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CITY SECRETARY
DALLAS, TEXAS



**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Tuesday, September 5, 2017**

Public Notice

170860

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**
Tuesday, September 5, 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. 1800 MAIN ST
Mercantile Bank Building
CA167-741(LC)
Liz Casso

Request:

1. Install a blade sign at the southwest corner of the structure.
2. Install a flat attached sign on south elevation.
3. Install a flat attached sign on west elevation.
4. Install a temporary window sign on south elevation.
5. Install a temporary window sign on west elevation.

Applicant: Masterplan - Fisher Maxwell

Application Filed: August 3, 2017

Staff Recommendation:

1. Install a blade sign at the southwest corner of the structure. – Approve – Approve the drawings dated 8/9/17 with the finding the proposed work is consistent with preservation criteria Section 10 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install a flat attached sign on south elevation. – Approve – Approve the drawings dated 8/9/17 with

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the finding the proposed work is consistent with preservation criteria Section 10 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install a flat attached sign on west elevation. – Approve – Approve the drawings dated 8/9/17 with the finding the proposed work is consistent with preservation criteria Section 10 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install a temporary window sign on south elevation. – Approve – Approve the drawings dated 8/9/17 with the finding the proposed work is consistent with preservation criteria Section 10 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install a temporary window sign on west elevation. – Approve – Approve the drawings dated 8/9/17 with the finding the proposed work is consistent with preservation criteria Section 10 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install a blade sign at the southwest corner of the structure. – Approve – Approve as submitted.
2. Install a flat attached sign on south elevation. – Approve – Approve as submitted.
3. Install a flat attached sign on west elevation. – Approve – Approve as submitted.
4. Install a temporary window sign on south elevation. – Approve – Approve as submitted.
5. Install a temporary window sign on west elevation. – Approve – Approve as submitted.

2. 100 S GLASGOW DR
Woodrow Wilson High School
CA167-742(LC)
Liz Casso

Request:

Demolish the 1953 and 1977 rear additions to the school.

Applicant: BRW Architects - Anne Hildenbrand

Application Filed: August 3, 2017

Staff Recommendation:

Demolish the 1953 and 1977 rear additions to the school. – Approve – Approve drawings dated 8/9/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Demolish the 1953 and 1977 rear additions to the school. - Approve as submitted.

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3. 1620 1ST AVE
Fair Park Historic District
CA167-738(MD)
Mark Doty

Request:

1. Hall of Domestic Arts - Science Place II - Install fourteen wall-mounted security cameras.
2. Hall of Domestic Arts - Science Place II - Hall of Domestic Arts - Science Place II - Install three pairs of card readers and intercoms at building entrances.

Applicant: Carl Janak

Application Filed: August 3, 2017

Staff Recommendation:

1. Hall of Domestic Arts - Science Place II - Install fourteen wall-mounted security cameras. – Approve - Approve drawings and specifications dated 8/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Hall of Domestic Arts - Science Place II - Hall of Domestic Arts - Science Place II - Install three pairs of card readers and intercoms at building entrances. – Approve - Approve drawings and specifications dated 8/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Hall of Domestic Arts - Science Place II - Install fourteen wall-mounted security cameras. - Deny without prejudice - Recommendation is for the Applicant to review and discuss park wide security system (currently under review) and Task Force was concerned with setting a precedent for the other areas of the park.
2. Hall of Domestic Arts - Science Place II - Hall of Domestic Arts - Science Place II - Install three pairs of card readers and intercoms at building entrances. - Approve with conditions - JP-DA and R10/R15 reader are approved. To be mounted on the limestone, in accordance with AIA. Aligned if reasonable.

4. 727 LIPSCOMB AVE
Junius Heights Historic District
CA167-747(MP)
Marsha Prior

Request:

Replace and expand driveway, repair single slab of sidewalk, and repair side porch steps with brush finish concrete.

Applicant: Shirley Whitfield

Application Filed: August 3, 2017

Staff Recommendation:

Replace and expand driveway, repair single slab of sidewalk, and repair side porch steps with brush finish concrete – Approve with conditions – Approve survey plat and photos dated 8/16/17 with the condition that the driveway is no more than 9'-0" in width and that the

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material used for driveway, steps, and sidewalk is brush finish concrete with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace and expand driveway, repair single slab of sidewalk, and repair side porch steps with brush finish concrete. - Approve – Approve replacing driveway, new width to be 9'-0", repair side porch steps with three steps, and one concrete slab on sidewalk with brush finish concrete.

5. 5606 TREMONT ST
Junius Heights Historic District
CD167-020(MP)
Marsha Prior

Request:

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

Applicant: Caroline Munson

Application Filed: August 3, 2017

Staff Recommendation:

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

Task Force Recommendation:

Demolish accessory structure using the standard 'imminent threat to public health/safety.' - Approve - Vote: 3:2. For - Raith, Koppang, Mesh. Against - Schmidt, Cohen. Reason for opposition: too few original accessory structures left in Junius Heights; would like to see efforts to restore.

6. 5204 JUNIUS ST
Munger Place Historic District
CA167-767(EH)
Eric Hill

Request:

Stain fence. Brand: Sherwin Williams. Color: SW3025 "Caribou".

Applicant: Garrett Unclebach

Application Filed: August 3, 2017

Staff Recommendation:

Stain fence. Brand: Sherwin Williams. Color: SW3025 "Caribou" – Approve - Approve stain specifications dated 08-14-17 with the finding it is consistent with the preservation criteria Section 51P-97.111(c)(2)(B)(vii)(cc) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

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7. 4722 GASTON AVE
Peak's Suburban Addition Neighborhood Historic
District
CA167-776(EH)
Eric Hill

Task Force Recommendation:

Stain fence. Brand: Sherwin Williams. Color: SW3025
"Caribou". Approve.

Request:

1. Replace brick front porch columns and paint. Brand: Benjamin Moore. Color: HC-169 "Coventry Gray".
2. Extend balcony on main structure.
3. Alter opening on rear elevation and install new window.

Applicant: Steven Curtis

Application Filed: August 3, 2017

Staff Recommendation:

1. Replace brick front porch columns and paint. Brand: Benjamin Moore. Color: HC-169 "Coventry Gray" – Approve with conditions - Approve drawings dated 08-14-17 with the condition that the columns are 20"x20" brick columns with brick dimensions to match existing with the finding that although the proposed work does not comply with Section 3.4 that states brick surfaces not previously painted may not be painted, the applicant established that the color and texture of the proposed replacement brick cannot be matched with that of the existing brick surface as allowed under Section 3.4(a), and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend balcony on main structure – Approve - Approve drawings dated 08-14-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Alter opening on rear elevation and install new window – Approve - Approve window specifications dated 08-14-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace brick front porch columns and paint. Brand: Benjamin Moore. Color: HC-169 "Coventry Gray". - Approve with conditions - Brick size to match original, brick should extend to grade. Painting is acceptable as the columns are currently painted and brick colors are mismatched.
2. Extend balcony on main structure. - Approve.
3. Alter opening on rear elevation and install new window. - Approve.

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8. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-775(EH)
Eric Hill

Request:

1. Install 1/1 wood window on front elevation of main structure.
2. Cut down two trees in side and rear yard. Work completed without Certificate of Appropriateness.

Applicant: Altin Kore

Application Filed: August 3, 2017

Staff Recommendation:

1. Install 1/1 wood window on front elevation of main structure – Approve with conditions - Approve window specifications dated 08-14-17 with the condition that the window fits the opening and that the opening is not enlarged or enclosed to fit the new window and that the window is painted to match the others on the main structure with the finding that 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. Cut down two trees in side and rear yard. Work completed without Certificate of Appropriateness – Approve - Approve completed work with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 1/1 wood window on front elevation of main structure. - Approve.
2. Cut down two trees in side and rear yard. Work completed without Certificate of Appropriateness. - Approve - Not a protected tree.

9. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-771(EH)
Eric Hill

Request:

1. Install 20 foundation vents in skirting on main structure.
2. Install HV/AC penetrations on roof of main structure.
3. Install 36"x36" concrete landings on rear patio and accessory structure.

Applicant:

Application Filed: August 3, 2017

Staff Recommendation:

1. Install 20 foundation vents in skirting on main structure – Approve with conditions - Approve vent specifications dated 08-14-17 with the condition that they are painted to match the skirting on the structure with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install HV/AC penetrations on roof of main structure– Approve - Approve specifications dated 08-14-17 with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 36"x36" concrete landings on rear patio and

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accessory structure – Approve with conditions - Approve proposed site plan dated 08-14-17 with the condition that the landings are brushed finish concrete with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 20 foundation vents in skirting on main structure. - Approve with conditions - To be painted to match existing skirting.
2. Install HV/AC penetrations on roof of main structure. - Approve with conditions - Make less obtrusive as possible.
3. Install 36"x36" concrete landings on rear patio and accessory structure. - Approve.

10. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-773(EH)
Eric Hill

Request:

Install 14'-0"x20'-0" in-ground pool in rear yard.

Applicant: Jacqueline Curtis

Application Filed: August 3, 2017

Staff Recommendation:

Install 14'-0"x20'-0" in-ground pool in rear yard – Approve - Approve site plan dated 08-14-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 14'-0"x20'-0" in-ground pool in rear yard. - Approve.

11. 2606 PARK ROW AVE

South Blvd Park Row Historic District
CD167-021(MP)
Marsha Prior

Request:

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

Applicant: Sharron Taylor

Application Filed: August 3, 2017

Staff Recommendation:

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

Task Force Recommendation:

Demolish accessory structure using the standard 'imminent threat to public health/safety.' - Approve - Structure is clearly deficient with no roof, no framing, and numerous loose boards, vegetation is growing

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12. 2616 THOMAS AVE
State Thomas Historic District
CA167-777(EH)
Eric Hill

inside structure.

Request:

Install GAF Timberline composition shingle roof on main structure in "Weathered Wood".

Applicant: Stephen Rogers

Application Filed: August 3, 2017

Staff Recommendation:

Install GAF Timberline composition shingle roof on main structure in "Weathered Wood" – Approve - Approve shingle specifications dated 08-14-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-225.109(a)(14)(A) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install GAF Timberline composition shingle roof on main structure in "Weathered Wood". – Approve - Approve option A in "Weathered Wood".

13. 5518 SWISS AVE
Swiss Avenue Historic District
CA167-765(EH)
Eric Hill

Request:

1. Construct covered porch on rear of main structure.
2. Construct wood pergola on brick columns on rear of main structure.
3. Replace overhead garage doors on accessory structure.
4. Install decorative trim on accessory structure to match main structure.

Applicant: Michael Bausch

Application Filed: August 3, 2017

Staff Recommendation:

1. Construct covered porch on rear of main structure – Approve - Approve drawings dated 08-14-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-63.116(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood pergola on brick columns on rear of main structure – Approve - Approve plans dated 08-14-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace overhead garage doors on accessory structure – Approve - Approve door specifications dated 08-14-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install decorative trim on accessory structure to match main structure – Approve- Approve door specifications dated 08-14-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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14. 5902 SWISS AVE
Swiss Avenue Historic District
CA167-764(EH)
Eric Hill

Task Force Recommendation:

1. Construct covered porch on rear of main structure. - Approve.
2. Construct wood pergola on brick columns on rear of main structure. - Approve.
3. Replace overhead garage doors on accessory structure. - Approve.
4. Install decorative trim on accessory structure to match main structure. - Approve.

Request:

1. Replace single door on rear of main structure. Work completed without Certificate of Appropriateness.
2. Alter opening on rear of main structure and new French paired doors. Work completed without Certificate of Appropriateness.
3. Paint interior of perimeter fence. Brand: Sherwin Williams. Color SW7068 "Grizzle Gray".

Applicant: Stephen Goniwiecha

Application Filed: August 3, 2017

Staff Recommendation:

1. Replace single door on rear of main structure. Work completed without Certificate of Appropriateness – Approve - Approve completed work with the finding that the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Alter opening on rear of main structure and new French paired doors. Work completed without Certificate of Appropriateness – Approve - Approve completed work with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint interior of perimeter fence. Brand: Sherwin Williams. Color SW7068 "Grizzle Gray" – Approve - Approve proposed paint specifications dated 08-14-17 with the finding the work is consistent with preservation criteria Section 51P-63.116(2)(B)(viii) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace single door on rear of main structure. Work completed without Certificate of Appropriateness. - Deny without prejudice - Insufficient information. Provide existing door and lite configuration/color to LMC.
2. Alter opening on rear of main structure and new French paired doors. Work completed without Certificate of Appropriateness. - Deny without prejudice - Insufficient information. Provide existing door and lite configuration/color to LMC.

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Paint interior of perimeter fence. Brand: Sherwin Williams. Color SW7068 "Grizzle Gray". - Approve.

15. 214 S MONTCLAIR AVE
Winnetka Heights Historic District
CA167-759(JKA)

Jennifer Anderson

Request:

Install 6' fence in side and rear yard.

Applicant: Christopher Elrod

Application Filed: August 3, 2017

Staff Recommendation:

Install 6' fence in side and rear yard – Approve – Approve site plan and specifications dated 8-14-17 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' fence in side and rear yard. No quorum, comments only. Supportive.

16. 223 N MONTCLAIR AVE
Winnetka Heights Historic District
CA167-758(JKA)
Jennifer Anderson

Request:

1. Replace French doors in rear of the main structure.
2. Paint main structure. Trim 1: Sherwin Williams SW0049 "Silver Gray;" Trim 2: Valspar 1009-5 "Moving Melody." Work partially completed without a Certificate of Appropriateness.
3. Remove retaining wall in front yard and regrade the front lawn.
4. Install landscaping in front and rear yard.
5. Install 8" wood fence in rear yard and stain using Ready Seal in color 115 "Pecan."

Applicant: Keith Einstein

Application Filed: August 3, 2017

Staff Recommendation:

1. Replace French doors in rear of the main structure – Approve – Approve specifications dated 8-17-17 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Trim 1: Sherwin Williams SW0049 "Silver Gray;" Trim 2: Valspar 1009-5 "Moving Melody." Work partially completed without a Certificate of Appropriateness – Approve – Approve paint specifications dated 8-14-17 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).
3. Remove retaining wall in front yard and regrade the front lawn – Approve with Conditions – Approve the proposed work with the condition that the roll steps are not altered during the course of regrading the lawn with the finding the work meets the standards in

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

4. Install landscaping in front and rear yard – Approve – Approve site plan dated 8-17-17 with the finding that the 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).
5. Install 8" wood fence in rear yard and stain using Ready Seal in color 115 "Pecan" – Approve – Approve site plan and specifications dated 8-14-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and Section 51P-87.111(b)(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace French doors in rear of the main structure. No quorum, comments only. Recommend replacing with 15-lite door, same as what is there.
2. Paint main structure. Trim 1: Sherwin Williams SW0049 "Silver Gray;" Trim 2: Valspar 1009-5 "Moving Melody." Work partially completed without a Certificate of Appropriateness. No quorum, comments only. Supportive.
3. Remove retaining wall in front yard and regrade the front lawn. No quorum, comments only. Wall does not appear to be original. Supportive as long as steps would not be impacted.
4. Install landscaping in front and rear yard. No quorum, comments only. Supportive. Appears compatible.
5. Install 8" wood fence in rear yard and stain using Ready Seal in color 115 "Pecan." No quorum, comments only. Supportive.

17. 303 N WINDOMERE AVE
Winnetka Heights Historic District
CA167-761(JKA)
Jennifer Anderson

Request:

Install landscaping in front yard. Work completed without a Certificate of Appropriateness.

Applicant: Frederick Stolzenbach

Application Filed: August 3, 2017

Staff Recommendation:

Install landscaping in front yard. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve site plan dated 8-15-17 with the condition that no plants except for the crepe myrtles shown are allowed to grow over 18 inches tall with the finding the completed work is consistent with preservation criteria Section 51P-87.111(b)(1) and Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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18. 121 N WINNETKA AVE
Winnetka Heights Historic District
CA167-762(JKA)
Jennifer Anderson

Task Force Recommendation:

Install landscaping in front yard. Work completed without a Certificate of Appropriateness. No quorum, comments only. Hoehn was supportive. Escobedo was not supportive since 60% of the garden is edible.

Request:

Stain wood fence. Brand: Behr. Color: "Russet." Work completed without a Certificate of Appropriateness.

Applicant: Richard Ewers

Application Filed: August 3, 2017

Staff Recommendation:

Stain wood fence. Brand: Behr. Color: "Russet." Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 8-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Stain wood fence. Brand: Behr. Color: "Russet." Work completed without a Certificate of Appropriateness. - No quorum, comments only. Supportive.

COURTESY REVIEW ITEM:

1. 1312 S ERVAY ST
Ambassador Hotel
CR167-017(LC)
Liz Casso

Request:

Courtesy Review - Improvements to the main structure, construction of a pool deck and pool club structure, construction of a restaurant structure and removal of the block wall fence.

Applicant: Merriman Anderson Architects - Aimee Sanborn

Application Filed:

Staff Recommendation:

Courtesy Review - Improvements to the main structure, construction of a pool deck and pool club structure, construction of a restaurant structure and removal of the block wall fence. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Improvements to the main structure, construction of a pool deck and pool club structure, construction of a restaurant structure and removal of the block wall fence. Task force is supportive.

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DISCUSSION ITEMS:

1. 1933 MAIN ST

Harwood Historic District, Plaza Hotel
CA167-740(LC)
Liz Casso

Request:

1. Install a blade sign at the southeast corner of the structure.
2. Replace existing entry awning on east elevation with new awning with awning signage.

Applicant: Signs Manufacturing & Maintenance Corp - Kristy Smith

Application Filed: August 3, 2017

Staff Recommendation:

1. Install a blade sign at the southeast corner of the structure. – Approve – Approve the drawings dated 8/23/17 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing entry awning on east elevation with new awning with awning signage. – Approve – Approve the drawings dated 8/23/17 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install a blade sign at the southeast corner of the structure. – Deny without prejudice – Deny without prejudice due to lack of details. Also, the sign design should be more appropriate to the design of the building
2. Replace existing entry awning on east elevation with new awning with awning signage. – Approve with condition – Approve with the condition that all awnings be the same design and color.

2. 5733 TREMONT ST

Junius Heights Historic District
CA167-744(MP)
Marsha Prior

Request:

1. Remove chimney in rear portion of house.
2. Replace primary and secondary front doors and paint. Brand: Behr, PPU15 'Poppy Seed.'
3. Replace back door.
4. Remove window framing and plywood, and replace with #117 siding and paint. Brand: Behr, 57 "Frost."
5. Install motion lights on four corners of house.

Applicant: Kimberly Moore

Application Filed: August 3, 2017

Staff Recommendation:

1. Remove chimney in rear portion of house – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with

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preservation criteria Section 6.1 that states the configuration and materials of the roof must be preserved and maintained.

2. Replace primary and secondary front doors and paint. Brand: Behr, PPU15 'Poppy Seed' – Approve with conditions – Approve photo and specifications dated 8/16/17 with the condition that the doors have multiple lites and that they fit within the existing voids 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).
3. Replace back door – Approve – Approve specifications dated 8/16/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove window framing and plywood, and replace with #117 siding and paint. Brand: Behr, 57 "Frost" – Approve with conditions – Approve proposed work with condition that a vertical trim board is installed from top to bottom on the right side of the void where the drip edge ends with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install motion lights on four corners of house – Approve – Approve specifications dated 8/16/17 with the finding the work is consistent with preservation criteria Section 3.5(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove chimney in rear portion of house. - Deny -
- Deny removal of chimney - it is an original feature of the house.
2. Replace primary and secondary front doors and paint. Brand: Behr, PPU15 'Poppy Seed.' - Approve
- Replace primary and secondary front doors with 4/4 window [doors] as shown. Suggestion: use natural wood for doors rather than painted doors.
3. Replace back door. - Deny without prejudice - Back door appears to be original and in good shape.
4. Remove window framing and plywood, and replace with #117 siding and paint. Brand: Behr, 57 "Frost." - Deny without prejudice - Deny without prejudice the removal of rear plywood siding with #117 siding. It appears to be an original screened in porch. Suggestion: replace fenestration at plywood covering openings with glass.
5. Install motion lights on four corners of house. - Deny without prejudice – Deny without prejudice due to

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insufficient information. Whichever lights are chosen they must point away from adjacent structures.

3. 5516 VICTOR ST
Junius Heights Historic District
CA167-746(MP)
Marsha Prior

Request:

1. Install iron gate within front 50 percent of side yard. Work completed without a Certificate of Appropriateness.
2. Apply Hardie board siding to portions of main structure. Work completed without a Certificate of Appropriateness.

Applicant: Linda Davis

Application Filed: August 3, 2017

Staff Recommendation:

1. Install iron gate within front 50 percent of side yard. 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 inconsistent with preservation criteria Section 3.6(a)(2) that prohibits fences within the front 50% of the side yard.
2. Apply Hardie board siding to portions of main structure. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve proposed work with condition that the Hardie board is installed for only the bottom two rows of siding with the finding that although the proposed work does not comply with preservation criteria Section 4.5 that states historic materials must be repaired if possible and replaced only when necessary, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic district.

Task Force Recommendation:

1. Install iron gate within front 50 percent of side yard. Work completed without a Certificate of Appropriateness. - Deny without prejudice – Deny without prejudice because ordinance stipulates that gate must be behind 50% mark. However, recommendation is to allow gate as placed because 50% mark is in the middle of a window.
2. Apply Hardie board siding to portions of main structure. Work completed without a Certificate of Appropriateness. - Approve - Apply Hardie board siding to the two lower portions of main structure.

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4. 4903 JUNIUS ST
Munger Place Historic District
CA167-766(EH)
Eric Hill

Request:

Asphalt the remainder of both parking lots and stripe.

Applicant: Lumiere's Place Apartments LLC

Application Filed: August 3, 2017

Staff Recommendation:

Asphalt the remainder of both parking lots and stripe –
Approve with conditions - Approve site plan dated 08-14-17 with the condition that the striping is white and non-reflective with the finding that the proposed work is compatible with the historic overlay district, and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Asphalt the remainder of both parking lots and stripe. -
Deny - Recommend concrete or another appropriate material.

5. 617 N CARROLL AVE
Peak's Suburban Addition Neighborhood Historic District
CA167-770(EH)
Eric Hill

Request:

Paint trim, columns, and window trim. Brand: Benjamin Moore. Color: OC-36 "Niveous".

Applicant: Paul Sanders

Application Filed: August 3, 2017

Staff Recommendation:

Paint trim, columns, and window trim. Brand: Benjamin Moore. Color: OC-36 "Niveous" – 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 not consistent with the preservation criteria Section 3.7 which states all structures must have a dominant color and no more than three trim colors including any accent colors.

Task Force Recommendation:

Paint trim, columns, and window trim. Brand: Benjamin Moore. Color: OC-36 "Niveous". - Deny - Per 3.7 in ordinance, main structure must be one color with at least one trim color. Door color not considered a trim color.

6. 4632 SYCAMORE ST
Peak's Suburban Addition Neighborhood Historic District
CA167-774(EH)
Eric Hill

Request:

1. Remove tree from front yard.
2. Plant Weeping Willow tree in front yard.
3. Construct 8'-0" board-on-board wood fence and stain.

Applicant: Rudy Simental

Application Filed: August 3, 2017

Staff Recommendation:

1. Remove tree from front yard – Approve - Approve removal of tree with the finding that while intentionally killed, the tree is unhealthy and its removal is consistent with the preservation criteria Section 2.8 and meets the standard in City Code

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

2. Plant Weeping Willow tree in front yard – Deny - Deny proposed plan and species with the finding that the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because is not consistent with the preservation criteria Section 2.6 which states landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building.
3. Construct 8'-0" board-on-board wood fence and stain – Deny - Deny proposed fence with the finding the 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 and 2.12 which state the portion of the fence facing the main street must be at least 70% open.

Task Force Recommendation:

1. Remove tree from front yard. - Deny.
2. Plant Weeping Willow tree in front yard. - Deny - Replace with a canopy tree.
4. Construct 8'-0" board-on-board wood fence and stain. - Deny without prejudice - Stain specification not provided.

7. 4403 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-769(EH)
Eric Hill

Request:

1. Replace existing composition roof on main structure with aluminum shingle roof in "Buckskin".
2. Replace existing concrete walkway and steps in front yard with blue stone in running bond pattern.
3. Remove terraced front yard plantings and stone and replace with 8" blue stone retaining wall and re-slope front yard with grass.
4. Replace existing gravel driveway with Tejas Black crushed granite.
5. Install in-ground pool, landscaping and hardscaping in rear yard.

Applicant: Elizabeth Nelson

Application Filed: August 3, 2017

Staff Recommendation:

1. Replace existing composition roof on main structure with aluminum shingle roof in "Buckskin" – Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.17 as aluminum shingles are not included in the list of appropriate materials for roofing.
2. Replace existing concrete walkway and steps in front yard with blue stone in running bond pattern – Deny

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- The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed stone is not appropriate to the structure or historic overlay district under preservation criteria Section 2.3.
- 3. Remove terraced front yard plantings and stone and replace with 8" blue stone retaining wall and re-slope front yard with grass – Deny - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed material is not appropriate to the structure or historic overlay district and the applicant has not met the burden of proof that a retaining wall is required for the front yard.
- 4. Replace existing gravel driveway with Tejas Black crushed granite – Deny - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed crushed granite is not appropriate to the structure or historic overlay district as under preservation criteria Section 2.3.
- 5. Install in-ground pool, landscaping and hardscaping in rear yard – Approve - Approve site plan for rear yard dated 08-14-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Replace existing composition roof on main structure with aluminum shingle roof in "Buckskin". - Deny without prejudice - Provide information on roof.
- 2. Replace existing concrete walkway and steps in front yard with blue stone in running bond pattern. - Deny without prejudice - Provide spec and sample and provide examples of bluestone in district.
- 3. Remove terraced front yard plantings and stone and replace with 8" blue stone retaining wall and re-slope front yard with grass. - Deny without prejudice - Retaining wall should be minimum height for erosion control and provide examples of retaining walls in blue stone in district.
- 4. Replace existing gravel driveway with Tejas Black crushed granite. - Approve.
- 5. Install in-ground pool, landscaping and hardscaping in rear yard. - Approve.

8. 4609 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-772(EH)
Eric Hill

Request:

Plant four trees on vacant lot.

Applicant: Charaka Dharmagunaratne

Application Filed: August 3, 2017

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Staff Recommendation:

Plant four trees on vacant lot - – Approve with conditions
- Approve site plan dated 08-14-17 with the condition that only two canopy trees are planted in the front yard 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)(ii).

Task Force Recommendation:

Plant four trees on vacant lot. - Approve with conditions
- Reduce number of trees in front yard to 2. May move other tree to rear. Specify type of maple.

9. 3706 DUNBAR ST
Wheatley Place Historic District
CA167-748(MP)
Marsha Prior

Request:

1. Remove original wood siding, install tan siding, and paint. Brand: Behr, UL130-15 'Creamy Mushroom.' Work completed without a Certificate of Appropriateness.
2. Remove original ganged windows on front elevation and install two multi-light vinyl windows. Work completed without a Certificate of Appropriateness.
3. Replace remaining wood 1/1 windows with multi-light vinyl windows. Work completed without a Certificate of Appropriateness.
4. Install new side door. Work completed without a Certificate of Appropriateness.
5. Install new porch columns. Work completed without a Certificate of Appropriateness.
6. Install decorative vents in gables. Work completed without a Certificate of Appropriateness.

Applicant: Shoroline McCoy

Application Filed: August 3, 2017

Staff Recommendation:

1. Remove original wood siding, install tan siding, and paint. Brand: Behr, UL130-15 'Creamy Mushroom.' Work completed without a Certificate of Appropriateness – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 4.1(b), 4.2, and 4.3 for protected and non-protected historic elevations.
2. Remove original ganged windows on front elevation and install two multi-light vinyl windows. Work completed without a Certificate of Appropriateness – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 5.1 and 5.3 which prohibits replacement of historic windows unless necessary due to damage or deterioration and stipulates that replacement windows express original profile, muntin and mullion

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size, light configuration, and material to match the historic.

3. Replace remaining wood 1/1 windows with multi-light vinyl windows. Work completed without a Certificate of Appropriateness – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 5.1 and 5.3 which prohibits replacement of historic windows unless necessary due to damage or deterioration and stipulates that replacement windows express original profile, muntin and mullion size, light configuration, and material to match the historic.
4. Install new side door. Work completed without a Certificate of Appropriateness – Approve – Approve side door with the finding the work does not comply with preservation criteria Section 5.3 for replacement doors, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic district.
5. Install new porch columns. Work completed without a Certificate of Appropriateness – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.3 which protects historic columns.
6. Install decorative vents in gables. Work completed without a Certificate of Appropriateness – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with Secretary of the Interior's Standard #3 which states that changes that create a false sense of historical development, such as adding conjectural features, shall not be undertaken.

Task Force Recommendation:

1. Remove original wood siding, install tan siding, and paint. Brand: Behr, UL130-15 'Creamy Mushroom.' Work completed without a Certificate of Appropriateness. - Deny without prejudice.
2. Remove original ganged windows on front elevation and install two multi-light vinyl windows. Work completed without a Certificate of Appropriateness. - Deny without prejudice.
3. Replace remaining wood 1/1 windows with multi-light vinyl windows. Work completed without a Certificate

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10. 416 S CLINTON AVE
Winnetka Heights Historic District
CA167-760(JKA)
Jennifer Anderson

- of Appropriateness. Deny without prejudice.
4. Install new side door. Work completed without a Certificate of Appropriateness. - Deny without prejudice due to lack of information.
 5. Install new porch columns. Work completed without a Certificate of Appropriateness. - Deny without prejudice.
 6. Install decorative vents in gables. Work completed without a Certificate of Appropriateness. - Deny without prejudice.

Request:

Install landscaping in the front yard.

Applicant: Jay Bishop

Application Filed: August 3, 2017

Staff Recommendation:

Install landscaping in the front yard – Deny without Prejudice – The proposed work does not meet the standards in City Code section 51A-4.501(g)(6)(C)(i) because the work would have an adverse effect on the historic overlay district.

Task Force Recommendation:

Install landscaping in the front yard. No quorum, comments only. Supportive of landscape plans. Recommend less trees on south side property line.

11. 213 N MONTCLAIR AVE
Winnetka Heights Historic District
CA167-756(JKA)
Jennifer Anderson

Request:

1. Replace columns and brick piers on front porch to match existing.
2. Replace railing on front porch to match existing.
3. Paint main structure. Brand: Sherwin Williams. Body: SW2834 "Birdseye Maple;" Trim: SW2838 "Polished Mahogany;" Accent: SW2839 "Roycroft Copper Red."

Applicant: Cynthia A. Weber

Application Filed: August 3, 2017

Staff Recommendation:

1. Replace columns and brick piers on front porch to match existing – Deny without Prejudice – The proposed work does not meet the standards of 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 since the photographs provided did not show that 100% replacement was warranted and because scaled and dimensioned drawings were not submitted.
2. Replace railing on front porch to match existing – Deny without Prejudice – The proposed work does not meet the standards of City Code Section 51A-

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4.501(g)(6)(C)(i) because the applicant has not met the burden of proof required to justify the work since the photographs provided did not show that 100% replacement was warranted and because scaled and dimensioned drawings were not submitted.

3. Paint main structure. Brand: Sherwin Williams. Body: SW2834 "Birdseye Maple;" Trim: SW2838 "Polished Mahogany;" Accent: SW2839 "Roycroft Copper Red" – Approve with Conditions – Approve paint specifications dated 8-14-17 with the condition that the brick piers are not 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:

1. Replace columns and brick piers on front porch to match existing. No quorum, comments only. Not supportive of replacing columns or brick piers on porch. They appear to be in good condition and can be repaired.
2. Replace railing on front porch to match existing. No quorum, comments only. Insufficient evidence provided regarding railings to make a determination.
3. Paint main structure. Brand: Sherwin Williams. Body: SW2834 "Birdseye Maple;" Trim: SW2838 "Polished Mahogany;" Accent: SW2839 "Roycroft Copper Red." No quorum, comments only. Supportive.

12. 115 N WINNETKA AVE
Winnetka Heights Historic District
CA167-757(JKA)
Jennifer Anderson

Request:

Paint front door using Sherwin Williams SW2865 "Classical Yellow." Work completed without a Certificate of Appropriateness.

Applicant: Elizabeth Ziegler

Application Filed: August 3, 2017

Staff Recommendation:

Paint front door using Sherwin Williams SW2865 "Classical Yellow." 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 51P-87.111(a)(8)(C) stating that a main structure must have a dominant color and no more than two trim colors.

Task Force Recommendation:

Paint front door using Sherwin Williams SW2865 "Classical Yellow." Work completed without a Certificate of Appropriateness. - No quorum, comments only. Supportive. Recommend that actual paint chip is submitted.

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13. 319 Edgefield Ave.
Winnetka Heights Historic District
CE167-014(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 \$135,526 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Jim Anderson

Application Filed: May 31, 2017

Staff Recommendation:

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

14. 1711 McCoy Street

Hold a public hearing to consider initiation of historic designation process for 1711 McCoy Street (Green Acres Motor Hotel).

Owner: Dooley Dev USA LLC

OTHER BUSINESS ITEMS:

Approval of Minutes from August 7, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, September 21, 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]