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2018 MAY -2 AM 11:19

CITY SECRETARY  
DALLAS, TEXAS



**PUBLIC HEARING POSTING  
LANDMARK COMMISSION HEARING  
Monday, May 7, 2018**

Public Notice

180414

POSTED CITY SECRETARY  
DALLAS, TX

**Briefings:**

5ES\*

9:00 a.m.

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

**PUBLIC COMMENT**

Council Chambers\*

12:00 p.m.

**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 OF DALLAS  
LANDMARK COMMISSION  
Monday, May 7, 2018  
AGENDA**

<b>BRIEFINGS:</b>	Dallas City Hall 1500 Marilla St., Room 5/E/S	<b>9:00 A.M.</b>
<b>PUBLIC COMMENT:</b>	Dallas City Hall 1500 Marilla St. Council Chambers, 6 <sup>th</sup> floor	<b>12:00 P.M.</b>
<b>PUBLIC HEARING:</b>	Dallas City Hall 1500 Marilla St., Council Chambers, 6 <sup>th</sup> floor	<b>1:00 P.M.</b>

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.

1. Briefing – Update on Lake Cliff Historic District expansion appeals to Dallas City Council – Neva Dean, Asst. Director
2. Briefing – Possible amendments to historic initiation, designation, and appeal process and research on other cities. – Neva Dean, Assistant Director and Mark Doty, Chief Planner

**PUBLIC COMMENT ITEM**

1. Comments from the public on the historic designation and appeals processes. No action will be taken by Landmark Commission on this item.

Landmark Commission Agenda  
Monday, May 7, 2018

**CONSENT ITEMS**

**1601 CHALK HILL DR**

Eagle Ford School  
A178-441(LC)  
iz Casso

**Request:** Install new windows and doors on the east, north and south elevations.

**Applicant:** MOFAM LLC - Genny Moller

**Application filed:** 04/05/2018

**Staff Recommendation:**

Install new windows and doors on the east, north and south elevations. – Approve with conditions – Approve drawings dated 4/20/18 with the condition that the grills on the windows and doors include a shadow bar, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Install new windows and doors on the east, north and south elevations. - Deny without prejudice - Deny without prejudice due to lack of information.

**3900 WILLOW ST**

& J Manufacturing Company Building  
A178-465(LC)  
iz Casso

**Request:**

1. Convert window to door opening on west elevation.
2. Install concrete landing at proposed new door opening on west elevation.

**Applicant:** Glenn Solomon

**Application Filed:** 04/05/2018

**Staff Recommendation:**

1. Convert window to door opening on west elevation. – Approve – Approve drawings dated 4/18/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install concrete landing at proposed new door opening on west elevation. – Approve – Approve drawings dated 4/18/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Convert window to door opening on west elevation. - Approve with conditions - Approve with the condition that the solid to void ratio of the door in the existing facade be maintained and not changed.
2. Install concrete landing at proposed new door opening on west elevation. - Approve - Approve as submitted.

**3809 GRAND AVE.**

Fair Park Historic District  
A178-486(MD)  
Clark Doty

**Request:**

Install 311 removable security bollards and accompanying sleeves and 145 bollard sleeves at numerous locations around Fair Park.

4. 408 S. HARWOOD ST.  
Harwood Historic District  
CA178-467(LC)  
Liz Casso

5. 719 DUMONT ST  
Junius Heights Historic District  
CA178-489(MP)  
Marsha Prior

**Applicant:**

City of Dallas Park & Recreation Department - Fair Park  
- Dee Ann Hirsch

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Install 311 removable security bollards and accompanying sleeves and 145 bollard sleeves at numerous locations around Fair Park. - Approve - Approve site plan and specifications dated 4/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install 311 removable security bollards and accompanying sleeves and 145 bollard sleeves at numerous locations around Fair Park. - Approve.

**Request:** Install small cell wireless node with streetlight fixture in the right-of-way along S. Harwood Street.

**Applicant:** Crown Castle NG Central LLC - Michael DePaola

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install small cell wireless node with streetlight fixture in the right-of-way along S. Harwood Street. - Approve - Approve Option 4 in the drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install small cell wireless node with streetlight fixture in the right-of-way along S. Harwood Street. - Approve with conditions - Approve with the condition that Option 4 pole and fixtures be used.

**Request:**

Replace wood porch flooring with wood boards. Work initiated without a Certificate of Appropriateness.

**Applicant:** RGFR, LLC - Lance Boyer

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Replace wood porch flooring with wood boards. Work initiated without a Certificate of Appropriateness - Approve with conditions - Approve work with the condition that narrow (3.5") tongue and groove wood boards are laid perpendicular to the exterior walls with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace wood porch flooring with wood boards. Work initiated without a Certificate of Appropriateness. - Approve with conditions - If the applicant wishes to have

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

a wooden floor, the floor should be tongue & groove, with mitered corner and slope away from the house per 7.4 the wood must be painted or stained.

The applicant may return to task force with a proposal to have a concrete porch as it appears the concrete was original.

**1. 714 HUNTLEY**

Junius Heights Historic District  
CA178-491(MP)  
Marsh Prior

**Request:**

1. Resize second story windows on rear and right side elevations.
2. Relocate bathroom window from rear to south elevation.
3. Resize and relocate second story windows on left side elevation.

**Applicant:** Donnie Mixon

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Resize second story windows on rear and right side elevations – Approve – Approve drawings dated 4/18/18 with the finding the work meets the standards in City Code Section 51A-4.510(g)(6)(C)(i).
2. Relocate bathroom window from rear to south elevation – Approve – Approve drawings dated 4/18/18 with the finding the work meets the standards in City Code Section 51A-4.510(g)(6)(C)(i).
3. Resize and relocate second story windows on left side elevation – Approve – Approve drawings dated 4/18/18 with the finding the work meets the standards in City Code Section 51A-4.510(g)(6)(C)(i).

**Task Force Recommendation:**

1. Resize second story windows on rear and right side elevations. - Approve - Approve as shown.
2. Relocate bathroom window from rear to south elevation. - Approve - Approve as shown.
3. Resize and relocate second story windows on left side elevation. - Approve – Approve as shown.

**2. 5520 TREMONT ST**

Junius Heights Historic District  
CA178-490(MP)  
Marsha Prior

**Request:**

Replace three non-historic windows.

**Applicant:** Norm Alston

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Replace three non-historic windows – Approve – Approve drawings and specifications dated 3/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Replace three non-historic windows. - Approve - Approve as shown. Vote 5:2. For - Raith, Koppang, Harrison, Graham, Trecartin. Against - Schmidt, Cohen.



Reason for Opposition: Side windows atypical for a craftsman bungalow.

**8. 5411 WORTH ST**  
Junius Heights Historic District  
CA178-492(MP)  
Marsha Prior

**Request:**

Replace skirting with wood siding.

**Applicant:** Jeff Rogney

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Replace skirting with wood siding – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace skirting with wood siding. – Approve with conditions - Approve to replace skirting with original wood siding to match house; owner has option of cementitious siding or metal flashing.

**Request:**

Install iron gate on left side yard.

**Applicant:** Ben Harms

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install iron gate on left side yard – Approve – Approve survey plat dated 4/18/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install iron gate on left side yard. - Approve - Approve as shown.

**10. 302 E 5TH STREET**  
Lake Cliff Historic District  
CA178-472(JKA)  
Jennifer Anderson

**Request:**

1. Install four wood doors on north side of accessory structure.
2. Install wood door on west side of accessory structure.
3. Install 8 windows on accessory structure.
4. Paint accessory structure. Brand: Benjamin Moore. Body: 2138-20 "Green Grove;" Trim: HC-83 "Grant's Beige."

**Applicant:** Sharon May

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Install four wood doors on north side of accessory structure. – Approve - Approve drawings dated 4-16-18 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).
2. Install wood door on west side of accessory structure. – Approve - Approve drawings dated 4-16-18 with the finding that the work is compatible with

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

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

3. Install 8 windows on accessory structure. – Approve - Approve drawings dated 4-16-18 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).
4. Paint accessory structure. Brand: Benjamin Moore. Body: 2138-20 "Green Grove;" Trim: HC-83 "Grant's Beige." – Approve - Approve specifications dated 4-16-18 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:**

1. Install four wood doors on north side of accessory structure. – Approve
2. Install wood door on west side of accessory structure. – Approve
3. Install 8 windows on accessory structure. – Approve with Conditions - Provide window details and dimensions (cut sheets).
4. Paint accessory structure. Brand: Benjamin Moore. Body: 2138-20 "Green Grove;" Trim: HC-83 "Grant's Beige." - Approve with Conditions - Provide paint chips and locations.

**Request:**

1. Remove two windows on east side.
2. Install 3'-6" wrought iron fence in front and side yard.
3. Install shrubs in front and side yard.

**Applicant:** Robert P Garza

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Remove two windows on east side. – Approve - Approve drawings dated 4-16-18 with the finding that although the proposed work does not comply with Section 5.1 stating that historic windows must remain intact except when replacement is necessary due to damage or deterioration, 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 overlay district.
2. Install 3'-6" wrought iron fence in front and side yard. – Approve - Approve site plan dated 4-16-18 with the

**1. 201 E 6 TH ST**  
Lake Cliff Historic District  
A178-461(JKA)  
Jennifer Anderson



**Landmark Commission Agenda**  
**Monday, May 7, 2018**

**12. 202 E 6TH ST**  
Lake Cliff Historic District  
CA178-459(JKA)  
Jennifer Anderson

- finding that the proposed work is consistent with preservation criteria Section 3.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install shrubs in front and side yard. – Approve - Approve site plan dated 4-16-18 with the finding that the proposed work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Remove two windows on east side – Approve.
2. Install 3'-6" wrought iron fence in front and side yard. – Approve.
3. Install shrubs in front and side yard – Approve.

**Request:**

1. Install 3'-6" wrought iron fence in front and side yard.
2. Install shrubs in front and rear yard.

**Applicant:** Robert P Garza

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Install 3'-6" wrought iron fence in front and side yard. – Approve - Approve site plan dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 3.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install shrubs in front and rear yard. – Approve - Approve site plan dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install 3'-6" wrought iron fence in front and side yard – Approve.
2. Install shrubs in front and rear yard – Approve.

**13. 206 E 6TH ST**  
Lake Cliff Historic District  
CA178-463(JKA)  
Jennifer Anderson

**Request:**

Install shrubs in front yard.

**Applicant:** Robert P Garza

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Install shrubs in front yard – Approve – Approve site plan dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install shrubs in front yard. – Approve.

**14. 223 E 6TH ST**  
Lake Cliff Historic District  
CA178-462(JKA)

**Request:**

Install landscaping in front yard.

**Applicant:** Robert P Garza

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

ennifer Anderson

**5. 418 E 5 TH ST**  
ake Cliff Historic District  
A178-495(JKA)  
ennifer Anderson

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Install landscaping in front yard – Approve – Approve site plan dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install landscaping in front yard. – Approve.

**Request:**

1. Construct main structure.
2. Construct accessory structure.
3. Install 8' fence.
4. Install landscaping in front yard.

**Applicant:** Tom Prohaska

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Construct main structure – Approve – Approve drawings dated 4-16-18 with the finding that the proposed work is consistent with preservation criteria Section 9.4 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct accessory structure – Approve – Approve drawings dated 4-16-18 with the finding that the proposed work is consistent with preservation criteria Section 10.1 through 10.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install 8' fence – Approve – Approve image dated 4-16-18 with the condition that the fence is located in the rear 50% of the side yard only 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).
4. Install landscaping in front yard – Approve – Approve site plan dated 4-16-18 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:**

1. Construct main structure. – Deny without prejudice - Style not appropriate, non-compliant stairs. Windows, roof, and porch symmetry off.
2. Construct accessory structure. – Approve
3. Install 8' fence. – Approve
4. Install landscaping in front yard – None – Not reviewed by Task Force.

**16. 5025 JUNIUS ST**  
Munger Place Historic District  
CA178-446(MLP)  
Melissa Parent

**Request:**

Replace existing side facade door with custom door.

**Applicant:** John Kelly Barnes

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Replace existing side facade door with custom door. –  
Approve - Approve specifications dated 4-17-18 with the finding that the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(cc) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace existing side facade door with custom door. –  
Approve - Approve as submitted.

**17. 617 N CARROLL AVE**  
Peak's Suburban Addition Neighborhood Historic District  
CA178-450(MLP)  
Melissa Parent

**Request:**

Install landscaping in front and left side yard.

**Applicant:** Paul Sanders

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install landscaping in front and left side yard. – Approve -  
Approve site plans dated 4-17-18 with the finding that the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install landscaping in front and left side yard. – Approve -  
Approve as submitted, house has shallow front yard.

**18. 621 N CARROLL AVE**  
Peak's Suburban Addition Neighborhood Historic District  
CA178-452(MLP)  
Melissa Parent

**Request:**

Plant two Muskogee crepe myrtles in front parkway.  
Work completed without Certificate of Appropriateness.

**Applicant:** Paul Sanders

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Plant two Muskogee crepe myrtles in front parkway.  
Work completed without Certificate of Appropriateness.  
– Approve - Approve with the finding that the work is consistent with preservation criteria Section 2.6 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant two Muskogee crepe myrtles in front parkway.  
Work completed without Certificate of Appropriateness.  
– Approve - Approve as planted.

Landmark Commission Agenda  
Monday, May 7, 2018

**9. 4522 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
A178-445(MLP)  
Melissa Parent

**Request:**

Install sash replacement kits on twenty-nine windows on main structure.

**Applicant:** Mordecai Langer

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install sash replacement kits on twenty-nine windows on main structure. – Approve - Approve with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install sash replacement kits on twenty-nine windows on main structure. – Approve with Conditions - Multi-lights sashes replaced/repared to match existing exactly (windows 1-10, 28-30). One-over-one windows may be replaced w/factory built to match size and configuration of existing windows. Provide details of new windows. Vote: 5/6. Dissent: Finch. Opinion: All previous task force decisions have been to repair all windows vs. replace with new. Cost has not been considered. Leeds and Clark did not recommend replacing any of the windows with new. This is a slippery slope.

**10. 4500 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
A178-451(MLP)  
Melissa Parent

**Request:**

Plant three Muskogee crepe myrtles in parkway. Work completed without Certificate of Appropriateness.

**Applicant:** Paul Sanders

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Plant three Muskogee crepe myrtles in parkway. Work completed without Certificate of Appropriateness. – Approve - Approve with the finding that the work is consistent with criteria for landscaping 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:**

Plant three Muskogee crepe myrtles in parkway. Work completed without Certificate of Appropriateness. – Approve - Evenly spaced as shown in the photograph.

**11. 4615 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
A178-449(MLP)  
Melissa Parent

**Request:**

1. Install 7'-0" wood fence and gate in rear yard.
2. Replace existing front door with new wood door.

**Applicant:** Jose Lopez

**Application Filed:** 4/5/2018



**Staff Recommendation:**

1. Install 7'-0" wood fence and gate in rear yard. Approve - Approve site plan and images dated 4/17/18 with the finding that the proposed work is consistent with the criteria for fences in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing front door with new wood door. – Approve - Approve images dated 4/17/18 with the finding that the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install 7'-0" wood fence and gate in rear yard. – Approve with conditions - Provide a sample of the gate.
2. Replace existing front door with new wood door. – Approve

**Request:**

Install 6'-0" wood fence in side yard.

**Applicant:** Sara Bloch

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install 6'-0" wood fence in side yard. – Approve - Approve site plan dated 4/17/2018 with the finding that the proposed work is consistent with the criteria for fences in the preservation criteria Sections 2.9 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 6'-0" wood fence in side yard. – Approve - Approve as submitted.

**Request:**

1. Install handrails on front porch and paint to match existing trim. Color: "White".
2. Stain fence. Brand: Thompson's Water Seal. Color: "Acorn Brown".
3. Move existing driveway gate to 6'-0" behind the front facade.

**Applicant:** Alex Simon

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Install handrails on front porch and paint to match existing trim. Color: "White". – Approve - Approve images dated 4/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**22. 4808 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA178-444 (MLP)

Melissa Parent

**23. 4417 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District

CA178-443(MLP)

Melissa Parent



2. Stain fence. Brand: Thompson's Water Seal. Color: "Acorn Brown". – Approve - Approve images dated 4/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Move existing driveway gate to 6'-0" behind the front facade. – Approve - Approve images dated 4/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Install handrails on front porch and paint to match existing trim. Color: "White". – Approve with Conditions - Handrail to be located below porch column base cap.
2. Stain fence. Brand: Thompson's Water Seal. Color: "Acorn Brown". – Approve.
3. Move existing driveway gate to 6'-0" behind the front facade. – Approve with Conditions - Locate gate behind first window.

**4. 4713 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District

A178-447(MLP)

Delissa Parent

**Request:**

Construct new single-family home on vacant lot.

**Applicant:** Charaka Dharmagunaratne

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Construct new single-family home on vacant lot. – Approve - Approve drawings dated 4/17/18 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2 through 4.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct new single-family home on vacant lot. – Approve with Conditions - 1. Porch shall be 12" minimum from finished grade. 2. Increase front door size to 42" or add sidelights. 3. 30" high railing w/2-part cap and 2X2 balusters. 4. Porch ceiling shall be recessed from the bottom of beam. 5. More appropriate garage door - less panels.

**5. 6000 BRYAN PKWY**

Miss Avenue Historic District

A178-448(MLP)

Delissa Parent

**Request:**

Install shake shingles on front gable. Paint to match existing.

**Applicant:** Ken Martin

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install shake shingles on front gable. Paint to match existing. – Approve - Approve with the finding that the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 51P-63.119(b)(2), and it meets the standards in City Code

26. 611 ELM ST  
West End Historic District  
CA178-466(LC)  
Liz Casso

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

**Task Force Recommendation:**

Install shake shingles on front gable. Paint to match existing. – Approve with Conditions - Provide documentation that shows that existing siding material within gable is not original.

**Request:**

Install small cell wireless node with streetlight fixture in the right-of-way along N. Market Street.

**Applicant:** Crown Castle NG Central LLC - Michael De Paola

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install small cell wireless node with streetlight fixture in the right-of-way along N. Market Street. – Approve – Approve Option 3 in the drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install small cell wireless node with streetlight fixture in the right-of-way along N. Market Street. – Approve with conditions - Approve with condition that Option 3 pole and fixtures be used.

27. 805 ELM ST  
West End Historic District  
CA178-477(LC)  
Liz Casso

**Request:**

Install a supergraphic sign on east elevation.

**Applicant:** Robert Fiedler

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install a supergraphic sign on east elevation. – Approve – Approve drawings dated 4/20/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for supergraphic signs in the Antioch Church Subdistrict, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install a supergraphic sign on east elevation. – Approve - Approve as submitted.

**Request:**

28. 801 MAIN ST  
West End Historic District  
CA178-438(LC)  
Liz Casso

1. Replace storefront system, install access card reader, and replace flat attached sign on east elevation of Building A.
2. Replace storefront system, install access card reader, replace flat attached sign, and remove existing air curtain unit on north elevation of Building B.
3. Replace windows on 2nd and 3rd floors above entry on north elevation of Building B.

## Landmark Commission Agenda

### Monday, May 7, 2018

4. Paint recessed block wall and ceiling within loading dock area and 3rd floor balcony above loading dock area on north elevation of Building B.
5. Install access card reader at entry on south elevation of Building B.
6. Replace storefront system, install access card reader, and replace flat attached signs on west elevation of Building C.

**Applicant:** Tim Konganda

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Replace storefront system, install access card reader, and replace flat attached sign on east elevation of Building A. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Sections 51A-7.1005(a) and 51A-7.1005(c) for flat attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace storefront system, install access card reader, replace flat attached sign, and remove existing air curtain unit on north elevation of Building B. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace windows on 2nd and 3rd floors above entry on north elevation of Building B. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Paint recessed block wall and ceiling within loading dock area and 3rd floor balcony above loading dock area on north elevation of Building B. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install access card reader at entry on south elevation of Building B. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Replace storefront system, install access card reader, and replace flat attached signs on west elevation of Building C. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Replace storefront system, install access card reader, and replace flat attached sign on east elevation of Building A. – Approve - Approve as submitted.

Landmark Commission Agenda  
Monday, May 7, 2018

2. Replace storefront system, install access card reader, replace flat attached sign, and remove existing air curtain unit on north elevation of Building B. – Approve - Approve as submitted.
3. Replace windows on 2nd and 3rd floors above entry on north elevation of Building B. – Approve - Approve as submitted.
4. Paint recessed block wall and ceiling within loading dock area and 3rd floor balcony above loading dock area on north elevation of Building B. – Approve - Approve as submitted.
5. Install access card reader at entry on south elevation of Building B. – Approve - Approve as submitted.
6. Replace storefront system, install access card reader, and replace flat attached signs on west elevation of Building C. – Approve - Approve as submitted.

**29. 800 ROSS AVE**  
West End Historic District  
CA178-439(LC)  
Liz Casso

**Request:**

1. Install a flat attached sign on north elevation.
2. Install neon lighting on existing metal canopy on north elevation.

**Applicant:** Barnett Signs Inc. - Jacob Capetillo

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Install a flat attached sign on north elevation. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Sections 51A-7.1005(a) and 51A-7.1005(c) for flat attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install neon lighting on existing metal canopy on north elevation. – Approve – Approve drawings dated 4/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Install a flat attached sign on north elevation. - Approve - Approve as submitted.
2. Install neon lighting on existing metal canopy on north elevation. – Approve - Approve as submitted.

**30. 123 N CLINTON AVE**  
Winnetka Heights Historic District  
CA178-460(JKA)  
Jennifer Anderson

**Request:**

Replace two front doors and stain using Sherwin Williams SW3507 "Riverwood."

**Applicant:** Wayne Woods

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Replace two front doors and stain using Sherwin Williams SW3507 "Riverwood" – Approve – Approve



Landmark Commission Agenda  
Monday, May 7, 2018

1. 216 N CLINTON AVE  
Vinnetka Heights Historic District  
A178-437(JKA)  
Jennifer Anderson

specifications dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace two front doors and stain using Sherwin Williams SW3507 "Riverwood." - Not reviewed due to lack of time.

**Request:**

Install gravel in center of ribbon driveway.

**Applicant:** H G Jantzi

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Install gravel in center of ribbon driveway. Approve - Approve image dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install gravel in center of ribbon driveway. - Not reviewed due to lack of time.

2. 130 N EDGEFIELD AVE  
Vinnetka Heights Historic District  
A178-488(JKA)  
Jennifer Anderson

**Request:**

Paint main structure. Brand: Farrow and Ball. Body: No. 3 "Railings;" Trim: No. 2005 "All White."

**Applicant:** NATHAN SCHRODER

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Paint main structure. Brand: Farrow and Ball. Body: No. 3 "Railings;" Trim: No. 2005 "All White" - Approve - Approve paint specifications dated 04/16/18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Paint main structure. Brand: Farrow and Ball. Body: No. 3 "Railings;" Trim: No. 2005 "All White." - Approve with conditions - Provide paint chips. Provide photos of adjacent homes and street.

3. 213 N MONTCLAIR AVE  
Vinnetka Heights Historic District  
A178-456(JKA)  
Jennifer Anderson

**Request:**

1. Rebuild columns, brick piers, and railing on front porch to match existing.

2. Replace columns and brick piers on porte cochere.

3. Paint main structure. Body: Sherwin Williams SW2833 "Roycroft Vellum."

**Applicant:** Cynthia A. Weber

**Application Filed:** 4/6/2018



**Staff Recommendation:**

1. Rebuild columns, brick piers, and railing on front porch to match existing. – Approve - Approve drawings dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace columns and brick piers on porte cochere. – Approve - Approve drawings dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(13) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Body: Sherwin Williams SW2833 "Roycroft Vellum." – Approve - Approve specifications dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Rebuild columns, brick piers, and railing on front porch to match existing – Approve.
2. Replace columns and brick piers on porte cochere – Approve.
3. Paint main structure. Body: Sherwin Williams SW2833 "Roycroft Vellum" – Approve.

**Request:**

Install GAF Royal Sovereign composition shingles in color "Weathered Gray."

**Applicant:** Leo Diaz

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Install GAF Royal Sovereign composition shingles in color "Weathered Gray" – Approve – Approve specifications dated 4/16/18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install GAF Royal Sovereign composition shingles in color "Weathered Gray." – Approve.

34. 109 N ROSEMONT AVE  
Winnetka Heights Historic District  
CA178-480(JKA)  
Jennifer Anderson

**5. 211 N ROSEMONT AVE**  
Winnetka Heights Historic District  
D178-009(JKA)  
Jennifer Anderson

**Request:**

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

**Applicant:** Isaac Martinez

**Application Filed:** 4/6/2018

**Staff Recommendation:**

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

**3. 307 N WILLOMET AVE**  
Winnetka Heights Historic District  
A178-470(JKA)  
Jennifer Anderson

**Request:**

1. Remove metal columns and railing and install wood columns and railing.
2. Replace front door.
3. Replace rear door.
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White; SW7669 "Summit Gray."
5. Install Timberline composition shingles in color "Charcoal."

**Applicant:** Robert Pross

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Remove metal columns and railing and install wood columns and railing – Approve – Approve drawings dated 4-16-18 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front door – Approve – Approve specifications dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace rear door – Approve – Approve specifications dated 4-16-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure. Brand: Sherwin Williams. Body:

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

SW7005 "Pure White; SW7669 "Summit Gray" – Approve – Approve specifications dated 4-16-18 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).

5. Install Timberline composition shingles in color "Charcoal" – Approve – Approve specifications dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Remove metal columns and railing and install wood columns and railing – Approve – Approve wood columns. Use 24-26" wood railing, proposed 30" is too high.
2. Replace front door. – Approve with conditions - Provide photos of existing door. Approval door submittal.
3. Replace rear door. – Approve
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White; SW7669 "Summit Gray." – Approve.
5. Install Timberline composition shingles in color "Charcoal." – Approve.

**Request:**

Remove door on north side and infill with #117 pattern siding.

**Applicant:** Maria Tijerina-Burleson

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Remove door on north side and infill with #117 pattern siding.- Approve - Approve with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Remove door on north side and infill with #117 pattern siding. - Not reviewed due to lack of time.

**37. 211 S WINDOMERE AVE**  
Winnetka Heights Historic District  
CA178-482(JKA)  
Jennifer Anderson

**COURTESY REVIEW ITEMS:**

**1. 422 E 5TH ST**  
Lake Cliff Historic District  
CR178-012(JKA)  
Jennifer Anderson

**Request:** Courtesy Review - Demolish main structure and replace with a two-story structure.

**Applicant:** Tom Prohaska

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Courtesy Review - Demolish main structure and replace with a two-story structure – Staff is supportive of

## Landmark Commission Agenda Monday, May 7, 2018

adaptive reuse of the structure as an accessory to a new main structure with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**Task Force Recommendation:**

Courtesy Review - Demolish main structure and replace with a two-story structure. - Provide 1950's Sanborn Map to address questions of the building's original construction. Research more. DCAD shows date 1925. Research is needed to ensure date validity.

**Request:**

Courtesy Review - Exterior signage criteria.

**Applicant:** Mesa - David Newman

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Courtesy Review - Exterior signage criteria. - Approve conceptually with the finding the proposed signage criteria is consistent with the preservation criteria Section 5.6 for signs, with signage regulations in Division 51A-7.1000, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review for each individual sign.

**Task Force Recommendation:**

Courtesy Review - Exterior signage criteria. - Recommend adding ordinance section numbers as reference; consider eliminating painted signs from vertical sections between openings on first floor, add labels to pink shaded areas on images.

### **DISCUSSION ITEMS:**

**1401 COMMERCE ST**

Magnolia Building

A178-440(LC)

iz Casso

**Request:**

Replace exterior cladding on the 1938 addition at the northeast corner of structure.

**Applicant:** Jeff Balliew

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Replace exterior cladding on the 1938 addition at the northeast corner of structure. - Approve with conditions - Approve drawings dated 4/11/18 with the condition that the 1938 addition be clad in cast stone to match the original cladding, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace exterior cladding on the 1938 addition at the northeast corner of structure. - Approve with conditions - Approve with condition that option 3 (cast stone) be implemented and that detail drawings of all decorative



**Landmark Commission Agenda**  
**Monday, May 7, 2018**

**2. 1309 MAIN ST**  
Republic National Bank (Davis) Building  
CA178-454(LC)  
Liz Casso

cast stone pieces be provided to ensure the existing pieces are matched.

**Request:**

Rebuild the upper portion of the cupola.

**Applicant:** Quimby McCoy Preservation Architecture LLC - Greg Johnston

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Rebuild the upper portion of the cupola. – Approve – Approve the drawings dated 4/18/18 with the finding the proposed work is consistent with preservation criteria Section 4.1(b) for protected facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Rebuild the upper portion of the cupola. – Approve with conditions - Approve with the condition that terracotta and other in-kind materials be used to rebuild the cupola.

**3. 5733 TREMONT ST**  
Junius Heights Historic District  
CA178-484(MP)  
Marsha Prior

**Request:**

1. Place gray rock between driveway ribbons.
2. Install landscaping in right and left side yards.

**Applicant:** Kimberly Moore

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Place gray rock between driveway ribbons – Approve – Approve landscape plan dated 4/18/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping in right and left side yards – Approve – Approve landscape plan dated 4/18/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Place gray rock between driveway ribbons. – Approve - Approve grey rock with staff approval of size. Vote 4:3. For - Koppang, Trecartin, Morgan, Raith. Against - Graham, Cohen, Schmidt. Reason for opposition: in the 1920s they would not have had grey gravel.
2. Install landscaping in right and left side yards. – Deny without prejudice - Deny without prejudice since there is no landscape plan.

**4. 6032 WORTH ST**  
Junius Heights Historic District  
CA178-485(MP)  
Marsha Prior

**Request:**

1. Replace front door. Work completed without a Certificate of Appropriateness.
2. Install wood fence and stain. Work completed without a Certificate of Appropriateness.



Landmark Commission Agenda  
Monday, May 7, 2018

**Applicant:** Alexander Dufek

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Replace front door. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood fence and stain. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences within the front 50% of the side yard are not compatible with the historic overlay district.

**Task Force Recommendation:**

1. Replace front door. Work completed without a Certificate of Appropriateness. – Approve - Approve front door as shown.
2. Install wood fence and stain. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The fence must be at 50% mark or further back; need better documentation.

122 E 5TH ST  
Lake Cliff Historic District  
A178-457(JKA)  
Annifer Anderson

**Request:**

Replace 11 windows on main structure.

**Applicant:** Triple J Construction - Richard E Fitzgerald

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Replace 11 windows on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not meet the burden of proof required to justify the work since the photographs submitted did not illustrate that the windows were beyond repair and because proposed elevations were not submitted.

**Task Force Recommendation:**

Replace 11 windows on main structure. – Deny without prejudice - Replace aluminum with wood windows. Keep wood windows in-situ. Work should be repair for missing hardware, shouldn't replace wood sash. Show more evidence of rot and irreversible work.

6. 410 E 5TH ST  
Lake Cliff Historic District  
CA178-494(JKA)  
Jennifer Anderson

**Request:**

1. Replace columns and railing on front porch.
2. Replace two windows on front porch with French doors.
3. Install shingle shakes in front gable.
4. Install dentils in front gable.

**Applicant:** Fred Pena

**Application Filed:** 4/6/2018

**Staff Recommendation:**

1. Replace columns and railing on front porch – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
2. Replace two windows on front porch with French doors – Deny – 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 5.1 stating that historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
3. Install shingle shakes in front gable – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
4. Install dentils in front gable – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

**Task Force Recommendation:**

1. Replace columns and railing on front porch – Approve – Style in keeping with Craftsman.
2. Replace two windows on front porch with French doors – Deny without prejudice – Replace two windows on front porch with French doors.
3. Install shingle shakes in front gable. – Approve – Style in keeping with Craftsman.
4. Install dentils in front gable – Approve – Style in keeping with Craftsman.

Landmark Commission Agenda  
Monday, May 7, 2018

**4903 WORTH ST**  
Junger Place Historic District  
A178-453(MLP)  
Melissa Parent

**Request:**

Install 8'-0" wrought iron fence and two wrought iron security gates along northeast side of property. Work initiated without Certificate of Appropriateness.

**Applicant:** Braden Power

**Application Filed:** 4/5/2018

**Staff Recommendation:**

Install 8'-0" wrought iron fence and two wrought iron security gates along northeast side of property. Work initiated without Certificate of Appropriateness. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Sections 51P-97.111(c)(2)(B)(ii), 51P-97.111(c)(2)(B)(iii)(aa), 51P-97.111(c)(2)(B)(iii)(bb), and 51P-97.111(c)(2)(B)(vi)(bb) that prohibits fences from exceeding 9 feet in the rear and rear 50% of the side yard, fences located in the front and front 50% of the side yard, and fences that are not an approved color.

**Task Force Recommendation:**

Install 8'-0" wrought iron fence and two wrought iron security gates along northeast side of property. Work initiated without Certificate of Appropriateness. – Deny without prejudice - Follow ordinance with fence at least 50% back. Include site plan with parking and dimensions to fence and pictures showing neighboring fence.

**2314 SOUTH BLVD**  
South Blvd/Park Row Historic District  
A178-498(MP)  
Arsha Prior

**Request:**

Construct two-story house and accessory structure.

**Applicant:** Citywide Development - Barry Brewer

**Application Filed:** 4/9/2018

**Staff Recommendation:**

Construct two-story house and accessory structure – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed work is incompatible with the historic overlay district and the design for the porch treatment is inconsistent with preservation criteria Section 3(b)(3).

**Task Force Recommendation:**

Construct two-story house and accessory structure – Approve with conditions – Approve with the following conditions: remove recess from first floor front wall; attempt to align second floor front façade with first floor front façade; wood material at all windows, doors, and garage door; 12" minimum exposé from finished grade to porch floor; ensure raised site blends with district and is not atypical; add windows at second level side facades near front and align windows between floor; full height tapered wood columns are acceptable; provide

bottom rail on front porch railing – 36" max, 30" preferred to top of railing; siting of building is acceptable as it aligns with neighbors.

**9. 1218 E 9TH ST**

Tenth Street Neighborhood Historic District  
CA178-475(MP)  
Marsha Prior

**Request:**

1. Replace porch flooring and columns. Work initiated without a Certificate of Appropriateness.
2. Infill window void on rear elevation with matching wood siding. Work completed without a Certificate of Appropriateness.

**Applicant:** Abel Lopez

**Application Filed:** 4/5/2018

**Staff Recommendation:**

1. Replace porch flooring and columns. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve initiated work with the condition that appropriate trim is added to the base and cap of porch columns to match previous style of columns and that columns are painted with the finding the work is consistent with preservation criteria Section 2.24 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Infill window void on rear elevation with matching wood siding. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace porch flooring and columns. Work initiated without a Certificate of Appropriateness. – Deny without prejudice - Deny without prejudice porch flooring and column work. Please submit detail showing column detail of head, base, and trim to match 10th Street historical architecture.
2. Infill window void on rear elevation with matching wood siding. Work completed without a Certificate of Appropriateness. – Approve - Approve infill window and match wood siding.

**10. 1213 E 10TH ST**

Tenth Street Neighborhood Historic District  
CA178-476(MP)  
Marsha Prior

**Request:**

1. Replace front and rear doors. Work completed without a Certificate of Appropriateness.
2. Resize window on rear, right side elevation.
3. Construct wood, cedar board fence.

**Applicant:** Troy Smith

**Application filed:** 4/5/2018

**Staff Recommendation:**

1. Replace front and rear doors. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work meets



**Landmark Commission Agenda**  
**Monday, May 7, 2018**

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

2. Resize window on rear, right side elevation – Approve with conditions – Approve proposed work with the condition that the void left by resizing is infilled with siding to match the original with the finding the work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
3. Construct wood, cedar board fence – Approve – Approve site plan dated 4/18/18 with the finding the work is consistent with preservation criteria Sections 1.9, 1.12, and 1.14 and meets the standards in City Code Section 51A-4.501(g)(C)(6)(i).

**Task Force Recommendation:**

1. Replace front and rear doors. Work completed without a Certificate of Appropriateness – Approve – Approve.
2. Resize window on rear, right side elevation – Deny – Deny resizing of window in rear.
3. Construct wood, cedar board fence – Approve – Approve construction of wood, cedar board fence.

**Request:**

1. Construct two-story addition that connects main structure to existing accessory structure.
2. Add porch and railing to front elevation.
3. Add front-facing gable to front elevation.
4. Replace all windows.
5. Add door to left side elevation.
6. Replace front door.
7. Replace aluminum siding with Hardie board.
8. Paint existing brick. Brand: Behr - PPU24-22 'Shadow Mountain.'
9. Expand approach on right side of existing driveway and expand driveway to proposed new structure.
10. Construct 8' wood fence with iron gates.

**Applicant:** David Ghaazee

**Application filed:** 4/6/2018

**Staff Recommendation:**

1. Construct two-story addition that connects main structure to existing accessory structure – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 9.8 which states that the height of additions is not to exceed the height of the contributing structure.
2. Add porch and railing to front elevation – Approve – Approve drawings dated 4/18/18 with the finding the work is consistent with preservation criteria Section

**1. 3614 MEADOW ST**  
Heatley Place Historic District  
A178-487(MP)  
Jarsha Prior



- 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add front-facing gable to front elevation – 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 6.1 which states that historic slope, massing, configuration, and materials of the roof must be preserved.
  4. Replace all windows – 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 5.3 which states that replacement windows must express profile, muntin and muillon size, light configuration, and material to match the historic.
  5. Add door to left side elevation – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because applicant has provided insufficient information on the style and material of proposed door.
  6. Replace front door – Approve – Approve drawings and specifications dated 4/18/18 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).
  7. Replace aluminum siding with Hardie board – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.3 which states that wood siding must be restored wherever practical.
  8. Paint existing brick. Brand: Behr - PPU24-22 'Shadow Mountain' – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(e) which states that brick on protected facades may not be painted.
  9. Expand approach on right side of existing driveway and expand driveway to proposed new structure – Approve with conditions – Approve site plan dated 4/18/18 with the condition that the approach and driveway are brush finish concrete with the finding the work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  10. Construct 8' wood fence with iron gates – Approve with conditions – Approve site plan and

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

specifications dated 4/18/18 with the condition that the tops of the iron gates are horizontal with the finding the work is consistent with preservation criteria Sections 3.11(b), 3.12, 3.13, and 3.14 and meets the standards in City Code Section 51A-4.510(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct two-story addition that connects main structure to existing accessory structure. – Deny without prejudice - Deny without prejudice the 2nd story of contributing structure. Ordinance 9.8 states that additions may not exceed height of contributing structure.
2. Add porch and railing to front elevation. – Approve - Approve porch and railing on front of structure.
3. Add front-facing gable to front elevation. – Approve - Approve front facing gable of structure.
4. Replace all windows. – Approve - Approve vinyl windows for all windows. Vote 3:1. For - Williams, Taylor, Harris. Against - Wallace. Reason for opposition: Vinyl windows are inappropriate. Wooden windows are what was originally there. Two remaining original windows should remain.
5. Add door to left side elevation. – Approve - Approve movement of door to left elevation.
6. Replace front door. – Approve - Approve front door with wood door.
7. Replace aluminum siding with Hardie board. – Approve - Approve aluminum siding replacement with Hardie board. Vote 3:1. For - Williams, Taylor, Harris. Against - Wallace. Reason for opposition: Wood siding is more historically appropriate.
8. Paint existing brick. Brand: Behr - PPU24-22 'Shadow Mountain.' – Approve with conditions - Approve with condition of alternative color selection.
9. Expand approach on right side of existing driveway and expand driveway to proposed new structure. – Approve - Approve widening of driveway entrance and addition of driveway in rear of structure.
10. Construct 8' wood fence with iron gates. – Approve - Approve 8' wood fence with iron gate.

2. 426 S CLINTON AVE  
Winnetka Heights Historic District  
A178-478(JKA)  
Jennifer Anderson

**Request:**

Remove shakes from front gable and install #117 pattern siding. Work partially completed without a Certificate of Appropriateness.

**Applicant:** CHRIS TURNER

**Application filed:** 4/5/2018

**Staff Recommendation:**

Remove shakes from front gable and install #117 pattern

siding. Work partially completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because the removal of the wood shakes would have an adverse effect on the architectural features of the structure and because the shakes were character defining features. The work is also not consistent with preservation criteria Section 51A-4.501(e)(4)(F) stating that deteriorated historic features will be repaired rather than replaced; and that when the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and materials.

**Task Force Recommendation:**

Remove shakes from front gable and install #117 pattern siding. Work partially completed without a Certificate of Appropriateness. – Deny without prejudice -Note: substrate seems contemporary. The shingle is an historic style and should be placed back. Remove recently installed wood siding.

**13. 1307 W DAVIS ST**  
Winnetka Heights Historic District  
CA178-493(JKA)  
Jennifer Anderson

**Request:**

1. Install blade sign on front facade.
2. Install two vinyl signs in front windows.

**Applicant:** Dustin Eshelbrenner

**Application filed:** 4/6/2018

**Staff Recommendation:**

1. Install blade sign on front facade. – Deny without prejudice - The proposed work is not consistent with preservation criteria Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.117.2(l)(4)(B) that states that blade signs may not be internally illuminated, preservation criteria Section 51P-87.117.3(a)(1)(H) that states that the shape, design, materials, color, and letter style of the signs should be typical of the style and period of the architecture of buildings on the same premise and the district as a whole, and with the finding that illuminated signs are not typical of the style and period of the building.
2. Install two vinyl signs in front windows. – Deny with prejudice - The proposed work is not consistent with preservation criteria Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.117.3(a)(1)(H) that states that the shape, design, materials, color, and letter style of the signs should be typical of the style and period of the architecture of buildings on the same premise and the district as a whole, and with the finding that vinyl signs are not typical of the style and period of

**Landmark Commission Agenda**  
**Monday, May 7, 2018**

the building.

**Task Force Recommendation:**

1. Install blade sign on front facade. - Deny without prejudice - Reduce size in keeping with street.
2. Install two vinyl signs in front windows. - Deny without prejudice - Change material to appropriate period (not acrylic).

**4. 117 S MONTCLAIR AVE**  
Winnetka Heights Historic District  
A178-473(JKA)  
Jennifer Anderson

**Request:**

Construct accessory structure.

**Applicant:** Jess Marshall

**Application Filed:** 4/6/2018

**Staff Recommendation:**

Construct accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not consistent with preservation criteria Section 51P-87.111(a)(1) that states that accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

**Task Force Recommendation:**

Construct accessory structure – Approve with conditions – Orientation review. 20' setback possibly needed. Need to provide window cut sheets.

**5. 301 S WINDOMERE AVE**  
Winnetka Heights Historic District  
A178-496(JKA)  
Jennifer Anderson

**Request:**

1. Replace stone edging.
2. Remove tree #1 from the parkway.
3. Remove trees #2 and #3 from parkway.
4. Install landscaping.

**Applicant:** Victor Attah

**Application filed:** 04/06/18

**Staff Recommendation:**

1. Replace stone edging – Approve – Approve image dated 4-16-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(6) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove tree #1 from the parkway – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof to justify the work since information regarding the health of the tree was not submitted.
3. Remove trees #2 and #3 from parkway – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install landscaping – Approve.

**Task Force Recommendation:**



**Landmark Commission Agenda**  
**Monday, May 7, 2018**

**16. 303 WINNETKA AVE**

Winnetka Heights Historic District  
CA178-458(JKA)  
Jennifer Anderson

1. Replace stone edging. – Approve - Approve replacement as submitted or approve removal of stone edging to restore slope.
2. Remove tree #1 from the parkway – Deny without Prejudice – Need further information on the American Elm that does not have an opinion from an arborist. Other trees can be removed.
3. Remove trees #2 and #3 from parkway – Approve.
4. Install landscaping – Approve.

**Request:**

Rebuild brick columns on front porch to expose unpainted brick faces. Work done without a Certificate of Appropriateness.

**Applicant:** Wayne Woods

**Application filed:** 4/6/2018

**Staff Recommendation:**

Rebuild brick columns on front porch to expose unpainted brick faces. Work done 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)(9)(C) which states that columns must be typical of the style and period of the main building.

**Task Force Recommendation:**

Rebuild brick columns on front porch to expose unpainted brick faces. Work done without a Certificate of Appropriateness - Not reviewed due to lack of time.

**17. 409 GUTHRIE ST**

Liz Casso

A Landmark Commission Authorized Hearing to consider an Historic Overlay for McAdams Cemetery, on the north side of Guthrie Street, west of R.L. Thornton Freeway.

**Owners:** Whaley Craig S TR & TK TR

Whaley Family Trust

**Authorized:** July 6, 2015

**Staff Recommendation:** Approve, subject to preservation criteria.

**Designation Committee Recommendation:** Approve, subject to preservation criteria.

Hold a public hearing to consider termination of the historic designation procedure for 3700 Ross Avenue.

**Owner:** LG East Ross LLC

**18. 3700 ROSS AVE**

Liz Casso

**OTHER BUSINESS ITEMS:**

Approval of Minutes from April 2, 2018.

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, May 16, 2018, 7:00 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](http://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]

