscaping and fence – Approve with conditions – dimension fence from front of house.

9. 1220 E 9TH ST

Tenth Street Neighborhood Historic District
CA167-683(MP)
Marsha Prior

Request:

1. Construct two-story single family house.
2. Install landscaping and fence.

Applicant: Jay Taylor

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct two-story single family 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 fence location is inconsistent with preservation criteria Section 1.11.

Task Force Recommendation:

1. Construct two-story single family house – Deny without prejudice – Not enough information.
2. Install landscaping – Deny without prejudice – Not enough information.

10. 1103 CHURCH ST

Tenth Street Neighborhood Historic District
CA167-678(MP)
Marsha Prior

Request:

1. Construct two-story single family house.
2. Install landscaping.

Applicant: Jay Taylor

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct two-story single family house – Deny

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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 – Approve – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct two-story single family house – Approve with conditions – Coordinate plans and evaluations specific for address; bathroom door missing; align windows when possible - 1st and 2nd story; all same type of window (one noted as vinyl); one-over-one windows instead of casement.
2. Install landscaping – Approve with conditions – No roses for landscape due to disease problems.

11. 1217 NOAH ST

Tenth Street Neighborhood Historic District
CA167-681(MP)
Marsha Prior

Request:

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

Applicant: Jay Taylor

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct one-story single family 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 fence is inconsistent with preservation criteria Section 1.12.

Task Force Recommendation:

1. Construct one-story single family house. – Deny with prejudice - Deny without prejudice - [Need] complete submittal - add elevations and other information.
2. Install landscaping. - Deny without prejudice - [Need] complete submittal.

12. 1221 NOAH ST

Tenth Street Neighborhood Historic District
CA167-679(MP)
Marsha Prior

Request:

1. Construct one-story single family house.
2. Install landscaping and fence.

Applicant: Jay Taylor

Application Filed: July 6, 2017

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Staff Recommendation:

1. Construct one-story single family 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 and fence – Approve – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct one-story single family house. - Deny without prejudice - [Need] complete submittal - add elevations and other information.
2. Install landscaping and fence. - Deny without prejudice - [Need] complete submittal.

13. 1225 NOAH ST

Tenth Street Neighborhood Historic District
CA167-680(MP)
Marsha Prior

Request:

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

Applicant: Jay Taylor

Application Filed: July 6, 2017

Staff Recommendation:

1. Construct one-story single family house – Deny without prejudice – 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 – Approve – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct one-story single family house - Deny without prejudice -. [Need] complete submittal - add elevations and other information.
2. Install landscaping. - Deny without prejudice - [Need] complete submittal.

14. 1229 NOAH ST

Tenth Street Neighborhood Historic District
CA167-682(MP)
Marsha Prior

Request:

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

Applicant: Jay Taylor

Application Filed: July 6, 2017

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Staff Recommendation:

1. Construct one-story single family 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 – Approve – Approve landscape and site plan dated 7/19/17 with the finding the proposed plan is consistent with preservation criteria Sections 1.6, 1.9, 1.11, 1.13, and 1.14 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct one-story single family house. - Deny without prejudice -. [Need] complete submittal - add elevations and other information.
2. Install landscaping. - Deny without prejudice - [Need] complete submittal.

15. 124 N CLINTON AVE
Winnetka Heights Historic District
CD167-019(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Appropriateness.

Applicant: Karl Sanford

Application Filed: July 6, 2017

Staff Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." 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 the applicant did not meet the burden of proof required to justify the work since no detailed information was submitted for the original structure.

Task Force Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Appropriateness. - Deny without prejudice - Not enough information.

16. 319 N EDGEFIELD AVE
Winnetka Heights Historic District
CA167-700(JKA)
Jennifer Anderson

Request:

Paint brick piers on front facade using Benjamin Moore 1611 "Graytint." Work completed without a Certificate of Appropriateness.

Applicant: Peters Cates Design

Application Filed: July 6, 2017

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Staff Recommendation:

Paint brick piers on front facade using Benjamin Moore 1611 "Graytint." 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)(ii) because it is not compatible with the historic overlay district since most brick piers on homes in Winnetka Heights are not painted.

Task Force Recommendation:

Paint brick piers on front facade using Benjamin Moore 1611 "Graytint." Work completed without a Certificate of Appropriateness. - Approve - Existing brick was painted and was replaced with brick that was painted again. Previous approval to paint house was not clear.

OTHER BUSINESS ITEMS:

Approval of Minutes from July 10, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, August 17, 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]