



CITY OF DALLAS
LANDMARK COMMISSION
Monday, August 6, 2018
AGENDA

BRIEFINGS:

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

10:00 A.M.

PUBLIC HEARING:

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

1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

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

WORKSHOP

To receive staff briefing and discuss proposal from Historic Designation and Appeal Process Committee.

CONSENT ITEMS

1. 601 ELM STREET

West End Historic District
CE178-013(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 \$86,221 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Rogelio Gamiz

Application Filed: May 29, 2018

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$86,221 in expenditures spent

Landmark Commission Agenda Monday, August 6, 2018

on rehabilitation within the three years prior to the CE approval.

2. 311 N WINNETKA AVENUE

Winnetka Heights Historic District
CE178-012(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 \$26,600 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Mary Aslanian

Application Filed: June 28, 2018

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$26,600 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 201 E. 9th STREET

W H Adamson High School
CA178-763(LC)
Liz Casso

Request:

1. Replace 178 non-historic windows.
2. Install exterior lighting.
3. Modify front entry steps, planters, and construct a ramp.

Applicant: Corgan - Cameron Richards

Application Filed: 7/5/2018

Staff Recommendation:

1. Replace 178 non-historic windows. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 5 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install exterior lighting. – Approve – Approve drawings and images dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 3.9(a) for outdoor lighting and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify front entry steps, planters, and construct a ramp. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 3.6 for building site and landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 178 non-historic windows. - Deny without prejudice – Deny without prejudice due to lack of information.
2. Install exterior lighting. – Approve - Approved as submitted.
3. Modify front entry steps, planters, and construct a ramp. – None – Staff Note: Applicant modified request after Task Force meeting and incorporated their specific recommendations including elimination of the non-historic concrete planters and modifying

Landmark Commission Agenda Monday, August 6, 2018

proposed location of an ADA entrance and ramp.

4. 2036 COMMERCE ST

Bluitt Sanitarium-Aspley
CA178-748(LC)
Liz Casso

Request:

Replace eight windows on south elevation. Work completed without Certificate of Appropriateness.

Applicant: Durrett Homes LLC - Glenda Lopez

Application filed: 7/5/2018

Staff Recommendation:

Replace eight windows on south elevation. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 4.2 for non-protected facades, Section 5.3 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace eight windows on south elevation. Work completed without Certificate of Appropriateness – Deny without prejudice - Deny without prejudice due to lack of info describing windows.

5. 3309 ELM ST

Continental Gin Historic District
CA178-749(LC)
Liz Casso

Request:

1. Install new landscape and hardscape.
2. Install exterior lighting.
3. Re-paint painted sign on south elevation.
4. Install fence.
5. Construct chiller enclosure.
6. Construct deck and steps at west and north elevations.
7. Install railing, ramp, steps and mesh grates on existing deck at south elevation.
8. Install storefront doors and windows on north, south and east elevations.
9. Modify openings on sky bridge at south elevation.
10. Modify elevator penthouse on roof.
11. Install skylights on roof.

Applicant: TKTR Architects - Truett Roberts

Application Filed: 7/5/2018

Staff Recommendation:

1. Install new landscape and hardscape. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 8 for lighting and landscaping and Section 11 for on site improvements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install exterior lighting – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 8 for lighting and landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Landmark Commission Agenda

Monday, August 6, 2018

3. Re-paint painted sign on south elevation – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 10 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install fence. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 11 for on site improvements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct chiller enclosure. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 11 for on site improvements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct deck and steps at west and north elevations. – Approve – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 4 for site elements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install railing, ramp, steps and mesh grates on existing deck at south elevation. – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 4 for site elements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install storefront doors and windows on north, south and east elevations. – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 2 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Modify openings on sky bridge at south elevation. – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 2 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Modify elevator penthouse on roof. – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 3 for the roof and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install skylights on roof. – Approve drawings dated 7/18/18 with the finding the proposed work is consistent with preservation criteria Section 3 for the roof and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new landscape and hardscape – Approve - Approved as submitted.

Landmark Commission Agenda Monday, August 6, 2018

2. Install exterior lighting – Approve - Approved as submitted.
3. Re-paint painted sign on south elevation – Deny without prejudice – Deny without prejudice Provide additional color discovery results.
4. Install fence - Approve - Approved as submitted.
5. Construct chiller enclosure – Approved with conditions – Approve with conditions Use metal panels (steel).
6. Construct deck and steps at west and north elevations – Deny without prejudice - Deny without prejudice due to lack of details and information.
7. Install railing, ramp, steps and mesh grates on existing deck at south elevation – Approve with conditions – Approve with conditions provide details for skirt.
8. Install storefront doors and windows on north, south and east elevations – Deny without prejudice – Deny without prejudice Infill with glass doors and sidelights using butt-joint glazing.
9. Modify openings on sky bridge at south elevation – Approve – Approved as submitted.
10. Modify elevator penthouse on roof – Approve - Approved as submitted.
11. Install skylights on roof – Approve - Approved as submitted.

6. 401 N CARROLL AVE

Crockett Elementary School
CA178-764(LC)
Liz Casso

Request:

1. Install unit number signage on west elevation of main structure.
2. Install carports. Work completed without Certificate of Appropriateness.
3. Modify vehicular gate location off N Carroll Ave. Work completed without Certificate of Appropriateness.
4. Install one-over-one metal windows on gym. Work completed without Certificate of Appropriateness.
5. Replace five windows on west and north elevations of gym with fixed windows. Work completed without Certificate of Appropriateness.
6. Install exterior lighting on gym. Work completed without Certificate of Appropriateness.
7. Install and screen electrical meters on north and west elevation of main structure. Work completed without Certificate of Appropriateness.
8. Install window on north elevation. Work completed without Certificate of Appropriateness.
9. Install sump pump in stairwell and cover opening with metal on north elevation. Work completed without Certificate of Appropriateness.
10. Install exterior lighting on north and south elevations of main structure. Work completed without Certificate of Appropriateness.

Landmark Commission Agenda Monday, August 6, 2018

Applicant: Crockett School Multifamily, LLC

Application Filed: 7/5/2018

Staff Recommendation:

1. Install unit number signage on west elevation of main structure. – Approve – Approve images dated 7/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install carports. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding that although the completed work does not comply with Section 4.1 that states the form, materials, general exterior appearance, color, and details of any new accessory buildings must be compatible with the existing historic structure, 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.
3. Modify vehicular gate location off N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding that although the completed work does not comply with Section 2.7 that states that no fences are permitted in the no-build zone, except as required for school security, 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.
4. Install one-over-one metal windows on gym. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 3.3 for non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Replace five windows on west and north elevations of gym with fixed windows. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 3.3 for non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install exterior lighting on gym. Work completed without Certificate of Appropriateness. – Approve with

Landmark Commission Agenda

Monday, August 6, 2018

- condition – Approve with the condition that any exposed conduit is eliminated, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Install and screen electrical meters on north and west elevation of main structure. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work is consistent with preservation criteria section 3.10 for facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 8. Install window on north elevation. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work is consistent with preservation criteria Sections 3.12 and 3.14 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 9. Install sump pump in stairwell and cover opening with metal on north elevation. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 10. Install exterior lighting on north and south elevations of main structure. Work completed without Certificate of Appropriateness. – Approve with condition – Approve with the condition that any exposed conduit is eliminated, with the finding the completed work is consistent with preservation criteria Section 2.4 for exterior lighting and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install unit number signage on west elevation of main structure. – Approve - Approved as submitted.
2. Install carports. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
3. Modify vehicular gate location off N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
4. Install one-over-one metal windows on gym. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
5. Replace five windows on west and north elevations of gym with fixed windows. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
6. Install exterior lighting on gym. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with conditions Fixture approved. Surface conduit is not approved.
7. Install and screen electrical meters on north and west elevation of main structure. Work completed without

Landmark Commission Agenda Monday, August 6, 2018

Certificate of Appropriateness. – Approve Approved as submitted.

8. Install window on north elevation. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
9. Install sump pump in stairwell and cover opening with metal on north elevation. Work completed without Certificate of Appropriateness. – Approve - Approved as submitted.
10. Install exterior lighting on north and south elevations of main structure. Work completed without Certificate of Appropriateness. – Approve with conditions – Fixture approved. Surface conduit is not approved.

7. 422 E 5TH ST

Lake Cliff Historic District
CA178-793(JKA)
Jennifer Anderson

Request:

Install Timberline Natural Shadow Architectural shingles in color "Charcoal."

Applicant: Jason Morningstar

Application Filed: 7/12/2018

Staff Recommendation:

Install Timberline Natural Shadow Architectural shingles in color "Charcoal" – Approve – Approve specifications dated 7-16-18 with the finding that the work is consistent with preservation criteria Section 6.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Timberline Natural Shadow Architectural shingles in color "Charcoal" – None – Not reviewed by Task Force.

8. 123 E 6TH ST

Lake Cliff Historic District
CA178-771(JKA)
Jennifer Anderson

Request:

1. Install front door.
2. Install brick driveway in rear yard.

Applicant: Tyler Guffey

Application Filed: 7/6/2018

Staff Recommendation:

1. Install front door – Approve – Approve image dated 7-16-18 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install brick driveway in rear yard – Approve – Approve site plan and image dated 7-16-18 with the finding that 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).

Task Force Recommendation:

1. Install front door – None – No quorum, comments only. Supportive.
2. Install brick driveway in rear yard – None – No quorum, comments only. Supportive.

9. 4903 WORTH ST

Munger Place Historic District
CA178-759(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: 7/5/2018

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. – Approve – Approve site plan and images dated 7/20/2018 with the finding that the partially completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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. – Approve with conditions – Approve with conditions preferred location at rear corner of building entry niche to be rear 50% per ordinance. If presented to Landmark Commission, acceptable to locate at front corner at entry niche. Color: black to match existing fence.

10. 4420 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-754(MLP)
Melissa Parent

Request:

1. Add parapet to existing roofline.
2. Replace composite shingles with new imitation slate. Brand: DaVinci. Color: European VariBlend.
3. Replace two aluminum doors on front facade with new doors to match existing doors.
4. Add transom above center front facade doors and windows.
5. Replace existing OSB plywood on front facade with stucco
6. Replace existing LED lighting on front facade with new recessed lighting.
7. Replace existing soffits on front and side facade with Hardieboard.
8. Replace existing fascia on front and left-side facade with new fascia.
9. Remove wood columns on front facade.
10. Paint main structure. Brand: Sherwin Williams. Color: Brick - SW7641 "Collonade Gray". Stucco - SW7024 "Functional Gray".

Applicant: Rodney Moore

Application Filed: 7/5/2018

Staff Recommendation:

1. Add parapet to existing roofline – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Landmark Commission Agenda

Monday, August 6, 2018

2. Replace composite shingles with new imitation slate. Brand: DaVinci. Color: European VariBlend – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace two aluminum doors on front facade with new doors to match existing doors. – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Add transom above center front facade doors and windows – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Replace existing OSB plywood on front facade with stucco.
5. Replace existing OSB plywood on front facade with stucco – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Replace existing LED lighting on front facade with new recessed lighting. – Approve specifications dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Replace existing soffits on front and side facade. – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Replace existing fascia on front and left-side facade with new fascia. – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Remove wood columns on front facade. – Approve – Approve drawings dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Paint main structure. Brand: Sherwin Williams. Color: Brick - SW7641 "Collonade Gray". Stucco - SW7024 "Functional Gray". – Approve – Approve specifications dated 7/24/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Add parapet to existing roofline – No quorum, comments only. Consider shorter parapet, refer to other buildings in district.
2. Replace composite shingles with new imitation slate. Brand: DaVinci. Color: European VariBlend – No quorum, comments only. Shingles or tile more appropriate.
3. Replace two aluminum doors on front facade with new

Landmark Commission Agenda Monday, August 6, 2018

- doors to match existing doors - Supportive
4. Add transom above center front facade doors and windows – No quorum, comments only. Keep windows same height and add transom in entire bay.
 5. Replace existing OSB plywood on front facade with stucco – No quorum, comments only. Task Force recommends long term plan to remove stucco infill between pilasters and replace with glazing.
 6. Replace existing LED lighting on front facade with new recessed lighting - Supportive
 7. Replace existing soffits on front and side façade – No quorum, comments only. Stucco or beadboard preferred.
 8. Replace existing fascia on front and left-side facade with new fascia – No quorum, comments only. Consider 2 pieces.
 9. Remove wood columns on front façade - Supportive
 10. Paint main structure. Brand: Sherwin Williams. Color: Brick - SW7641 "Colonnade Gray". Stucco - SW7024 "Functional Gray" – Supportive.

11. 4840 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA178-757(MLP)
Melissa Parent

Request:

Install 8'-0" wood fence in side and rear yard.

Applicant: Vera Elkins

Application Filed: 7/5/2018

Staff Recommendation:

Install 8'-0" wood fence in side and rear yard. – Approve - Approve site plan and images dated 7/20/2018 with the finding that the proposed work is consistent with the criteria for fences in the preservation criteria Sections 2.9 and 2.11(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 8'-0" wood fence in side and rear yard –No quorum, comments only. Must be located in rear 50% only.

12. 2500 ROUTH ST

State Thomas Historic District
CA178-750(MLP)
Melissa Parent

Request:

Remove awning from front facade and install aluminum sign over front facade window.

Applicant: Victoria Moore

Application Filed: 7/5/2018

Staff Recommendation:

Remove awning from front facade and install aluminum sign over front facade window. – Approve – Approve specifications dated 7/18/2018 with the finding that although the work does not comply with Section 51P-225.107(h)(3)(A)(ii) that prohibits signs that exceed one square foot in effective area, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City

Landmark Commission Agenda Monday, August 6, 2018

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:

Remove awning from front facade and install aluminum sign over front facade window – No quorum, comments only. While the ordinance states attached signs can't exceed 1 square foot, this sign, being open and artfully crafted, should be allowed in this district. The Commission does have ability to approve this application if it is compatible and appropriate to the district. I think it is both. The design does not take away from the building or overwhelm the entry.

Request:

1. Install eight security cameras on main and accessory structure.
2. Install lighting adjacent to front and rear entrances of main structure.

Applicant: Daniel Hernandez

Application Filed: 7/5/2018

Staff Recommendation:

1. Install eight security cameras on main and accessory structure. – Approve with conditions – Approve images dated 7/23/2018 with the condition that the cameras be attached to the underneath of existing soffits with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install lighting adjacent to front and rear entrances of main structure. – Approve - Approve images dated 7/23/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install eight security cameras on main and accessory structure – No quorum, comments only. Submit a cut sheet as to the actual size of the cameras.
2. Install lighting adjacent to front and rear entrances of main structure – No quorum, comments only. Supportive of light fixture shown but it should be smaller, more in scale with this property; 1' x 2' high is too massive for this property.

Request:

Raise roofline of accessory structure 2'-9". Install wood siding on new infill areas.

Applicant: John Buser

Application Filed: 7/5/2018

Staff Recommendation:

13. 2516 THOMAS ST

State Thomas Historic District

CA178-765(MLP)

Melissa Parent

14. 5305 SWISS AVE

Swiss Avenue Historic District

CA178-753(MLP)

Melissa Parent

Landmark Commission Agenda Monday, August 6, 2018

Raise roofline of accessory structure 2'-9". Install wood siding on new infill areas. – Approve – Approve plans dated 7/20/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in preservation criteria Section 51P-63.116(1)(A)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Raise roofline of accessory structure 2'-9". Install wood siding on new infill areas – Approve - Approve as submitted based on rear 50% of lot, reference exhibit 53B (of ordinance).

15. 5518 SWISS AVE

Swiss Avenue Historic District
CA178-751(MLP)
Melissa Parent

Request:

1. Construct trellis in rear yard.
2. Install wood fence and gate in rear yard.
3. Install 8'-0" CMU block wall in left-side yard.
4. Install new wood garage door and stain. Brand: Olympic Elite. Color: "Royal Mahogany".

Applicant: Donna Rogers,

Application Filed: 7/5/2018

Staff Recommendation:

1. Construct trellis in rear yard– Approve – Approve drawings and images dated 7/23/2018 with the finding the proposed work is consistent with the criteria for additions in 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. Install wood fence and gate in rear yard. – Approve – Approve images dated 7/23/2018 with the finding the proposed work is consistent with the criteria for additions in preservation criteria Section 51P-63.116(2)(B)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 8'-0" CMU block wall in left-side yard. – Approve with conditions – Approve site plan dated 7/23/2018 with the condition that the CMU block be finished with stucco on both sides and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new wood garage door and stain. Brand: Olympic Elite. Color: "Royal Mahogany". – Approve – Approve images date 7/23/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in preservation criteria Section 51P-63.116(1)(A)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct trellis in rear yard - Approve - Approve as submitted - Ensure existing main structure trim is maintained with new trellis below existing soffit line.
2. Install wood fence and gate in rear yard - Approve with

Landmark Commission Agenda Monday, August 6, 2018

conditions - Wood fence approved with conditions: 9'-0" max height. Provide to LMC proposed wood finish color.

3. Install 8'-0" CMU block wall in left-side yard – Approve with conditions - Does not meet ordinance as unfinished CMU - stucco finish both sides with stone to match right side yard in appearance, color and detailing.
4. Install new wood garage door and stain. Brand: Olympic Elite. Color: "Royal Mahogany" - This item was submitted later and was not reviewed by task force.

16. 1701 N MARKET ST

West End Historic District
CA178-760(LC)
Liz Casso

Request:

Install two retractable awnings on west elevation.

Applicant: Tutta's Enterprise, LLC - Jeremy Scott

Application filed: 7/5/2018

Staff Recommendation:

Install two retractable awnings on west elevation. – Approve – Approve drawings dated 7/11/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install two retractable awnings on west elevation – Approve - Approved as submitted.

17. 106 N CLINTON AVE

Winnetka Heights Historic District
CA178-769(JKA)
Jennifer Anderson

Request:

Install 8' board-on-board cedar fence in side and rear yard and stain using Behr ST-105 "Padre Brown."

Applicant: Jennifer Darby

Application Filed: 7/6/2018

Staff Recommendation:

Install 8' board-on-board cedar fence in side and rear yard and stain using Behr ST-105 "Padre Brown" – Approve – Approve site plan and specifications dated 7-16-18 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).

Task Force Recommendation:

Install 8' board-on-board cedar fence in side and rear yard and stain using Behr ST-105 "Padre Brown" – None – No quorum, comments only. Supportive of fence placement beyond 50% mark.

18. 1307 W DAVIS ST

Winnetka Heights Historic District
CA178-770(JKA)
Jennifer Anderson

Request:

1. Install blade sign on front facade.
2. Install sign on front facade.

Applicant: Juan Dela Torre

Application Filed: 7/6/2018

Landmark Commission Agenda
Monday, August 6, 2018

Staff Recommendation:

1. Install blade sign on front façade – Approve with Conditions – Approve specifications dated 7-16-18 with the condition that the sign is attached in the mortar and not the brick face with the finding that the work is consistent with preservation criteria Section 51P-87.117.3(a)(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install sign on front façade – Approve with Conditions – Approve specifications dated 7-16-18 with the condition that the letters and logo are attached in the mortar and not the brick face with the finding that the work is consistent with preservation criteria Section 51P-87.113(a)(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install blade sign on front façade – None – No quorum, comments only. Supportive of design.
2. Install sign on front façade – None – No quorum, comments only. Supportive of design.

Request:

Install park sign.

Applicant: City of Dallas Park and Recreation Dept.

Application Filed: 7/6/2018

Staff Recommendation:

Install park sign – Approve – Approve site plan and specifications dated 7-16-18 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:

Install park sign – None – No quorum, comments only. Insufficient information regarding location/ placement of sign. Need sign plan.

Request:

Paint trim colors on main structure porch and dormer detail. Brand: Behr. Trim 1: BWC-12 "Vibrant White;" Trim 2: S290-5 "Amber Autumn."

Applicant: Robert Rosen,

Application Filed: 7/6/2018

Staff Recommendation:

Paint trim colors on main structure porch and dormer detail. Brand: Behr. Trim 1: BWC-12 "Vibrant White;" Trim 2: S290-5 "Amber Autumn" – Approve – Approve paint specifications dated 7-16-18 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 trim colors on main structure porch and dormer

19. 1515 W JEFFERSON BLVD

Winnetka Heights Historic District
CA178-768(JKA)
Jennifer Anderson

20. 300 S MONTCLAIR AVE

Winnetka Heights Historic District
CA178-767(JKA)
Jennifer Anderson

Landmark Commission Agenda Monday, August 6, 2018

detail. Brand: Behr. Trim 1: BWC-12 "Vibrant White;" Trim 2: S290-5 "Amber Autumn" – None – No quorum, comments only. Would recommend that colors as submitted be approved, but house would look better with a third color.

COURTESY REVIEW ITEMS:

1. 711 ELM ST

West End Historic District
CR178-017(LC)
Liz Casso

Request:

Courtesy Review - Construct vertical addition.

Applicant: Merriman Anderson Architects - Milton P. Anderson

Application Filed: 7/5/2018

Staff Recommendation:

Courtesy Review - Construct vertical addition. - Staff is not supportive of proposed design because it is not consistent with preservation criteria Section 2 for height which states that existing structures shall not be renovated to exceed 100 feet in height. Staff recommends the applicant continue to explore ways to reduce the massing of the proposed addition.

Task Force Recommendation:

Courtesy Review - Construct vertical addition. – Not supportive.

DISCUSSION ITEMS:

1. 700 HUNTLEY ST

Junius Heights Historic District
CA178-802(MP)
Marsha Prior

Request:

Replace wood fence with new wood fence and stain. Brand: Wood Defender, 'Leatherwood.'

Applicant: Chaney, Brent & Lindsay

Application Filed: 7/5/2018

Staff Recommendation:

Replace wood fence with new wood fence and stain. Brand: Wood Defender, 'Leatherwood' – 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 Sections 3.6(a)(2) and 3.6(a)(3) which state that interior side yard fences must be located in the rear 50% and that cornerside yard fences are not allowed in the front of the side façade.

Task Force Recommendation:

Replace wood fence with new wood fence and stain. Brand: Wood Defender, 'Leatherwood' – Approve with conditions - Approve replacing fence with return at 50% on the north side; approve replacing fence on Junius Street side with return to back corner as per 3.6(a).

2. 5336 JUNIUS ST

Junius Heights Historic District
CA178-774(MP)
Marsha Prior

Request:

1. Remove window and replace with smaller, fixed window.
2. Remove window and infill with siding.

Applicant: A3 Construction Services - Luis Meza

Application Filed: 7/5/2018

Staff Recommendation:

1. Remove window and replace with smaller, fixed window – 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 5.1 which states that historic windows must remain intact and their openings preserved on protected facades unless necessary due to deterioration.
2. Remove window and infill with siding – Approve with conditions – Approve proposed work with the condition that infill siding is an exact match in material, profile, and dimension, and that the replacement siding is feathered in with existing siding with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove window and replace with smaller, fixed window – Approve with conditions – Approve with conditions window must be trimmed according to other windows on house. Need dimensions for Landmark.
2. Remove window and infill with siding – Approve with conditions – Approve with conditions window removal and infill with condition that siding match existing and siding must be feathered in to match.

3. 6019 WORTH ST

Junius Heights Historic District
CA178-801(MP)
Marsha Prior

Request:

1. Construct addition to rear of main structure.
2. Remodel front porch.
3. Restore chimney.

Applicant: Signature Leasing - Richard Senger

Application Filed: 07/5/2018

Staff Recommendation:

1. Construct addition to rear of main structure – Approve with conditions – Approve drawings and specifications dated 7/18/18 with the condition that rafter tails match existing in style and spacing, that Hardie board is used only for the bottom two laps, and that a trim board is placed between original structure and addition on each side elevation with the finding the work is consistent with preservation criteria Sections 8.3(a), 8.5, and 8.14, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Landmark Commission Agenda Monday, August 6, 2018

2. Remodel 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.
3. Restore chimney – Approve with conditions – Approve proposed work with condition that applicant provide photo of chimney mortared onto vinyl siding with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition to rear of main structure – Approve with conditions - Approve addition as shown with condition that profile and spacing of rafter tails should match existing or any intact rafter tails. If none exist, rafter tails' spacing and design should match those existing in Junius Heights. Hardie board by ground to be placed smooth side out; no more than 12" [of Hardie board]. Trim board should demarcate new addition per 8.14.
2. Remodel front porch – Approve with conditions - Railing - need measurements and materials, suggest height of top of rail should be no higher than bottom of existing windows. Details of railing need to be provided. Vote 3:2. For - Schmidt, Raith, Trecartin. Against - Graham, Koppang. Reason for opposition: It needs to be shown that house originally had shingles.
3. Restore chimney – Approve.

4. 617 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-756(MLP)
Melissa Parent

Request:

Install landscaping in front and side yard.

Applicant: Paul Sanders

Application Filed: 7/5/2018

Staff Recommendation:

Install landscaping in front and side yard. – Approve – Approve site plans dated 6-18-18 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 side yard – No quorum, comments only. Support as submitted.

Landmark Commission Agenda
Monday, August 6, 2018

5. 4803 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-758(MLP)
Melissa Parent

Request:

Replace existing front yard wood fence with 8'-0' closed post wrought iron fence.

Applicant: Power Properties

Application Filed: 7/5/2018

Staff Recommendation:

Replace existing front yard wood fence with 8'-0' closed post wrought iron fence. – 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 inconsistent with preservation criteria that prohibits fences in the front 50% of the interior side yard and fences that are less than 70% open.

Task Force Recommendation:

Replace existing front yard wood fence with 8'-0' closed post wrought iron fence – No quorum, comments only. Not supportive - must be 70% open, finials not appropriate.

6. 518 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-755(MLP)
Melissa Parent

Request:

1. Construct rear addition.
2. Replace four windows on the front facade with new wood windows.
3. Replace twelve windows on side facades with aluminum clad windows.
4. Restore front facade balcony enclosure to historic open porch.
5. Install new wood stairway in rear of main structure.

Applicant: Andrew Warren

Application Filed: 7/5/2018

Staff Recommendation:

1. Construct rear addition. – Approve - Approve drawings dated 7/23/18 with the finding the proposed work is consistent with the criteria for new construction and additions in preservation criteria Sections 4.2, 4.4 and 4.7 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace four windows on the front facade with new wood windows. – Approve – Approve images dated 7/23/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace twelve windows on the rear and side facades with aluminum clad 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 the preservation criteria for fenestration and openings that prohibit imitation materials. Preservation criteria Section 3.10.

Landmark Commission Agenda Monday, August 6, 2018

4. Restore front facade balcony enclosure to historic open porch. – Approve - Approve drawings dated 7/23/18 with the finding the proposed work is consistent with the criteria for porches and balconies in preservation criteria Section 3.21 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new wood stairway in rear of main structure. – Approve – Approve drawings dated 7/23/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Taskforce Recommendation:

1. Construct rear addition –No quorum, comments only. Supportive.
2. Replace four windows on the front facade with new wood windows – No quorum, comments only. New windows closely match historic and that all casing matches historic exactly. Recommend attempting to repair front windows.
3. Replace twelve windows on the rear and side facades with aluminum clad windows. – No quorum, comments only. Wood windows required.
4. Restore front facade balcony enclosure to historic open porch – No quorum, comments only. Supportive with the conditions that railings match, 18" column preferred - consider brick base at second floor column.
5. Install new wood stairway in rear of main structure – No quorum, comments only. Supportive.

7. 2722 PARK ROW AVE

South Blvd/Park Row Historic District
CA178-800(MP)
Marsha Prior

Request:

Replace iron porch columns with brick and wood columns.

Applicant: Brittany Pick

Application filed: 7/5/2018

Staff Recommendation:

Replace iron porch columns with brick and wood columns – 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 iron porch columns with brick and wood columns – Approve with conditions - Approve with conditions that brick base be 24" wide and extend to ground level, provide stone cap. Task Force suggests investigating a taller brick base and shorter wood column typical to neighborhood.

8. 2401 SOUTH BLVD

South Blvd/Park Row Historic District
CA178-799(MP)
Marsha Prior

Request:

1. Replace tile on front porch.
2. Install front porch wrought iron baluster.
3. Repair second-story balcony.
4. Replace roof shingles. Brand: Owens Corning, 'Estate Gray.'

Applicant: Steven Deering

Application Filed: 7/5/2018

Staff Recommendation:

1. Replace tile on front porch – Approve with conditions – Approve proposed work with the condition that tiles are also installed on the face of stair risers with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install front porch wrought iron baluster – 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.
3. Repair second-story balcony – Approve with conditions – Approve drawing dated 7/18/18 with the condition that fascia is single level and that the overhang is reduced with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace roof shingles. Brand: Owens Corning, 'Estate Gray' – Approve – Approve roof shingles dated 7/18/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Landmark Commission Agenda Monday, August 6, 2018

1. Replace tile on front porch – Approve with conditions - Approve replacing inappropriate tile with tile of much more appropriate style and color with condition that tile must face stair risers.
2. Install front porch wrought iron baluster – Approve with conditions - Approve with condition [that railing] is attached in mortar joints.
3. Repair second-story balcony – Approve with conditions - Provide revised drawing, showing true conditions; existing columns to remain, single deck fascia (not two levels as drawing shows); railing can be wood or metal and suggest investigating existing porch for clues; on wood floor - tongue & groove preferred; reduce overhang - follow 'ghosting' on house.
4. Replace roof shingles. Brand: Owens Corning, 'Estate Gray' – Approve.

9. 5803 SWISS AVE

Swiss Avenue Historic District
CA178-752(MLP)
Melissa Parent

Request:

Install wrought iron and masonry fence and gates in rear and side yards.

Applicant: Stephanie Harvel

Application filed: 7/5/2018

Staff Recommendation:

Install wrought iron and masonry fence and gates in rear and side yards. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the finding that is not consistent with the district and will have an adverse effect on the architectural features of the structure.

Task Force Recommendation:

Install wrought iron and masonry fence and gates in rear and side yards – Approve with conditions - Materials acceptable. Suggest the following revisions to design to be more consistent with style & character of house - Detailing of wrought iron panels to be simplified, remove "barley twist" & end panel finials. - Masonry column expression without masonry base between columns, coordinate with grades. - Cast stone column caps to be simplified, square, sloped top. - Cast stone and brick panels to be eliminated, - No finishes submitted: Brick to match existing main structure. Wrought iron black to match existing canopy. - Confirm with building inspection location of vehicular gate at Skillman & layout of owner's side walkway, (layout not clear). - Balance of side return elevations to be provided to LMC (Landmark Commission). - Review side return at house on Skillman, elevation to align/center between window & rear corner. - Masonry columns at elevation & plans not consistent. Update submittal for LMC.

10. 1024 E 10TH ST

Tenth Street Neighborhood Historic District
CA178-776(MP)
Marsha Prior

Request:

Construct two-story house.

Applicant: Saro DiFrisco

Application Filed: 7/5/2018

Staff Recommendation:

Construct two-story house – Deny without prejudice –The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed design and materials are inconsistent with preservation criteria Section 3.2.

Task Force Recommendation:

Construct two-story house – Approve with conditions - Approve with conditions being to simplify roof form and remove protruding roof form, change vinyl windows to wood windows on 50% of front portion of home, change front door to wood door, add more windows to right elevation, adjust setbacks to be within 5% of blockface, and remove octagonal window.

Request:

Install super graphic sign on east elevation.

Applicant: Robert Fiedler

Application Filed: 7/5/2018

Staff Recommendation:

Install super graphic 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 super graphic 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 super graphic sign on east elevation – Deny without prejudice - Sign not compatible with West End Ordinance.

11. 805 ELM ST

West End Historic District
CA178-761(LC)
Liz Casso

Landmark Commission Agenda
Monday, August 6, 2018

12. 318 S CLINTON AVE

Winnetka Heights Historic District
CA178-772(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Behr. Body: HDC-MD-06 "Nano White;" Trim: PPU18-20 "Broadway;" Accent (Porch floor, steps, ceiling): M470A-1 "Snowmelt."

Applicant: Courtney Williamson

Application Filed: 7/6/2018

Staff Recommendation:

Paint main structure. Brand: Behr. Body: HDC-MD-06 "Nano White;" Trim: PPU18-20 "Broadway;" Accent (Porch floor, steps, ceiling): M470A-1 "Snowmelt" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(C) stating that the colors must be complementary of each other and the overall character of the district and because the blue color proposed for the porch floor and steps is not a typical color used for these features and is more appropriate for porch ceilings.

Task Force Recommendation:

Paint main structure. Brand: Behr. Body: HDC-MD-06 "Nano White;" Trim: PPU18-20 "Broadway;" Accent (Porch floor, steps, ceiling): M470A-1 "Snowmelt" – None – No quorum, comments only. Supportive of body (white) and trim (black). Supportive of blue as porch ceiling color, but not as a porch floor color.

13. 1107 E 11TH ST

Tenth Street Neighborhood Historic District
CD178-014(MP)
Marsha Prior

Initial Suspension

Request:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City of Dallas Attorney's Office - Allen Griffin

Application filed: 06/07/2018

Staff Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny - Motion to not demolish house. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

Landmark Commission Agenda
Monday, August 6, 2018

14. 1105 E 9TH ST

Tenth Street Neighborhood Historic District
CD178-015(MP)
Marsha Prior

Initial Suspension

Request:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City of Dallas Attorney Office - Allen Griffin

Application Filed: 06/07/2018

Staff Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court has issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve – Approve demolition. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

15. 3708 S MALCOLM X BLVD

Wheatley Place Historic District
CD178-013(MP)
Marsha Prior

Initial Suspension

Request:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City of Dallas Attorney's Office - Allen Griffin

Application Filed: 06/07/2018

Staff Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny - Motion to not demolish house. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

- 16.** Public hearing to receive comments on proposed amendments to the City of Dallas historic designation initiation, designation, and appeals procedures.

OTHER BUSINESS ITEMS:

1. Approval of Minutes from July 2, 2018.
2. Recognition of Frances James and her contributions to historic preservation in Dallas.
3. Discussion of appointment of an ad-hoc Committee to discuss guidelines on murals in historic districts - Placed on agenda by request of Commissioner Diane Sherman.
4. Discussion of appointment of a Task Force to discuss Tenth Street Historic District demolitions and neighborhood issues. – Placed on agenda by request of Chair Katherine Seale
5. Discussion of Landmark Commission Work Plan – Mark Doty, Chief Planner
6. Approval of Swiss/Munger District Task Force Member.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, June 20, 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]
- 8.

**LANDMARK COMMISSION****8/6/2018****FILE NUMBER:** CE178-013(MD)**PLANNER:** Mark Doty**LOCATION:** 601 Elm Street**DATE FILED:** 6/6/2018**COUNCIL DISTRICT:** 14**DISTRICT:** West End**SIZE OF REQUEST:** 57,600**MAPSCO:** 45-P**APPLICANT:** Tanya Ragan**OWNER:** PRESERVE PURSE LLC

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years.

SUMMARY:

The Purse Building was constructed in 1905 and is a contributing structure to the West End Historic District. The Applicant proposes to restore the exterior of the structure and rehabilitate the building into office and retail space.

In Urban Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100% of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 75 percent of the pre-rehabilitation improvement value.

Improvements Value (2017):	\$484,840
Land Value:	\$825,000
Required Expenditures:	\$318,630
Estimated Expenditures:	\$15,000,000
Estimated Total Exemption:	\$1,268,138

Notes on the estimated exemptions:

* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

A default completion date will be 8/6/2021, by which a certificate of occupancy must also be obtained. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 601 Elm Street

Applicant: Tanya Ragan - Preserve Purse, LLC

Contact info: 1907 Marilla, Dallas, TX 75201
507-398-7123 / 214-233-0485

Submission Date: 06/06/2018

