

Public Notice

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CITY SECRETARY
DALLAS, TEXAS

PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, January 7, 2019

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**
Monday, January 7, 2019
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.

Kris Sweckard, 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 – Update on recent CPC actions relating to Landmark Commission – Anna Lamberti Holmes

CONSENT ITEMS

1. 3309 ELM ST
Continental Gin Historic District
CA189-148(LC)
Liz Casso

Request:

Install landscaping.

Applicant: TKTR Architects - Truett Roberts

Application Filed: 12/06/18

Staff Recommendation:

Install landscaping. – Approve – Approve landscape plan option A drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 8 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping - No quorum, comments only. Prefer original approved plan, Plan A. Plan B is inappropriate for site.

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2. 1617 ABRAMS RD

Junius Heights Historic District
CA189-175(JKA)
Jennifer Anderson

Request:

Install French doors on rear elevation.

Applicant: Guerin, Thomas

Application Filed: 12/07/18

Staff Recommendation:

Install French doors on rear elevation – Approve – Approve drawing and specification dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install French doors on rear elevation – Approve.

3. 6032 JUNIUS ST

Junius Heights Historic District
CA189-155(JKA)
Jennifer Anderson

Request:

Install automatic garage door on accessory structure.

Applicant: Stockwood, Kirk

Application Filed: 12/07/18

Staff Recommendation:

Install automatic garage door on accessory structure – Approve – Approve specifications dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install automatic garage door on accessory structure – Approve.

4. 5621 TREMONT ST

Junius Heights Historic District
CA189-151(JKA)
Jennifer Anderson

Request:

Install window on rear of the main structure.

Applicant: Floyd, Emily

Application Filed: 12/06/18

Staff Recommendation:

Install window on rear of the main structure – Approve – Approve drawings dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install window on rear of the main structure – Approve.

5. 5823 VICTOR ST

Junius Heights Historic District
CA189-152(JKA)
Jennifer Anderson

Request:

1. Install 8-0' wrought iron fence and gate in rear yard.
2. Install 6-0' trellis in rear yard.
3. Install concrete pavers in rear yard.

Applicant: Quintans, Alicia

Application Filed: 12/6/18

Staff Recommendation:

1. Install 8-0' wrought iron fence and gate in rear yard – Approve – Approve drawings dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.6(a)(5) and 3.6(b)(1) and meets the

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

2. Install 6-0' trellis in rear yard – Approve – Approve drawings dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.6(a)(5) and 3.6(b)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install concrete pavers in rear yard – Approve – Approve drawing and specification dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 8-0' wrought iron fence and gate in rear yard – Approve.
2. Install 6-0' trellis in rear yard – Approve.
3. Install concrete pavers in rear yard – Approve.

Request:

1. Construct swimming pool and covered structure in rear yard.
2. Construct wood deck in rear yard.
3. Construct wood screening fence in rear yard.

Applicant: Deering, Steven

Application Filed: 12/07/18

Staff Recommendation:

1. Construct swimming pool and covered structure in rear yard – Approve – Approve site plan, drawing, and specifications dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood deck in rear yard – Approve – Approve drawing dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct wood screening fence in rear yard – Approve – Approve site plan dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct swimming pool and covered structure in rear yard – Approve.
2. Construct wood deck in rear yard – Approve.
3. Construct wood screening fence in rear yard – Approve.

Request:

Install super graphic sign on east elevation.

Applicant: Fiedler, Robert

Application Filed: 12/06/18

Staff Recommendation:

Install super graphic sign on east elevation. – Approve –

6. 2401 SOUTH BLVD

South Blvd/Park Row Historic District

CA189-174(MP)

Marsha Prior

7. 805 ELM ST

West End Historic District

CA189-149(LC)

Liz Casso

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Approve drawings for both sign options dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for supergraphic signs in the Antioch Church Subdistrict and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install super graphic sign on east elevation - Approve the non-photo color sign with condition that sign can be installed no more than an aggregate time of 20 months over the next four years.

8. 603 MUNGER AVE

West End Historic District
CA189-147(LC)
Liz Casso

Request:

1. Install painted sign on south elevation.
2. Install window sign on north elevation.

Applicant: Granite Properties Inc. – Jim Barron

Application Filed: 12/06/18

Staff Recommendation:

1. Install painted sign on south elevation. – Approve – Approve drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1005(f) for painted applied signs on Type A facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install window sign on north elevation. – Approve – Approve drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1005(i) for window signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install painted sign on south elevation - No quorum, comments only. Supportive of painted sign.
2. Install window sign on north elevation - No quorum, comments only. Supportive of window sign but recommend applicant add detail drawing of the sign on page 3 of application materials.

DISCUSSION ITEMS:

1. 4503 REIGER AVE

Bianchi House
CA189-157(LC)
Liz Casso

Request:

1. Construct horizontal addition on rear elevation.
2. Construct vertical addition.
3. Replace composite shingle roof with glazed tile roof.

Applicant: Norman Alston

Application Filed: 12/06/18

Staff Recommendation:

1. Construct horizontal addition on rear elevation. – Approve with conditions – Approve drawings dated 1/7/19 with the condition that final plans, elevations, and details are submitted for final Landmark Commission review prior to commencement of work, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct vertical addition. – Approve with conditions – Approve drawings dated 1/7/19 with the condition that final plans, elevations, and details are submitted for final Landmark Commission review prior to commencement of work, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace composite shingle roof with glazed tile roof. – Approve with conditions – Approve with the condition that a barrel style roof tile with a matte or non-glossy finish is used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct horizontal addition on rear elevation – Approve - Approve horizontal addition.
2. Construct vertical addition – Deny without prejudice - Disapprove vertical addition.
3. Replace composite shingle roof with glazed tile roof – Approve with conditions - Tile must be period and style appropriate for the time the house was built.

2. 714 HUNTLEY ST

Junius Heights Historic District
CA189-154(JKA)
Jennifer Anderson

Request:

1. Install 2'-8" x 2'-8" window on rear elevation.
2. Install 8'-0" cedar fence in rear and side yards.

Applicant: Mixon, Donnie

Application Filed: 12/07/18

Staff Recommendation:

1. Install 2'-8" x 2'-8" window on rear elevation – Approve – Approve drawings and specification dated 01/07/19 with the finding that the work is consistent with preservation criteria 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8'-0" cedar fence in rear and side yards –

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the finding that the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 2'-8" x 2'-8" window on rear elevation – Approve.
2. Install 8'-0" cedar fence in rear and side yards – Deny without Prejudice – Gate and fence must be behind 50% mark.

Request:

Swap door and window location and reuse existing door and window on front porch.

Applicant: Monterrosa, Priscilla

Application Filed: 12/07/18

Staff Recommendation:

Swap door and window location and reuse existing door and window on front porch – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.1 stating that historic doors and windows must remain intact and their openings must be preserved on protected facades.

Task Force Recommendation:

Swap door and window location and reuse existing door and window on front porch – Deny without Prejudice – Evidence in 2008 appears to show the current location of the door is correct. R. Schmidt - Suggestion to check Wailey's to see if there were two doors or if it was a duplex.

Request:

1. Relocate existing door on front porch and infill with #117 siding to match existing.
2. Replace six vinyl windows with 1/1 wood windows.

Applicant: Torres, Vivian

Application Filed: 12/07/18

Staff Recommendation:

1. Relocate existing door on front porch and infill with #117 siding to match existing – 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 5.1 stating that historic doors and windows must remain intact and their openings must be preserved on protected facades.
2. Replace six vinyl windows with 1/1 wood windows – Approve with Conditions – Approve specifications dated 01/07/19 with the condition that the new windows should fit into existing arched openings and window locations with the finding that the work is consistent with preservation criteria 5.2 and meets the

3. 5700 JUNIUS ST

Junius Heights Historic District

CA189-156(JKA)

Jennifer Anderson

4. 5704 WORTH ST

Junius Heights Historic District

CA189-153(JKA)

Jennifer Anderson

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

Task Force Recommendation:

1. Relocate existing door on front porch and infill with #117 siding to match existing – Deny without Prejudice – Existing fenestration should remain, and new door added at proposed location. Either door proposed are okay but both doors should match.
2. Replace six vinyl windows with 1/1 wood windows – Approve with Conditions – Appropriate trim approved by Staff. Drawing of house with proposed windows and measurements should be submitted.

5. 602 E 5TH ST

Lake Cliff Historic District

CA189-167(MP)

Marsha Prior

Request:

1. Replace eight windows with 30x70 vinyl windows. Work completed without a Certificate of Appropriateness.
2. Remove one original window on right (West) elevation. Work completed without a Certificate of Appropriateness.
3. Remove three windows on left (East) elevation. Work completed without a Certificate of Appropriateness.
4. Resize and relocate small window on left (East elevation). Work completed without a Certificate of Appropriateness.
5. Infill two non-original window voids at rear of left (East) side elevation.
6. Repair front porch. Work completed without a Certificate of Appropriateness.
7. Install metal flashing around bottom perimeter of East, South, and West elevations.
8. Install Hardie board and stucco at bottom of front (North) elevation.
9. Box in eaves. Work completed without a Certificate of Appropriateness.

Applicant: Nylund, Jon

Application Filed: 12/06/18

Staff Recommendation:

1. Replace eight windows with 30x70 vinyl windows. Work completed without a Certificate of Appropriateness – Deny without prejudice – The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with 5.3 which states that replacement windows must express muntin and mullion size, light configuration, and material to match the historic.
2. Remove one original window on right (West) elevation. 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 4.1(c)

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which states that historic solid-to-void ratios must be maintained.

3. Remove three windows on left (East) elevation. 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 4.1(c) which states that historic solid-to-void ratios must be maintained.
4. Resize and relocate small window on left (East elevation). 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 4.1(c) which states that historic solid-to-void ratios must be maintained.
5. Infill two non-original window voids at rear of left (East) side elevation – Approve with conditions – Approve proposed work with the condition that the infill matches original wood siding in material, dimensions, and profile with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Repair 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 the railing and columns are not typical of a Craftsman-style house.
7. Install metal flashing around bottom perimeter of East, South, and West elevations. Work initiated 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 4.3 which states that wood siding must be restored when practical.
8. Install Hardie board and stucco at bottom of front (North) elevation. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve completed work with the condition that Hardie board is applied to the bottom six inches and that wood siding to match original is applied above the Hardie board with the finding the work is consistent with preservation criteria Section 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
9. Box in eaves. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City

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Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 6.3 which states that historic eaves and roof trim must be retained.

Task Force Recommendation:

1. Replace eight windows with 30x70 vinyl windows. Work completed without a Certificate of Appropriateness – Deny without prejudice - Windows are to be wood windows sympathetic to the craftsman period. Keep the original header and sill heights as discussed. Recommendation use of Jeld-Wen Custom Wood Windows.
2. Remove one original window on right (West) elevation. Work completed without a Certificate of Appropriateness – Approve.
3. Remove three windows on left (East) elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – Windows are not sympathetic to Craftsman style. Replace wood one-over-one windows. Recreate the original header and sill heights as discussed. Recommendation use of Jeld-Wen Custom Wood Windows.
4. Resize and relocate small window on left (East elevation). Work completed without a Certificate of Appropriateness – Deny without prejudice – Window is not sympathetic to Craftsman style. Provide typical Craftsman size, either the typical size of the rest of the one-over-one windows, or if a smaller window is desired, provide a 'bathroom' sized Craftsman window size that is smaller in proportion. Recommendation use of Jeld-Wen Custom Wood windows.
5. Infill two non-original window voids at rear of left (East) side elevation – Approve with conditions – The wood to be infilled with matching original siding (seems to be novelty #117 pattern, match existing siding). The board joints perimeter of the infill must be 'toothed' creating a staggered and typical construction wood siding joints.
6. Repair front porch. Work completed without a Certificate of Appropriateness – Approve with conditions – Railing at 36" is too tall for historic proportions of Craftsman style, taking into consideration the house is noncontributing house that was relocated at some point in its distant past, and that the floor plate is higher than the houses original to the Craftsman of the neighborhood, and the dimension from top of the porch flooring and the top of grade below is much greater than the 30" building code allows, the railing height could be permitted. Style is appropriate to Craftsman style. Open framed columns are not sympathetic to Craftsman style and

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should not be allowed as is. Recommendation is to provide a 'box' column design in the Craftsman style, by keeping existing vertical member currently engaged to railing, and removing opposite hand vertical framing member, relocate this member closer to railing vertical member to accommodate interior frame of new 'boxed' column design needed. Provide to staff asap new column drawings with clear notes and dimensions. This column detail will be typical at both sides of entry and west corner column of the perimeter.

7. Install metal flashing around bottom perimeter of East, South, and West elevations – Deny without prejudice – Remove metal skirting at perimeter, this should be denied as it currently exists. Recommendation: Replace metal skirt with smooth face 6" Hardie board with a ship lap design. Provide new design detail with clear notes and dimensions asap.
8. Install Hardie board and stucco at bottom of front (North) elevation – Deny without prejudice – Remove new plywood and parged stucco. Recommendation: Replace metal skirt with smooth face 6" Hardie board with a ship lap design. Provide new design detail with clear notes and dimensions asap.
9. Box in eaves. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve with conditions since house is noncontributing and the adding of a fascia board and soffit at this area is sympathetic to Craftsman design, though it is important to provide detail at gable end transition to ensure detail is correct to that of the typical detail needed for that transition. Provide to staff asap. Vote: 3:1. For – Cummings, Pena, Whatley. Against – Escobedo. Reason for opposition: the proposed design is considered a major change to the original/historic house.

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6. 4505 GASTON AVE

Peak's Suburban Addition Neighborhood Historic
District
CA189-160(MLP)
Melissa Parent

Request:

1. Install new concrete slab and steps along front facade.
2. Create opening in decorative stone wing wall on southeast facade.
3. Replace existing glass storefront with new aluminum storefront windows and doors.

Applicant: Delavergne, Kathy

Application Filed: 12/06/18

Staff Recommendation:

1. Install new concrete slab and steps along front façade.
– Approve – Approve site plan date 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Create opening in decorative stone wing wall on southeast facade. – 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. Replace existing glass storefront with new aluminum storefront windows and doors. – 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 and the Applicant did not submit information for review.

Task Force Recommendation:

1. Install new concrete slab and steps along front façade
– Approve with conditions - Approve new concrete slab and steps along front facade. Steps to be shown at new opening in stone wall. Ramp to new concrete slab to be shown.
2. Create opening in decorative stone wing wall on southeast façade – Approve with conditions - Approve opening in decorative stone wall on SE facade. Resubmit to Landmark Commission opening to follow profile of existing stone wall. Opening to be smaller than proposed.
3. Replace existing glass storefront with new aluminum storefront windows and doors – Approve with conditions - Approve right hand side of SE facade aluminum storefront replacement. New storefront to keep existing mullion spacing and profiles (horizontal mullions to be slimmer than verticals). Glass tint to be as clear as possible and Low-E. Approve left side of SE facade aluminum storefront replacement. Approve removal of low wall. Mullions to align with right side storefront. Alternate option to retain low wall and only cut wall at new door locations, and doors to have low panel in alignment with low wall.

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7. 4800 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA189-159(MLP)
Melissa Parent

Request:

Replace twenty wood windows on main structure with new vinyl windows. Work completed without CA.

Applicant: Gehani, Mahesh

Application Filed: 12/06/18

Staff Recommendation:

Replace twenty wood windows on main structure with new vinyl windows. Work completed without CA. – 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.

Task Force Recommendation:

Replace twenty wood windows on main structure with new vinyl windows. Work completed without CA – Deny - Deny vinyl windows as installed. Replace with wood windows. Front facade and Prairie St. facade to have muntin's 3-over-1. Back facade and interior facade to be 1-over-1.

Request:

1. Construct new addition in rear.
2. Remove one window on rear of main structure and infill with siding to match existing.
3. Modify existing window opening on rear.
4. Remove two deteriorated chimneys on main structure.
5. Install new wood railing on front porch.
6. Install new 6'-0" wood fence with gate in side and rear yards.
7. Remove five trees alongside facades.

Applicant: Connors, Jacqui

Application Filed: 12/06/18

Staff Recommendation:

1. Construct new addition in rear. – Approve – Approve drawings date 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove one window on rear of main structure and infill with siding to match existing. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Modify existing window opening on rear. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove two deteriorated chimneys on main structure. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install new wood railing on front porch. – Deny without prejudice - The proposed work does not meet the

8. 4525 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-158(MLP)
Melissa Parent

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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.

6. Install new 6'-0" wood fence with gate in side and rear yards. – Approve with conditions - Approve site plan and specifications dated 1/7/19 with the condition that the top of the gate be parallel to grade with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Remove five trees alongside facades. – 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. Construct new addition in rear – Approve - Approve rear roof raising and infill of siding to match existing.
2. Remove one window on rear of main structure and infill with siding to match existing – Approve - Approve one window removal on rear facade.
3. Modify existing window opening on rear – Task force did not review this item.
4. Remove two deteriorated chimneys on main structure – Approve - Approve removal of two chimneys (both in rear 50% of original footprint).
5. Install new wood railing on front porch – Approve - Approve new railing on front porch. Railing to be approximately 30" Drawings to be submitted.
6. Install new 6'-0" wood fence with gate in side and rear yards – Approve with conditions - Approve new 6'-0" wood fence. Gate to be 70% transparent.
7. Remove five trees alongside facades - Approve

9. 2615 SOUTH BLVD

South Blvd/Park Row Historic District
CA189-173(MP)
Marsha Prior

Request:

Install railing on front and side porch.

Applicant: Strickland, Joy

Application filed: 12/06/18

Staff Recommendation:

Install railing on front and side porch – Deny without prejudice – The proposed work does not meet the standard 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 and because the proposed composite materials are not historically accurate.

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Task Force Recommendation:

Install railing on front and side porch – Deny without prejudice – Please consider materials like wood or wrought iron; height – lower to be below brick cap; placement – center on columns. We encourage you to provide compatibility with the home style and design.

Request:

1. Move and restore existing house.
2. Replace windows with wood windows.
3. Construct concrete driveway.

Applicant: Johnson, Larry

Application Filed: 12/06/18

Staff Recommendation:

1. Move and restore existing house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2(h)(1) and Section 2(h)(i) for front and side yard setbacks.
2. Replace windows with wood windows – Approve with conditions – Approve drawings dated 1/7/2019 with the condition that wood windows are one-over-one with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct concrete driveway – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2(h)(1) for front yard setbacks.

Task Force Recommendation:

1. Move and restore existing house - No quorum; comments only. House needs to align with other houses on block within the 5%; paint selections are ok; Siding may be blue - all other elements are to be "cream". Pier and beam foundation is ok.
2. Replace windows with wood windows - No quorum; comments only. Windows that are proposed are ok.
3. Construct concrete driveway - No quorum; comments only. Concrete driveway is ok.

Request:

Replace/install eight windows with vinyl windows and repair window frame and trim as needed.

Applicant: Sanchez, Deliah

Application Filed: 12/06/18

Staff Recommendation:

Replace/install eight windows with vinyl windows and repair window frame and trim as needed – Deny without prejudice – The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl,

10. 1205 NORTH ST

Tenth Street Neighborhood Historic District
CA189-163(MP)
Marsha Prior

11. 3712 S MALCOLM X BLVD

Wheatley Place Historic District
CA189-161(MP)
Marsha Prior

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multi-light windows would have an adverse effect on the historic overlay district.

Task Force Recommendation:

Replace/install eight windows with vinyl windows and repair window frame and trim as needed - No quorum; comments only. Revert back to one-over-one windows for sides of house. Windows on rear of house may stay vinyl. Framing trim around windows must be replaced where missing and where damaged beyond repair. Remove burglar bars from windows.

12. 2822 MCDERMOTT AVE

Wheatley Place Historic District

CA189-162(MP)

Marsha Prior

Request:

1. Construct addition on left (East) elevation). Work completed without a Certificate of Appropriateness.
2. Apply Smart Side panel siding to main structure. Work completed without a Certificate of Appropriateness.
3. Install eight vinyl windows. Work completed without a Certificate of Appropriateness.

Applicant: Roque, Hector

Application Filed: 12/06/18

Staff Recommendation:

1. Construct addition on left (East) elevation). Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the horizontal addition is not compatible with the existing original structure and would have an adverse effect on the historic overlay district.
2. Apply Smart Side panel siding to main structure. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because siding made from non-historic materials would have an adverse effect on the historic overlay district.
3. Install eight vinyl windows. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl windows would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Construct addition on left (East) elevation). Work completed without a Certificate of Appropriateness - No quorum; comments only. Addition to be pulled back from front facade on left side back anywhere from 33% to 50%.
2. Apply Smart Side panel siding to main structure. Work completed without a Certificate of Appropriateness -

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No quorum; comments only. Siding to be removed to show original siding. Survey original siding to determine what can be kept.

3. Install eight vinyl windows. Work completed without a Certificate of Appropriateness - No quorum; comments only. Replace new vinyl windows with wood windows on front facade and side facades. Find appropriate door for front facade.

13. 402 S ROSEMONT AVE

Winnetka Heights Historic District

CA189-164(MP)

Marsha Prior

Request:

Construct addition to rear of main structure.

Applicant: Attah, Victor

Application Filed: 12/06/18

Staff Recommendation:

Construct addition to rear of main structure – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(2) which states that additions to buildings must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

Task Force Recommendation:

Construct addition to rear of main structure – Deny without prejudice - Deny without prejudice due to ribbon driveway being removed past the front corner of house but would approve with condition that ribbon driveway remain to the existing fence and remove beyond the fence; [we] approve the roof elevations.

14. 407 S WINDOMERE AVE

Winnetka Heights Historic District

CA189-166(MP)

Marsha Prior

Request:

1. Replace siding with wood and paint. Brand: Sherwin Williams. Body - Custom gray color; Trim - Custom white color.
2. Replace two windows on front elevation.

Applicant: Akers, Michelle

Application filed: 12/06/18

Staff Recommendation:

1. Replace siding with wood and paint. Brand: Sherwin Williams. Body – Custom gray color; Trim – Custom white color – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two windows on front elevation – Approve with conditions – Approve proposed work with the condition that replacement windows are wood on the exterior with no metal, vinyl, or aluminum cladding with the finding the work meets the standard in City Code Section 51A-4.501(g)(C)(6)(ii).

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Task Force Recommendation:

1. Replace siding with wood and paint. Brand: Sherwin Williams. Body - Custom gray color; Trim - Custom white color – Deny without prejudice.
2. Replace two windows on front elevation – Deny without prejudice.

Request:

1. Construct addition to rear and side of main structure.
2. Construct detached garage.

Applicant: O'Daniel, Woody

Application Filed: 12/06/18

Staff Recommendation:

1. Construct addition to rear and side of main structure – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(2) which states that additions to buildings must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.
2. Construct detached garage – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(1) which states that accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

Task Force Recommendation:

1. Construct addition to rear and side of main structure – Deny without prejudice - Disrupts flow of rhythm of structures.
2. Construct detached garage – Deny without prejudice - Disrupts flow of rhythm of structures.

Request:

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Bianchi House, on the north side of Reiger Avenue, east of North Carroll Avenue.

Owner: Michael Gibson

Filed: November 7, 2016

Staff Recommendation:

Approval, subject to preservation criteria.

Designation Committee Recommendation:

Approval, subject to preservation criteria, and with Committee edits to nomination.

15. 218 N WINNETKA AVE

Winnetka Heights Historic District

CA189-168(MP)

Marsha Prior

16. 4503 REIGER AVENUE

Bianchi House

Z189-161(LC)

OTHER BUSINESS ITEMS:

Approval of Minutes from December 3, 2018.

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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]