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CITY SECRETARY
DALLAS, TEXAS



**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Monday, January 8, 2017**

Public Notice

180006

POSTED CITY SECRETARY
DALLAS, TX

Briefings: **5ES*** **10:30 a.m.**

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

PUBLIC HEARINGS **Council Chambers*** **1:00 p.m.**

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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CITY SECRETARY
DALLAS, TEXAS



**CITY OF DALLAS
LANDMARK COMMISSION**
Monday, January 8, 2018
AGENDA

BRIEFINGS: AGENDA

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

10:30 A.M.

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, 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. 5733 TREMONT STREET
Junius Heights Historic District
CE178-001(MD)
Mark Doty

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 \$6,695 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Kimberly Moore

Application filed: October 27, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$6,695 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

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2. 5307 WORTH STREET
Junius Heights Historic District
CE178-002(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Tam Pham

Application filed: December 7, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility provided Landmark Commission determines that the structure is contributing to the historic overlay district.

3. 6116 REIGER AVE
J.L. Long Middle School
CA178-152(LC)
Liz Casso

Request:

Install new landscaping in existing planting bed at west elevation.

Applicant: DISD - Coy Frazier

Application Filed: December 7, 2017

Staff Recommendation:

Install new landscaping in existing planting bed at west elevation. – Approve - Approve drawings dated 12/13/17 with the finding the proposed work is consistent with preservation criteria Section 3.4(b) for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new landscaping in existing planting bed at west elevation. - Approve - Approve as submitted.

4. 3015 OAK LAWN AVE
Melrose Hotel
CA178-150(LC)
Liz Casso

Request:

1. Reface fascia of existing metal canopy at west elevation and install flat attached sign on left side.
2. Replace 8 canvas awning covers with new awning covers that include signage.
3. Reface existing double-sided monument sign at east elevation with new sign faces.
4. Replace 4 flat attached signs on existing fencing with new flat attached signs.
5. Install flat attached sign on south and west elevations.

Applicant: Melanie Hancock

Application Filed: December 7, 2017

Staff Recommendation:

1. Reface fascia of existing metal canopy at west elevation and install flat attached sign on left side. – Approve - Approve drawings dated 12/19/17 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 8 canvas awning covers with new awning covers that include signage. – Approve - Approve

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drawings dated 12/19/17 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).

3. Reface existing double-sided monument sign at east elevation with new sign faces. – Approve - Approve drawings dated 12/19/17 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).
4. Replace 4 flat attached signs on existing fencing with new flat attached signs. – Approve - Approve drawings dated 12/19/17 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).
5. Install flat attached sign on south and west elevations. – Approve with conditions - Approve drawings dated 12/19/17 with the condition that the sign anchors are installed through the mortar joints, not brick, and 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. Reface fascia of existing metal canopy at west elevation and install flat attached sign on left side. – Approve - Approve as submitted.
2. Replace 8 canvas awning covers with new awning covers that include signage. - Approve with conditions - Clarify the material color for awnings 2a and 2b.
3. Reface existing double-sided monument sign at east elevation with new sign faces. – Approve - Approve as submitted.
4. Replace 4 flat attached signs on existing fencing with new flat attached signs. – Approve - Approve as submitted.
5. Install flat attached sign on south and west elevations. - Approve with conditions - Anchors should go through mortar joint not brick; modify this detail in drawing.

5. 1309 MAIN ST
Republic National Bank (Davis) Building
CA178-153(LC)
Liz Casso

Request:

Install flat attached sign on south elevation.

Applicant: The Scollard 1313 LLC - Adam Salazar

Application Filed: December 7, 2017

Staff Recommendation:

Install flat attached sign on south elevation. – Approve - Approve drawing dated 12/13/17 with the finding the

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proposed work is consistent with preservation criteria Sections 9.2 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install flat attached sign on south elevation. - Deny without prejudice – Deny without prejudice due to lack of information.

6. 1409 S LAMAR ST

Sears Complex-Buildings Historic District
CA178-168(LC)
Liz Casso

Request:

Install projecting sign on northwest elevation. Work completed without Certificate of Appropriateness.

Applicant: Norman Alston

Application Filed: December 7, 2017

Staff Recommendation:

Install projecting sign on northwest elevation. Work completed without Certificate of Appropriateness. – Approve - Approve with the finding the proposed work is consistent with preservation criteria Section 18.4 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install projecting sign on northwest elevation. Work completed without Certificate of Appropriateness. – Approve - Approve as submitted.

7. 1923 N EDGEFIELD AVE

Struck Residence
CA178-188(LC)
Liz Casso

Request:

Install landscaping along the north and east side of property.

Applicant: Andrew Ramler

Application Filed: December 7, 2017

Staff Recommendation:

Install landscaping along the north and east side of property. – Approve - Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping along the north and east side of property. – Approve - Approve as submitted.

8. 2008 JACKSON ST

Harwood Historic District
CD178-005(LC)
Liz Casso

Request:

Demolish structure using the standard demolition of a non-contributing structure because it is newer than the period of significance.

Applicant: Harwood Park LLC - Amy M. Meadows

Application Filed: December 7, 2017

Staff Recommendation:

Demolish structure using the standard demolition of a non-contributing structure because it is newer than the period of significance. – Approve - The proposed demolition meets the standards in City Code Section

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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 structure using the standard demolition of a non-contributing structure because it is newer than the period of significance. - Approve - Motion to approve as submitted.

9. 1910 PACIFIC AVE
Harwood Historic District
CA178-151(LC)
Liz Casso

Request:

1. Install flat attached sign on north elevation. Worked completed without Certificate of Appropriateness.
2. Install flat attached sign on south elevation. Worked completed without Certificate of Appropriateness.

Applicant: 1910 Pacific L.P. - Pamela Hudson

Application Filed: December 7, 2017

Staff Recommendation:

1. Install flat attached sign on north elevation. Worked completed without Certificate of Appropriateness. - Approve - Approve with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install flat attached sign on south elevation. Worked completed without Certificate of Appropriateness. - Approve - Approve with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install flat attached sign on north elevation. Worked completed without Certificate of Appropriateness. - Approve - Approve as submitted.
2. Install flat attached sign on south elevation. Worked completed without Certificate of Appropriateness. - Approve - Approve as submitted.

10. 5326 JUNIUS ST
Junius Heights Historic District
CA178-143(MP)
Marsha Prior

Request:

Construct arbor in rear yard.

Applicant: Eric Graham

Application Filed: December 7, 2017

Staff Recommendation:

Construct arbor in rear yard - Approve - Approve site plan, photos, and illustration dated 12/20/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

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11. 5733 TREMONT ST
Junius Heights Historic District
CA178-145(MP)
Marsha Prior

Task Force Recommendation:

Construct arbor in rear yard. – Approve - Approve as shown.

Request:

1. Install 6' wood fence and stain.
2. Install iron gate on left side yard.
3. Install 4' iron fence with gate in rear yard.

Applicant: Kimberly Moore

Application Filed: December 7, 2017

Staff Recommendation:

1. Install 6' wood fence and stain – Approve with conditions – Approve survey plat and photos dated 12/20/17 with the condition that the finished side faces out with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1) and 3.6(c)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron gate on left side yard – Approve – Approve survey plat and photos dated 12/20/17 with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), and 3.6(c)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4' iron fence with gate in rear yard – Approve – Approve survey plat and photos dated 12/20/17 with the finding the work is consistent with preservation criteria Sections 3.6(b)(1), and 3.6(c)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

1. Install 6' wood fence and stain. Approve as shown.
2. Install iron gate on left side yard. – Approve - Approve as shown.
3. Install 4' iron fence with gate in rear yard. – Approve – Approve as shown.

Request:

1. Replace 12 windows with wood double hung windows. Work completed without a Certificate of Appropriateness.
2. Replace one gable window with wood single-pane window. Work completed without a Certificate of Appropriateness.
3. Remove two windows in rear. Work completed without a Certificate of Appropriateness.
4. Re-size two windows in rear and install new wood windows. Work completed without a Certificate of Appropriateness.

12. 5415 VICTOR ST
Junius Heights Historic District
CA178-147(MP)
Marsha Prior

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Applicant: Chris Lamont

Application Filed: December 7, 2017

Staff Recommendation:

1. Replace 12 windows with wood double hung windows. Work completed without a Certificate of Appropriateness – Approve – Approve window survey, window plan, and photos dated 12/20/17 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 one gable window with wood single-pane window. Work completed without a Certificate of Appropriateness – Approve – Approve window survey, window plan, and photos dated 12/20/17 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).
3. Remove two windows in rear. Work completed without a Certificate of Appropriateness – Approve – Approve window survey, window plan, and photos dated 12/20/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Re-size two windows in rear and install new wood windows. Work completed without a Certificate of Appropriateness – Approve – Approve window survey, window plan, and photos dated 12/20/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

1. Replace 12 windows with wood double hung windows. Work completed without a Certificate of Appropriateness. - Approve - Approve wood windows as shown.
2. Replace one gable window with wood single-pane window. Work completed without a Certificate of Appropriateness. – Approve - Approve wood windows as shown.
3. Remove two windows in rear. Work completed without a Certificate of Appropriateness. - Approve.
4. Re-size two windows in rear and install new wood windows. Work completed without a Certificate of Appropriateness. – Approve – Approve wood windows as shown.

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13. 5516 VICTOR ST
Junius Heights Historic District
CD178-006(MP)
Marsha Prior

Request:

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

Applicant: Steel Toe Stiletto - Tam Pham

Application Filed: December 7, 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.

14. 5516 VICTOR ST
Junius Heights Historic District
CA178-171(MP)
Marsha Prior

Request:

1. Construct accessory structure in rear.
2. Install concrete drive in rear yard.

Applicant: Steel Toe Stiletto - Tam Pham

Application Filed: December 7, 2017

Staff Recommendation:

1. Construct accessory structure in rear – Approve with conditions – Approve drawings dated 12/20/17 with the condition that the height does not exceed that of the main structure and that the proposed sliding doors match those in the elevation drawing with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.8, and 9.9 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install concrete drive in rear yard – Approve with conditions – Approve site plan dated 12/20/17 with the condition that the drive is brush finish concrete with the finding the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

1. Construct accessory structure in rear. – Approve - Approve construction as shown.
2. Install concrete drive in rear yard. – Approve - Approve removal and replacement of concrete driveway.

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15. 819 N MARSALIS AVE

Lake Cliff Historic District
CA178-180(JKA)
Jennifer Anderson

Request:

Install Atlas composition shingles in either "Weathered Wood" or "Black Shadow" colors.

Applicant: Alex Simon

Application Filed: December 7, 2017

Staff Recommendation:

Install Atlas composition shingles in either "Weathered Wood" or "Black Shadow" colors – Approve – Approve specifications dated 12-18-17 with the finding that 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 Atlas composition shingles in either "Weathered Wood" or "Black Shadow" colors. - Approve.

16. 4422 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-178(MLP)
Melissa Parent

Request:

1. Install new landscaping.
2. Construct 3'-6" wrought iron fence in front yard and 8'-0" wrought iron fence in rear yard.

Applicant: Robert Smith

Application Filed: December 7, 2017

Staff Recommendation:

1. Install new landscaping - Approve - Approve site plan and specifications dated 12/20/17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct 3'-6" wrought iron fence in front yard and 8'-0" wrought iron fence in rear yard - Approve - Approve site plan and specifications dated 12/20/17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install new landscaping. – Approve.
2. Construct 3'-6" wrought iron fence in front yard and 8'-0" wrought iron fence in rear yard. - Approve.

17. 614 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-156(MLP)
Melissa Parent

Request:

Install landscaping in front yard.

Applicant: Bill Hersch

Application Filed: December 7, 2017

Staff Recommendation:

Install landscaping in front yard – Approve – Approve landscape plan and planting images dated 12/20/17 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in front yard. – Approve - Approve,

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small lot on side street, so this type of garden is appropriate.

18. 4313 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA178-161(MLP)
Melissa Parent

Request:

1. Modify roofline on existing addition. Work completed without Certificate of Appropriateness.
2. Construct covered outdoor grill patio addition. Work completed without Certificate of Appropriateness.

Applicant: Robert Granado

Application Filed: December 7, 2017

Staff Recommendation:

1. Modify roofline on existing addition. Work completed without Certificate of Appropriateness - Approve – Approve drawings dated 12/20/17 with the finding the completed work is consistent with the criteria for roofs in the preservation criteria Section 3.16 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct covered outdoor grill patio addition. Work completed without Certificate of Appropriateness. Approve – Approve drawings dated 12/20/17 with the finding that the completed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.1, 4.3 and 4.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Modify roofline on existing addition. Work completed without Certificate of Appropriateness. – Approve – Approve – New roof configuration preferred to previously approved.
2. Construct covered outdoor grill patio addition. Work completed without Certificate of Appropriateness. - Approve – In rear and not visible. Removal of post acceptable. Decrease shutter approved.

19. 4417 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA178-163(MLP)
Melissa Parent

Request:

1. Install two wood, one-over-one windows in rear dormer.
2. Construct wood deck in rear.

Applicant: Alex Simon

Application Filed: December 7, 2017

Staff Recommendation:

1. Install two wood, one-over-one windows in rear dormer – Approve - Approve drawing and image dated 12/20/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct wood deck in rear – Approve - Approve drawings dated 12/20/17 with the finding the

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

Task Force Recommendation:

1. Install two wood, one-over-one windows in rear dormer. - Approve.
2. Construct wood deck in rear. - Approve.

20. 2534 SOUTH BLVD

South Blvd/Park Row Historic District
CA178-170(MP)
Marsha Prior

Request:

Replace rear door with 6-lite door. Work completed without a Certificate of Appropriateness.

Applicant: Jason Brown

Application Filed: December 7, 2017

Staff Recommendation:

Replace rear door with 6-lite door. Work completed without a Certificate of Appropriateness – Approve – Approve installed 6-lite wood door with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace rear door with 6-lite door. Work completed without a Certificate of Appropriateness – Approve – Installed door is more appropriate than one shown on plan.

21. 5614 SWISS AVE

Swiss Avenue Historic District
CA178-157(MLP)
Melissa Parent

Request:

Paint concrete on front porch. Brand: Valspar. Color "Sterling".

Applicant: Christian Early

Application Filed: December 7, 2017

Staff Recommendation:

Paint concrete on front porch floor. Brand: Valspar. Color "Sterling" – Approve – Approve specification dated 12/20/17 with the finding that although the proposed work does not comply with Section 51P-63.116(1)(C) that states that "materials, colors, structural and decorative elements...must be typical of the style and period of a main building and compatible with the other buildings on the blockface," 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, is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Paint concrete on front porch floor. Brand: Valspar. Color "Sterling" – Approve with conditions - Approve with condition that color be a medium grey to match weathered concrete; paint chip to be provided to

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landmark commission.

22. 5902 SWISS AVE
Swiss Avenue Historic District
CA178-158(MLP)
Melissa Parent

Request:

1. Construct porch addition on rear of main structure.
2. Convert window opening to door opening on 2nd floor at the rear of structure.

Applicant: Stephen Goniwiecha

Application Filed: December 7, 2017

Staff Recommendation:

1. Construct porch addition on rear of main structure—
Approve - Approve drawings dated 12/20/17 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Convert window opening to door opening on 2nd floor at the rear of structure – Approve - Approve drawings dated 12/20/17 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(vi)(cc), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct porch addition on rear of main structure. -
Approve with conditions - Porch addition & stair: cap detail on column to match front entry, cast concrete cap material. Carry horizontal expression at railing. Alternate balustrade & railing more consistent with architectural style of house, metal or similar, at stair and porch. - Enclosure stair with masonry frame to match porch addition; - Column expression square profile to match entry; - Provide revised drawings & details to LMC
2. Convert window opening to door opening on 2nd floor at the rear of structure. - Approve with conditions - Door at exist, W2 opening: New door and sidelight at exist. W2 opening, design to match previously approved door details & finish. Provide drawings to LMC.

23. 1103 E 9TH ST
Tenth Street Historic District
CA178-172(MP)
Marsha Prior

Request:

Replace roof shingles. Brand: GAF "Golden Cedar."

Applicant: Alonzo Harris

Application Filed: December 7, 2017

Staff Recommendation:

Replace roof shingles. Brand: GAF "Golden Cedar" –
Approve – Approve roof specifications dated 12/20/17 with the finding the work meets the standard in City

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24. 805 ELM ST
West End Historic District
CA178-154(LC)
Liz Casso

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

Task Force Recommendation:

Replace roof shingles. Brand: GAF "Golden Cedar." –
Approve - Approve Golden Cedar roof shingles.

Request:

Install fastening system for a supergraphic sign on the east elevation.

Applicant: Robert Fiedler

Application Filed: December 7, 2017

Staff Recommendation:

Install fastening system for a supergraphic sign on the east elevation. – Approve with condition – Approve drawings dated drawings dated 12/20/17 with the condition that the eye bolts are drilled into the mortar joints, not brick, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install fastening system for a supergraphic sign on the east elevation. - Approve with conditions - Approve with the stipulation that the eye bolts are drilled into the mortar joints instead of the brick.

25. 110 S CLINTON AVE
Winnetka Heights Historic District
CA178-178(JKA)
Jennifer Anderson

Request:

Replace front door.

Applicant: Gabriel Santos

Application Filed: December 7, 2017

Staff Recommendation:

Replace front door – Approve – Approve image dated 12-18-17 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace front door – Approve.

26. 333 S EDGEFIELD AVE
Winnetka Heights Historic District
CA178-183(JKA)
Jennifer Anderson

Request:

Paint main structure. Accent: Sherwin Williams SW2837 "Aurora Brown."

Applicant: Madeline Nissen

Application Filed: December 7, 2017

Staff Recommendation:

Paint main structure. Accent: Sherwin Williams SW2837 "Aurora Brown" – Approve – Approve specifications dated 12-18-17 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).

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27. 100 N MONTCLAIR AVE

Winnetka Heights Historic District
CA178-185(JKA)
Jennifer Anderson

Task Force Recommendation:

Paint main structure. Accent: Sherwin Williams SW2837 "Aurora Brown" – Approve.

Request:

Stain fence. Brand: Thompson Waterseal. Color: "Acorn Brown."

Applicant: Oscar Carranza

Application Filed: December 7, 2017

Staff Recommendation:

Stain fence. Brand: Thompson Waterseal. Color: "Acorn Brown" – Approve – Approve specifications dated 12-18-17 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 fence. Brand: Thompson Waterseal. Color: "Acorn Brown" – Approve.

28. 303 N WINNETKA AVE

Winnetka Heights Historic District
CA178-187(JKA)
Jennifer Anderson

Request:

Paint main structure. Body: SW7603 "Poolhouse;" Trim: SW7631 "City Loft;" Accent: SW7075 "Web Gray."

Applicant: Wayne Woods

Application Filed: December 7, 2017

Staff Recommendation:

Paint main structure. Body: SW7603 "Poolhouse;" Trim: SW7631 "City Loft;" Accent: SW7075 "Web Gray" – Approve – Approve specifications dated 12-18-17 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. Body: SW7603 "Poolhouse;" Trim: SW7631 "City Loft;" Accent: SW7075 "Web Gray" – Approve.

29. 411 S WINNETKA AVE

Winnetka Heights Historic District
CA178-182(JKA)
Jennifer Anderson

Request:

Install 6' wood gate in driveway and stain. Brand: Ready Seal. Color: "Dark Walnut."

Applicant: Jamie Oliver

Application Filed: December 7, 2017

Staff Recommendation:

Install gate in driveway and stain. Brand: Ready Seal. Color: "Dark Walnut" – Approve – Approve site plan and specifications dated 12-18-17 with the finding that the 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).

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Task Force Recommendation:

Install gate in driveway and stain. Brand: Ready Seal.
Color: "Dark Walnut" – Approve

COURTESY REVIEW ITEMS:

1. 1409 S LAMAR ST

Sears Complex-Buildings Historic District
CR178-004(LC)
Liz Casso

Request:

Courtesy Review - Construct a trash compactor enclosure addition on northeast elevation.

Applicant: Norman Alston

Application Filed:

Staff Recommendation:

Courtesy Review - Construct a trash compactor enclosure addition on northeast elevation. Staff is not supportive of the proposed addition because it does not meet preservation criteria Section 11.1, which states that new construction is prohibited in the no-build zone. In addition, the northeast elevation is the front elevation of the structure and a protected façade. Staff recommends the applicant consider locating this trash compactor addition at the southwest (rear) elevation of the structure.

Task Force Recommendation:

Courtesy Review - Construct a trash compactor enclosure addition on northeast elevation. - Move trash compactor location to back of the building.

2. 210 S HARWOOD ST

Harwood Historic District
CR178-005(LC)
Liz Casso

Request:

Courtesy Review - Construct a seven-story multifamily residential structure.

Applicant: CADG Jackson Parking A LLC - Prabha Cinlaire

Application Filed: December 7, 2017

Staff Recommendation:

Courtesy Review - Construct a seven-story multifamily residential structure. - Approve conceptually with the recommendation that the applicant consider better distinguishing the front main entrance to the structure, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct a seven-story multifamily residential structure. - Add rendering from park/Commerce St of back of building; add additional photographs to show library and Statler as inspiration.

DISCUSSION ITEMS:

1. 5726 JUNIUS ST

Junius Heights Historic District
CA178-173(MP)
Marsha Prior

Request:

Replace portion of fence and stain, 'Dark Walnut.'

Applicant: Ramiro Araiza

Application Filed: December 7, 2017

Staff Recommendation:

Replace portion of fence and stain, 'Dark Walnut' – 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.

Task Force Recommendation:

Replace portion of fence and stain, 'Dark Walnut.' - Approve with conditions – Approve removal of fence and replace within the rear 50 percent line; per 3.6(2).

2. 6000 JUNIUS ST

Junius Heights Historic District
CA178-144(MP)
Marsha Prior

Request:

1. Install landscaping in front and side yards. Work completed without a Certificate of Appropriateness.
2. Construct retaining wall in front and side corner yards. Work completed without a Certificate of Appropriateness.
3. Remove tree from side yard. Work completed without a Certificate of Appropriateness.

Applicant: Andre Savino

Application Filed: December 7, 2017

Staff Recommendation:

1. Install landscaping in front and side yards. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria 3.5(b) that states landscaping must be appropriate.
2. Construct retaining wall in front and side corner yards. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria 3.5(b) that states landscaping must be appropriate.
3. Remove tree from side yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install landscaping in front and side yards. Work

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completed without a Certificate of Appropriateness.
– Approve – Approve landscaping as shown.

2. Construct retaining wall in front and side corner yards. Work completed without a Certificate of Appropriateness. – Approve - Approve as shown.
3. Remove tree from side yard. Work completed without a Certificate of Appropriateness. - Deny without prejudice - Tree should not be removed because it is in an historic district and the tree is mature. Money should be placed in tree fund if tree is removed per city arborist (tree is located on a corner). Vote: For - Cohen, Mesh, Raith, Schmidt. Against - Koppang, Harrison, Graham. Reason for opposition: Ordinance says a tree is protected only in front yard. Landscaping was not a priority when ordinance was written.

3. 5312 TREMONT ST

Junius Heights Historic District
CA178-148(MP)
Marsha Prior

Request:

Replace four wood columns on front porch.

Applicant: Trevor Ede

Application Filed: December 7, 2017

Staff Recommendation:

Replace four wood columns on front porch – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

Task Force Recommendation:

Replace four wood columns on front porch. - Deny without prejudice - Repair of existing columns recommended; replacement of existing columns only if necessary. Replacements must match originals.

4. 5318 VICTOR ST

Junius Heights Historic District
CA178-146(MP)
Marsha Prior

Request:

Install side yard fences.

Applicant: Ester Harrison

Application Filed: December 7, 2017

Staff Recommendation:

Install side yard fences – 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.

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Task Force Recommendation:

Install side yard fences. - Approve with conditions - Approve to 50 percent mark but in front of the bathroom window and behind the existing tree. Vote: For - Harrison, Graham, Koppang, Mesh, Raith, and Schmidt. Against - Cohen. Reason for opposition: Dimensions needed.

5. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-162(MLP)
Melissa Parent

Request:

1. Construct porch on rear of main structure. Work initiated without Certificate of Appropriateness.
2. Install fence in rear yard and iron gate over driveway. Work completed without Certificate of Appropriateness.

Applicant: Jackie Staley

Application Filed: December 7, 2017

Staff Recommendation

1. Construct porch on rear of main structure. Work initiated without Certificate of Appropriateness – Deny without prejudice – The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not provide adequate information. No site plan was submitted for partially completed work.
2. Install fence in rear yard and iron gate over driveway. Work completed without 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 provide adequate information. No site plan was submitted for completed work.

Task Force Recommendation:

1. Construct porch on rear of main structure. Work initiated without Certificate of Appropriateness. – Approve with conditions - Approve with condition that the porch is painted.
2. Install fence in rear yard and iron gate over driveway. Work completed without Certificate of Appropriateness. - Approve.

6. 4633 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-159(MLP)
Melissa Parent

Request:

1. Install new front door. Work completed without a Certificate of Appropriateness.
2. Install new rear door. Work completed without a Certificate of Appropriateness.
3. Install SmartSide skirting. Work initiated without Certificate of Appropriateness.

Applicant: SLM General Contractors - Sergio Maldonado

Application Filed: December 7, 2017

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Staff Recommendation:

1. Install new front door. Work completed without a Certificate of Appropriateness – Approve - Approve image dated 12-20-17 with the finding that the completed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new rear door. Work completed without a Certificate of Appropriateness - Approve - Approve with the finding that the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install SmartSide skirting. Work initiated without Certificate of Appropriateness – Deny without prejudice. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.2 that states reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.

Task Force Recommendation:

1. Install new front door. Completed without a Certificate of Appropriateness. - Deny without prejudice - Provide door in Craftsman or Victorian Style - wood required
2. Install new rear door. Complete with a Certificate of Appropriateness. - Approve.
3. Install SmartSide skirting. Work initiated without Certificate of Appropriateness – Approve.

Request:

1. Install three 5'-0" windows on east side elevation of main structure. Work completed without a Certificate of Appropriateness.
2. Construct accessory structure using Hardie board. Work completed without a Certificate of Appropriateness.

Applicant: New Vision Property & Land - Eric Lockhart

Application Filed: December 7, 2017

Staff Recommendation:

1. Install three 5'-0" windows on east side elevation of main structure. 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 single lite, fixed windows are not

7. 2723 PARK ROW AVE
South Blvd/Park Row Historic District
CA178-175(MP)
Marsha Prior

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compatible with the historic overlay district.

2. Construct accessory structure using Hardie board. 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 imitation materials are not compatible with the historic overlay district.

Task Force Recommendation:

1. Install three 5'-0" windows on east side elevation of main structure. Work completed without a Certificate of Appropriateness – Deny without prejudice – Windows must be single-hung or double-hung to match neighborhood. Provide evidence of fixed windows existing in neighborhood.
2. Install Hardie board on accessory structure. Work completed without a Certificate of Appropriateness – Deny without prejudice – Section 6 requires stucco, brick, wood.

8. 2707 HIBERNIA ST

State Thomas Historic District
CA178-164(MLP)
Melissa Parent

Request:

Install fiberglass columns to match existing wood columns. Work completed without a Certificate of Appropriateness.

Applicant: A.W. MASSEY

Application Filed: December 7, 2017

Staff Recommendation:

Install fiberglass columns to match existing wood columns. Work completed without Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-225.109(a)(10)(B) that states columns must be constructed of brick, wood or other materials that look typical of the style and period of the main building.

Task Force Recommendation:

Install fiberglass columns to match existing wood columns. Work completed without a Certificate of Appropriateness - Deny without prejudice - Suggest replace or repair, in wood, all porch columns. Proposed columns in fiberglass are not identical to originals, not in taper or details, and still in repairable condition. Recommend all wood columns repaired if possible or new columns created to match, identically, the original column. Submit detailed survey of all original columns showing their condition.

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9. 1227 W DAVIS ST

Winnetka Heights Historic District
CA178-184(JKA)
Jennifer Anderson

Request:

Install mural on west facade. Work completed without a Certificate of Appropriateness.

Applicant: Manuel Tellez

Application Filed: December 7, 2017

Staff Recommendation:

Install mural on west facade. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since murals are not typical in the district and it does not reflect historic paint colors or style.

Task Force Recommendation:

Install mural on west facade. Work completed without a Certificate of Appropriateness – Deny without prejudice – Signage is not appropriate to building, neighborhood, or ordinance; is not an historic paint scheme as indicated in ordinance.

10. 310 N EDGEFIELD AVE

Winnetka Heights Historic District
CA178-181(JKA)
Jennifer Anderson

Request:

Install 6" Hardiboard skirting and paint. Brand: Behr. Color: 720C-2 "Chocolate Froth."

Applicant: Sherilyn Segrest

Application Filed: December 7, 2017

Staff Recommendation:

Install 6" Hardiboard skirting and paint. Brand: Behr. Color: 720C-2 "Chocolate Froth" – 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)(10)(A) that states only permitted facade materials are brick, wood siding, cut stone, and stucco that must be typical of the style and period of the main building.

Task Force Recommendation:

Install 6" Hardiboard skirting and paint. Brand: Behr. Color: 720C-2 "Chocolate Froth" – Deny without prejudice – Don't change profile from historic.

11. 105 S WILLOMET AVE

Winnetka Heights Historic District
CA178-186(JKA)
Jennifer Anderson

Request:

1. Replace 80% of wood siding with siding to match existing. Work partially completed without a Certificate of Appropriateness.
2. Replace all wood windows on main structure. Work partially completed without a Certificate of Appropriateness.
3. Remove China Berry tree.

Applicant: Steve Littlefield

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Application Filed: December 7, 2017

Staff Recommendation:

1. Replace 80% of wood siding with siding to match existing. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The partially 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 evidence was submitted that 80% of the siding was damaged.
2. Replace all wood windows on main structure. Work partially completed without a Certificate of Appropriateness – Deny – The partially 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 the window report submitted did not demonstrate that the wood windows on the home were beyond repair.
3. Remove China Berry tree – Approve – Approve the proposed work with the finding that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 80% of wood siding with siding to match existing – Deny without prejudice – Replace with salvaged historic wood to match profile.
2. Replace all wood windows on main structure – Deny without prejudice – Reuse existing salvage wood windows that were removed, locate back in original locations.
3. Remove China Berry tree – Deny without prejudice – Do not remove tree.

Request:

Hearing to consider an application for amendments to the boundary and preservation criteria of Historic Overlay No. 46, Knights of Pythias Building.

Owner: Epic Dallas Hotel, LP

Filed: April 13, 2017

Staff Recommendation:

Approval, subject to preservation criteria.

Designation Committee Recommendation:

Approve moving the west boundary line to the center of the internal public access street, and approve preservation criteria amendments as edited.

12. 2551 ELM STREET
Knights of Pythias Building
Z167-270(LC)

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OTHER BUSINESS ITEMS:

Approval of Minutes from December 4, 2017.

Approval of the 2016-2017 Annual Report.

Approval of Task Force member – Leslie Nepveux for State Thomas Historic District.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, January 17, 2018, 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

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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]
6. 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 §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]