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CITY SECRETARY
DALLAS, TEXAS



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DALLAS, TX

PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Tuesday, September 4, 2018

Briefings: **5ES*** **10:00 a.m.**

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

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

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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



**CITY OF DALLAS
LANDMARK COMMISSION
Tuesday, September 4, 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.

Briefing - Fair Park First team, review and status update on contract for proposed Fair Park management –
Darren James, AIA, Board President, Fair Park First and Norman Alston, AIA, Board Secretary, Fair Park First

WORKSHOP

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

CONSENT ITEMS

1. 313 SOUTH WILLOMET AVE
Winnetka Heights Historic District
CE178-014(MD)
Mark Doty

Request:

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

Applicant: Reginald Lee

Application Filed: July 17, 2018

Staff Recommendation:

Approval of the Certificate of Eligibility. Approval.

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2. 2036 COMMERCE ST

Bluitt Sanitarium-Aspley
CA178-856(LC)
Liz Casso

Request:

Install painted sign on west elevation.

Applicant: Thad Reeves

Application Filed: 8/2/2018

Staff Recommendation:

Install painted sign on west elevation. – Approve – Approve drawings dated 8/9/18 with the finding the proposed work is consistent with preservation criteria Section 9 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install painted sign on west elevation. – Deny without prejudice – Deny without prejudice due to lack of information.

3. 2501 FLORA ST

Booker T Washington
CA178-839(LC)
Liz Casso

Request:

Install statue at south elevation.

Applicant: DISD

Application filed: 8/2/2018

Staff Recommendation:

Install statue at south elevation. – Approve – Approve drawings dated 8/13/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install statue at south elevation. – Approve with condition – Approved with condition that a site plan and elevation showing location of statue be provided.

4. 1601 CHALKHILL RD

Eagle Ford School
CA178-840 (LC)
Liz Casso

Request:

1. Install landscape and hardscape.
2. Install exterior lighting.

Applicant: MOFAM LLC

Application Filed: 8/2/2018

Staff Recommendation:

1. Install landscape and hardscape. – Approve – Approve drawings dated 8/10/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install exterior lighting. – Approve – Approve drawings dated 8/10/18 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 landscape and hardscape. – Deny without prejudice – Deny landscaping without prejudice. Revise the landscaping to incorporate more Texas grasses.

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5. 1910 PACIFIC AVE
Harwood Historic District
CA178-837(LC)
Liz Casso

2. Install exterior lighting. – Approve with condition – Lighting is approved with condition to submit specifications and cut sheets for light fixtures.

Request:

Install exterior lighting at north elevation.

Applicant: 1910 Beverage Service, LLC

Application Filed: 7/6/2018

Staff Recommendation:

Install exterior lighting at north elevation. – Approve – Approve site plan and specifications dated 8/8/18 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install exterior lighting at north elevation. – Approve with condition – Approve with condition that sample bulb be provided.

6. 5010 REIGER AVE
Munger Place Historic District
CA178-850(MLP)
Melissa Parent

Request:

Construct new accessory structure in rear yard.

Applicant: Katherine Stiffler

Application Filed: 8/2/2018

Staff Recommendation:

Construct new accessory structure in rear yard. – Approve – Approve site plan and image dated 8/14/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in the criteria preservation Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), and 51P-97.111(c)(1)(A)(iii), and it meets the standards in City Code Sections 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct new accessory structure in rear yard. – Approve with conditions - Location to comply with side & rear setbacks. Siding and roof to match existing main structure as submitted.

8. 4720 GASTON AVE
Peak's Suburban Addition
Neighborhood Historic District
CA178-846(MLP)
Melissa Parent

Request:

1. Modify fourteen window openings on main structure. Work completed without Certificate of Appropriateness.
2. Modify all window trim from previously approved CA. Work completed without Certificate of Appropriateness.

Applicant: Ross Sloan

Application Filed: 8/2/2018

Staff Recommendation:

1. Modify fourteen window openings on main structure. Work completed without Certificate of Appropriateness – Approve - Approve with the finding that although the

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completed work does not comply with Section 3.10 that prohibits the alteration of original door and window openings, 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 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.

2. Modify all window trim from previously approved CA. Work completed without Certificate of Appropriateness – Approve – Approve images dated 8/14/2018 with the finding the completed work is consistent with the criteria for facades in the preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Modify fourteen window openings on main structure. Work completed without Certificate of Appropriateness – Approve - Since original windows have been removed & it is difficult to determine original size, it is acceptable to retain windows.
2. Modify all window trim from previously approved CA. Work completed without Certificate of Appropriateness – Approve with conditions - Retain 1x6 window casing, remove crown molding trim & replace w/trim to match page labeled "Commentary" from June 2016 CA.

9. 4722 GASTON AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-875(MLP)
Melissa Parent

Request:

1. Replace existing asphalt driveway with new concrete driveway.
2. Install new 8'-0" iron gate at rear of porte-cochere.

Applicant: Liz Gibson

Application Filed: 8/2/2018

Staff Recommendation:

1. Replace existing asphalt driveway with new concrete driveway – Approve - Approve site plan dated 08/20/18 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new 8'-0" iron gate at rear of porte-cochere – Approve – Approve gate image dated 08/20/18 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

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1. Replace existing asphalt driveway with new concrete driveway – Approve with conditions - Concrete acceptable in lieu of pavers.
2. Install new 8'-0" iron gate at rear of porte-cochere – Approve - Approve flat top gate proposed at Task Force.

10. 4706 JUNIUS ST
Peak's Suburban Addition
Neighborhood Historic District
CA178-848(MLP)
Melissa Parent

Request:

1. Install new wood columns on front porch.
2. Replace existing wood siding with new yellow pine 117 siding on main structure.
3. Modify front door with new door and infill with siding.
4. Relocate rear door opening and replace existing door with wood door.

Applicant: Jordan Heringer,

Application Filed: 8/2/2018

Staff Recommendation:

1. Install new wood columns on front porch – Approve with conditions - Approve proposed work with the condition that a final detail drawing of the column indicating 1x trim at top and bottom of column be submitted for staff review with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace existing wood siding with new yellow pine 117 siding on main structure – Approve – Approve specification dated 8/16/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Modify front door with new door and infill with siding – Approve with conditions – Approve images dated 08/20/2018 with the condition that a final detail elevation drawing is submitted to staff review with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Relocate rear door opening and replace existing door with wood door – Approve - Approve proposed work 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 new wood columns on front porch – Deny without prejudice - Column must match neighborhood. Round column or 8x8 column with 1x trim at top & bottom would be acceptable or Craftsman style from ordinance.
2. Replace existing wood siding with new yellow pine 117 siding on main structure – Approve - Replace with siding to match historic siding on the house. Attempt to retain as much siding as possible.

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3. Modify front door with new door and infill with siding – Approve with conditions - Approve with the condition that simpler, more appropriate door is used.
4. Relocate rear door opening and replace existing door with wood door - Approve - Repurposed front door or door proposed for front are acceptable.

11. 4711 SWISS AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-857 (MLP)
Melissa Parent

Request:

Install cast iron mailbox adjacent to front walkway.

Applicant: LACRETIA WHITE

Application Filed: 7/6/2018

Staff Recommendation:

Install cast iron mailbox adjacent to front walkway – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install cast iron mailbox adjacent to front walkway – Approve – Approve as submitted.

12. 4829 SWISS AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-847 (MLP)
Melissa Parent

Request:

Install new landscaping.

Applicant: STAR FOUNDATION REPAIR

Application Filed: 7/6/2018

Staff Recommendation:

Install new landscaping – Approve – Approve landscape plan dated 8/16/2018 with the finding 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 new landscaping – Deny without prejudice - Provide more information: size & type of flagstone, type of shrubs & ground cover. Recommend different trees, not apple. Provide photographs. (4 in favor: Nepveux, Finch, Suitonu, Simon; 1 opposed: Karnowski - Items in front yard are appropriate, plants inside and rear yard will not block views.)

13. 228 S CLIFF ST

Tenth Street Neighborhood Historic District
CD178-018(MP)
Marsha Prior

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: Myra Fain

Application Filed: 08/02/2018

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 has issued a final order requiring the demolition

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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) – No quorum, comments only – We recommend that the house be demolished because it isn't a contributing structure and it is not structurally sound and poses an imminent danger to neighboring structures.

Request:

1. Install canopy on east elevation.
2. Replace door on south elevation.
3. Install steel window counters in five windows on south elevation.
4. Install railing with gates on dock at west and south elevations

Applicant: GPIWE Limited Partnership

Application Filed: 8/2/2018

Staff Recommendation:

1. Install canopy on east elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work is consistent with Section 5 for construction and renovation, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door on south elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install steel window counters in five windows on south elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install railing with gates on dock at west and south elevations. – Approve – Approve drawings dated 8/8/18 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 canopy on east elevation. – Approve – Approve as submitted.
2. Replace door on south elevation. – Approve with condition – Approve with the condition to remove the glass door and transom and replace with motorized roll-up door (south elevation, ground floor).
3. Install steel window counters in five windows on south elevation. – Approve – Approve as submitted Install railing with gates on dock at west and south elevations. – Approve – Approve as submitted.

Request:

14. 603 MUNGER AVE
West End Historic District
CA178-838(LC)
Liz Casso

15. 3628 DUNBAR ST

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Wheatley Place Historic District
CA178-853(MP)
Marsha Prior

Construct single-story house.

Applicant: Karla Calderon

Application filed: 08/02/2018

Staff Recommendation:

Construct single-story house – Approve with conditions – Approve drawings and specifications dated 8/15/18 with the condition that the existing grade shall not be raised or infilled, the front yard setback aligns with adjacent main structures, the rolled steps match the style on the street, and the finished side of the fence faces out if visible from the street with the finding the work is consistent with preservation criteria Sections 9.2, 9.3, 9.7, 9.8, 9.11(a) for new construction and 3.13, 3.14, and 3.15 for fences and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct single-story house – Approve with conditions - Approve with conditions that windows need to be wood on the exterior, the siding needs to be wood lap, mark on site plan where fence is located. We approve the change in porch, the front door, added window, and the paint colors.

16. 110 N CLINTON AVE
Winnetka Heights Historic District
CA178-869(JKA)
Jennifer Anderson

Request:

Install GAF Timberline Natural Shadow composition shingles in color "Pewter Gray."

Applicant: Sylvia Ortiz

Application Filed: 08/02/2018

Staff Recommendation:

Install GAF Timberline Natural Shadow composition shingles in color "Pewter Gray" – Approve – Approve specifications dated 8-13-18 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 GAF Timberline Natural Shadow composition shingles in color "Pewter Gray" – Approve.

17. 203 N CLINTON AVE
Winnetka Heights Historic District
CA178-862(JKA)
Jennifer Anderson

Request:

Remove set of French doors on rear façade and replace with one 15-light glass door.

Applicant: Teresa Norton

Application Filed: 08/03/2018

Staff Recommendation:

Remove set of French doors and replace with one 15-light glass door – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

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Remove set of French doors and replace with one 15-light glass door – Approve – Door removal and new door location is sensitive and in keeping with current design of the house.

18. 342 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-860(JKA)
Jennifer Anderson

Request:

Install landscaping in front yard.

Applicant: Pablo Arellano

Application Filed: 08/03/2018

Staff Recommendation:

Install landscaping in front yard – Approve – Approve site plan and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in front yard – Approve with conditions – If planting bed changes provide dimensions.

19. 319 N EDGEFIELD AVE

Winnetka Heights Historic District
CA178-867(JKA)
Jennifer Anderson

Request:

Remove tree in rear yard.

Applicant: Barry French

Application Filed: 8/3/2018

Staff Recommendation:

Remove tree in rear yard – Approve – Approve the proposed work with the finding that it meets the standards in Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove tree in rear yard – Approve.

20. 201 N MONTCLAIR AVE

Winnetka Heights Historic District
CA178-870(JKA)
Jennifer Anderson

Request:

Install 8' wood board-on-board fence in side yard.

Applicant: Kevin Maher

Application Filed: 8/2/2018

Staff Recommendation:

Install 8' wood board-on-board fence in side yard – Approve- Approve site plan and specifications dated 8-13-18 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' wood board-on-board fence in side yard – Approve with conditions – Provide stain color.

21. 211 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-872(JKA)
Jennifer Anderson

Request:

1. Construct two-story addition.
2. Relocate door on south side.
3. Replace window on front facade with French doors.
4. Construct accessory structure.

Applicant: Judy Cummings

Application Filed: 8/2/2018

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Staff Recommendation:

1. Construct two-story addition – Approve – Approve drawings and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Relocate door on south side – Approve – Approve drawings and specifications dated 8-13-18 with the finding that the work meets City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace window on front facade with French doors – Approve – Approve drawings and specifications with the finding that the work meets preservation criteria section 51P-87.111(a)(17)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct accessory structure – Approve – Approve drawings and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two-story addition – Approve with conditions – Provide dimensions for all items (overhang, trim, fascia). Call out all materials and avoid using "match existing." Provide window, door, and details/sections.
2. Relocate door on south side – Item not noted by Task Force.
3. Replace window on front facade with French doors - Item not noted by Task Force.
4. Construct accessory structure – Approve with conditions – Provide dimensions for all items (overhang, trim, fascia). Call out all materials and avoid using "match existing." Provide window, door, and details/sections.

22. 310 S WILLOMET AVE

Winnetka Heights Historic District
CA178-859(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6239 "Upward;" Trim: SW0050 "Classic Light Buff;" Accent: SW7505 "Manor House."
2. Install Owens Corning composition shingles in color "Driftwood."

Applicant: Christina White

Application Filed: 8/3/2018

Staff Recommendation:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6239 "Upward;" Trim: SW0050 "Classic Light Buff;" Accent: SW7505 "Manor House" – Approve – Approve specifications dated 8-13-18 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).

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2. Install Owens Corning composition shingles in color "Driftwood" – Approve – Approve specifications dated 8-13-18 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. Paint main structure. Brand: Sherwin Williams. Body: SW6239 "Upward;" Trim: SW0050 "Classic Light Buff;" Accent: SW7505 "Manor House" - Approve
2. Install Owens Corning composition shingles in color "Driftwood" – Approve

23. 125 N WINDOMERE AVE
Winnetka Heights Historic District
CA178-864(JKA)
Jennifer Anderson

Request:

Install GAF Timberline Natural Shadow composition shingles in color "Slate."

Applicant: Steven Smith

Application Filed: 8/3/2018

Staff Recommendation:

Install GAF Timberline Natural Shadow composition shingles in color "Slate" – Approve – Approve specifications dated 8-13-18 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 Timberline Natural Shadow composition shingles in color "Slate" – Approve

24. 214 N WINDOMERE AVE
Winnetka Heights Historic District
CA178-868(JKA)
Jennifer Anderson

Request:

Install two overhead doors on garage.

Applicant: Anthony Hill

Application Filed: 8/3/2018

Staff Recommendation:

Install two overhead doors on garage – Approve – Approve specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install two overhead doors on garage – Deny without prejudice - Provide actual cut sheet for garage doors.

COURTESY REVIEW ITEMS:

1. 4817 JUNIUS ST
Peak's Suburban Addition Neighborhood Historic District
CR178-018(MLP)
Melissa Parent

Request:

Courtesy Review- Construct new single-family residence.

Applicant: Augusta Custom Homes - Darlene Travis

Application Filed: 8/2/2018

Staff Recommendation:

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Courtesy Review- Construct new single-family residence.
– Staff is not supportive of the new construction because the style of the building is not consistent with preservation criteria Sections 4.1 and 4.2 stating that the color, details, form, materials, and general appearance of the proposed structure must be compatible with the existing historic structures.

Task Force Recommendation:

Courtesy Review- Construct new single-family residence – Comments only - 1. Style & proportion need to be more appropriate for neighborhood. Flat front w/attached porch of any style. Mission style may be more appropriate for what applicant wants. 2. Fenestration - single-hung window, more windows on side facades near front. Limit types & sizes of windows. No arched windows. 3. Finished floor minimum of 12" above grade. 4. No precedent for stucco - use different material or provide evidence. 5. Recess garage or provide appearance of detached garage. 6. No exposed grade beam.

DISCUSSION ITEMS:

1. 1300 S ERVAY ST
Ambassador Hotel
CA178-841(LC)
Liz Casso

Request:

1. Paint exterior of structure.
2. Install frosted window film on four windows on 6th floor.

Applicant: Merriman Anderson Architects - Aimee Sanborn

Application Filed: 8/2/2018

Staff Recommendation:

1. Paint exterior of structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5 for color, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install frosted window film on four windows on 6th floor.
– Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint exterior of structure – Deny without prejudice - Deny without prejudice the color palette for the exterior of the structure pending additional paint analysis.
2. Install frosted window film on four windows on 6th floor
– Approve - Approve as submitted the interior applied frosted window film (6th floor).

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2. 1825 ABRAMS PKWY

Lakewood Theater
CA178-842(LC)
Liz Casso

Request:

1. Install a marquee sign above marquee on northeast elevation.
2. Install flat attached sign on east elevation.
3. Install projecting sign at the northeast corner of structure.

Applicant: Norm Alston

Application Filed: 8/2/2018

Staff Recommendation:

1. Install a marquee sign above marquee on northeast 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 10.6 which states that all signs must comply with the provisions of the Dallas City Code, as amended.
2. Install flat attached sign on east 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 10.6 which states that all signs must comply with the provisions of the Dallas City Code, as amended.
3. Install projecting sign at the northeast corner of structure. – 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 10.6 which states that all signs must comply with the provisions of the Dallas City Code, as amended.

Task Force Recommendation:

1. Install a marquee sign above marquee on northeast elevation. – Deny without prejudice – Deny without prejudice due to lack of information.
2. Install flat attached sign on east elevation. – Deny without prejudice – Deny without prejudice due to lack of information.
3. Install projecting sign at the northeast corner of structure. – Deny without prejudice – Deny without prejudice due to lack of information.

Request:

Install three trees at south elevation. Work completed without Certificate of Appropriateness.

Applicant: John Kirtland

Application Filed: 08/2/2018

Staff Recommendation:

Install three trees at south elevation. Work completed without Certificate of Appropriateness. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section

3. 1907 ELM ST

Harwood Historic District
CA178-836(LC)
Liz Casso

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4. 123 E 6TH ST
Lake Cliff Historic District
CA178-865(JKA)
Jennifer Anderson

2.4 which states that landscaping and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or from contributing structures.

Task Force Recommendation:

Install three trees at south elevation. Work completed without Certificate of Appropriateness – Deny without prejudice - The trees block significant views of building.

Request:

1. Install columns on front porch.
2. Install railing on front porch.
3. Install 1'x4' tongue-and-groove porch flooring on front porch and stain using Olympic semi-transparent stain in color "Coffee Stain."

Applicant: Tyler Guffey

Application Filed: 8/3/2018

Staff Recommendation:

1. Install columns on front porch – Approve – Approve drawings dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 7.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install railing on front porch – Deny without Prejudice – 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.
3. Install 1'x4' tongue-and-groove porch flooring on front porch and stain using Olympic semi-transparent stain in color "Coffee Stain" – Approve – Approve drawings dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 7.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install columns on front porch – Approve.
2. Install railing on front porch – Approve with conditions - Recommend lowering railing height to window sill height (22-24"). Clarify dimensions for railing slat spacing. Typical even spacing 3 5/8".
3. Install 1'x4' tongue-and-groove porch flooring on front porch and stain using Olympic semi-transparent stain in color "Coffee Stain" – Approve with conditions - Porch flooring selection is appropriate. Clarify stain and seal.

5. 401 E 6TH ST
Lake Cliff Historic District
CA178-871(JKA)
Jennifer Anderson

Request:

1. Install wood screens on windows and paint using Sherwin Williams SW6342 "Spicy Hue."

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2. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue."
3. Paint accent color in front gable using Sherwin Williams SW6342 "Spicy Hue."

Applicant: Alice Kinsey

Application Filed: 8/3/2018

Staff Recommendation:

1. Install wood screens on windows and paint using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.
2. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.
3. Paint accent color in front gable using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.

Task Force Recommendation:

1. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue" – Approve with conditions - Provide dimensions. Use same color for screens, sashes, and gable accent.
2. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue" – Approve with conditions – Provide dimensions. Use same color for screens, sashes, and gable accent.
3. Paint accent color in front gable using Sherwin Williams SW6342 "Spicy Hue" – Approve.

6. 619 N MARSALIS AVE
Lake Cliff Historic District
CA178-861(JKA)
Jennifer Anderson

Request:

Construct multifamily structure on empty lot.

Applicant: Devyn Mountain

Application Filed: 8/3/2018

Staff Recommendation:

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Construct multifamily structure on empty lot – 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 Section 9.5 that states new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios and because the proposed materials, detailing, and solid-to-void ratios are not appropriate. It is also inconsistent with preservation criteria Section 9.9 stating that new construction main buildings on an interior lot must have a front yard setback that is within ten feet 40' of the average front yard setback of other structures in the blockface.

Task Force Recommendation:

Construct multifamily structure on empty lot – Deny without prejudice - Recommend removing tapered column design for box columns. Add corner board at front dormer east side at both lower and upper and provide dimensions. 18" roof overhang is small, recommend increasing. Provide header board trim at all locations and engage into window. West - add balustrade and railing. Recommend removing 4-over-4 window design and consider 1-over-1 on all elevations. Provide standard size brick. Provide labels for all dimensions and slopes. Provide column detail showing all dimensions. Recommend removing double glazing (muntin) on doors for front locations - provide one lite. Provide 1-over-1 window at dormer. Provide details on gate. Provide hand rail design and dimensions.

7. 4803 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-845(MLP)
Melissa Parent

Request:

1. Install porcelain tile on front facade. Work completed without Certificate of Appropriateness.
2. Paint brick. Work completed without Certificate of Appropriateness.
3. Install faux greenery on front facade. Work completed without Certificate of Appropriateness.

Applicant: Power Properties

Application Filed: 8/2/2018

Staff Recommendation:

1. Install porcelain tile on front facade. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.
2. Paint brick. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that

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painted brick is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.

3. Install faux greenery on front facade. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that faux greenery on the facade is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.

Task Force Recommendation:

1. Install porcelain tile on front facade. Work completed without Certificate of Appropriateness - Deny
2. Paint brick. Work completed without Certificate of Appropriateness - Deny
3. Install faux greenery on front facade. Work completed without Certificate of Appropriateness – Deny - Nothing proposed comes close to meeting ordinance. All denied previously & ordinance has not changed.

8. 2516 THOMAS ST

State Thomas Historic District
CA178-844(MLP)
Melissa Parent

Request:

1. Replace rear second-story door with new window. Infill with siding. Work completed without Certificate of Appropriateness.
2. Replace rear first floor door and transom with new door. Work completed without Certificate of Appropriateness.
3. Replace front door and transom with new door. Work completed without Certificate of Appropriateness.

Applicant: Daniel Hernandez

Application filed: 8/2/2018

Staff Recommendation:

1. Replace rear second-story door with new window. Infill with siding. 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).
2. Replace rear first floor door and transom with new door. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with the condition that more appropriate glass is installed to meet preservation criteria Section 51P-225.109(a)(16)(B) that states reflective, tinted, opaque, translucent, and mirrored glass and plastic are prohibited, and with the finding the completed work will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace front door and transom with new door. Work completed without Certificate of Appropriateness. – Deny without prejudice – The completed work does not

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meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that requires all windows, doors, and lights on the front façade of a main building be typical of the style and period of the building. Preservation criteria Section 51P-225.109(a)(16)(F)(iii).

Task Force Recommendation:

1. Replace rear second-story door with new window. Infill with siding. Work completed without Certificate of Appropriateness - Approve
2. Replace rear first floor door and transom with new door. Work completed without Certificate of Appropriateness – Approve with conditions - Approve rear door as is, but replace glass with glass of time period, clear, beveled, etc.
3. Replace front door and transom with new door. Work completed without Certificate of Appropriateness – Deny without prejudice - Revert back to Craftsman period front door with transom.

Request:

1. Enclose front porch. Work completed without a Certificate of Appropriateness.
2. Cut existing front yard wood fence to 3.5' tall, install 6.5' wood return fence on right side yard 10' from front corner of house, and paint entire wood fence. Brand: Glidden, OOOY 07/093 'Earth Brown.'
3. Install concrete drive/parking area; install 16' long walkway; and repair existing walkway, steps, and sidewalk.

Applicant: Rosa Medrano

Application Filed: 8/2/2018

Staff Recommendation:

1. Enclose front porch. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.23 which encourages that existing enclosed porches be restored to their original appearance.
2. Cut existing front yard wood fence to 3.5' tall, install 6.5' wood return fence on right side yard 10' from front corner of house, and paint entire wood fence. Brand: Glidden, OOOY 07/093 'Earth Brown' – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 1.11 which states that side yard fences above 3'-6" must be located a minimum of 10' back from the front elevation of the main building and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 1129 BETTERTON CIR

Tenth Street Neighborhood Historic District

CA178-851(MP)

Marsha Prior

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3. Install concrete drive/parking area; install 16' long walkway; and repair existing walkway, steps, and sidewalk – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(C)(6)(i) on the basis that an oversized driveway would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Enclose front porch. Work completed without a Certificate of Appropriateness – Deny without prejudice - Deny without prejudice per ordinance (Exhibit C) of 10th Street.
2. Cut existing front yard wood fence to 3.5' tall, install 6.5' wood return fence on right side yard 10' from front corner of house, and paint entire wood fence. Brand: Glidden, OOOY 07/093 'Earth Brown' – Approve - Approve truncation of the side fence to 3'-06" and moving the front fence back 10'.
3. Install concrete drive/parking area; install 16' long walkway; and repair existing walkway, steps, and sidewalk – Approve - Approve repair of existing front walkway and steps and approve new walkway and driveway.

Request:

1. Install eight vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install one wood window on front elevation. Work initiated without a Certificate of Appropriateness.
3. Remove one window on left side elevation. Work initiated without a Certificate of Appropriateness.
4. Remove three windows on right side elevation.

Applicant: Nayeli Perez

Application Filed: 8/2/2018

Staff Recommendation:

1. Install eight vinyl windows. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.11 which states that replacement windows must express the same mullion size, light configuration, and material to match the original.
2. Install one wood window on front elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.11 which states that replacement windows must express the same mullion size, light configuration, and material to match the original.

10. 1132 BETTERTON CIR

Tenth Street Neighborhood Historic District

CA178-852(MP)

Marsha Prior

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3. Remove one window on left side elevation. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve proposed work with the condition that the void left by removal is infilled with siding that is an exact match in material, profile, and dimension as original siding with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove three windows on right side elevation – Approve with conditions – Approve proposed work with the condition that voids left by removal of windows are infilled with siding that is an exact match in material, profile, and dimension as original siding with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install eight vinyl windows. Work initiated without a Certificate of Appropriateness – Approve with conditions - Approve with the condition that windows on right elevation [facing Betterton Circle] be wood, but windows on left elevation [facing alley] can be vinyl.
2. Install one wood window on front elevation. Work initiated without a Certificate of Appropriateness – Approve with conditions - Approve new window with the condition that casing match other [original] 10th St district details of 1x4 with a capital on top of window.
3. Remove one window on left side elevation. Work initiated without a Certificate of Appropriateness – Approve - Approve removal of window #3 on left elevation.
4. Remove three windows on right side elevation – Approve - Approve removal of three windows on right elevation.

Request:

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

Applicant: Dallas Demolition - Sunny Lohden

Application Filed: 8/2/2018

Staff Recommendation:

Demolish main structure using the standard 'imminent threat to public health/safety' – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(h)(4)(C) because the engineer's report does not prove that the structure is a major and imminent threat, that demolition is the only means to alleviate the threat, and that demolition is the only means for eliminating the threat in a timely manner.

Task Force Recommendation:

11. 1220 NORTH ST

Tenth Street Neighborhood Historic District

CD178-019(MP)

Marsha Prior

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Demolish main structure using the standard 'imminent threat to public health/safety' – Deny without prejudice - We recommend the initiation of a thirty-day suspension for the opportunity of an interested party to purchase the structure before demolition.

12. 486 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-866(JKA)
Jennifer Anderson

Request:

Install park sign.

Applicant: City of Dallas Park and Recreation Department
– Peter Bratt

Application filed: 08/03/2018

Staff Recommendation:

Install park sign – Approve – Approve site plan and specifications dated 8-13-18 with the finding that the proposed 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 – Approve with conditions - Approve location. Recommend reducing length.

13. 214 N WINNETKA AVE

Winnetka Heights Historic District
CA178-858(JKA)
Jennifer Anderson

Request:

1. Remove window on north side.
2. Remove four windows on rear facade and install one wood window.
3. Install one wood window and trim on rear facade.
4. Relocate door on rear facade.

Applicant: Isaac Martinez

Application Filed: 08/03/2018

Staff Recommendations:

1. Remove window on north side – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in Code Section 51A-4.501(g)(6)(C)(i)
2. Remove four windows on rear facade and install one wood window – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in Code Section 51A-4.501(g)(6)(C)(i)
3. Install one wood window and trim on rear facade – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in Code Section 51A-4.501(g)(6)(C)(i)

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4. Relocate door on rear façade – 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 required to justify the work since specifications for the new door was not submitted.

Task Force Recommendations:

1. Remove window on north side – Deny without prejudice - Recommend not removing north window.
2. Remove four windows on rear facade and install one wood window – Deny without prejudice - Recommend not changing design of back porch gang of windows. Provide details [for new window]. Match existing.
3. Install one wood window and trim on rear façade – Approve with conditions - Provide details [for trim]. Match existing.
4. Relocate door on rear façade – None – Item not noted by Task Force.

14. 4725 JUNIUS ST
Peak's Suburban Addition
Neighborhood Historic District
CA178-894 (MLP)
Melissa Parent

Request:

1. Replace 44 aluminum windows with new aluminum clad windows.
2. Replace composite shingles on mansard roof with Hardie Panels.
3. Install new Hardie Reveal Panels on 24 second-story windows.
4. Install ten new lighting fixtures along stairwells.
5. Repair and paint existing brick. Brand: Benjamin Moore. Color: HC-110 "Wethersfield Moss".

Applicant: LA PRADERA JUNIUS PLACE

Application Filed: 8/2/2018

Staff Recommendation:

1. Replace 44 aluminum windows with new aluminum clad windows – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
2. Replace composite shingles on mansard roof with Hardie Panels – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
3. Install new Hardie Reveal Panels on 24 second-story windows – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
4. Install ten new lighting fixtures along stairwells – Approve – Approve drawings and specifications dated 8/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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5. Repair and paint existing brick. Brand: Benjamin Moore. Color: HC-110 "Wethersfield Moss" –Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.

Task Force Recommendation:

1. Replace 44 aluminum windows with new aluminum clad windows – Approve with conditions - Approve with condition that window is wood. Configuration matches existing sash & lite pattern. Sandstone & bronze color preferred.
2. Replace composite shingles on mansard roof with Hardie Panels – Deny without prejudice - Traditional siding profile needed - wood required.
3. Install new Hardie Reveal Panels on 24 second-story windows – Deny without prejudice - Traditional profile needed - wood required.
4. Install ten new lighting fixtures along stairwells – Approve – Approve as submitted.
5. Repair and paint existing brick. Brand: Benjamin Moore. Color: HC-110 "Wethersfield Moss" – Approve – Approve as submitted.

Request:

1. Replace rear sliding glass door with sliding glass doors.
2. Construct pergola in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

Applicant: Jeanne Wilgus

Application Filed: 8/3/2018

Staff Recommendation:

1. Replace rear sliding glass door with sliding glass doors – Approve – Approve specifications dated 8-13-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct pergola in rear of the main structure. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The completed pergola 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)(2) since it does not meet the required side yard setbacks.

Task Force Recommendation:

1. Replace rear sliding glass door with sliding glass doors – Deny without prejudice – Provide more sympathetic door design.
2. Construct pergola in rear of the main structure. Work partially completed without a Certificate of Appropriateness – Approve.

15. 105 S WINNETKA AVE

Winnetka Heights Historic District

CA178-863(JKA)

Jennifer Anderson

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16. 5020 VICTOR ST

Munger Place Historic District
CA178-849(MLP)
Melissa Parent

Request:

Install railing on front porch.

Applicant: Ryan Schutt

Application Filed: 8/2/2018

Staff Recommendation:

Install railing on front porch door – Deny without prejudice
– The proposed work does not meet the standards in City Code Section 51A-4.501(1)(N)(i) that states railings on front entrances and porches must be typical of the style and period of the main building, and inconsistent with City Code Section 51A-4.501(e)(4)(C) that states the addition of conjectural features or architectural elements from other buildings will not be undertaken.

Task Force Recommendation:

Install railing on front porch – Approve with conditions - Railing per elevation sketch, color to match trim color, reference Exhibit F.

17. Discussion and consideration of City of Dallas historic designation initiation, designation and appeals procedures.

OTHER BUSINESS ITEMS:

1. Approval of Minutes from August 6, 2018.
2. Recognition of Frances James and her contributions to historic preservation in Dallas.
3. Appointment of Jennifer Picquet-Reyes to Fair Park and State-Thomas Task Forces

ADJOURNMENT

DESIGNATION COMMITTEE:

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 §551.09]