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PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, May 6, 2019

Briefings:

5ES*

11:00 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, May 6, 2019
AGENDA

BRIEFINGS:

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

11:00 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.

Update on efforts to reinvigorate the Dallas Historic Preservation Program – Katherine Seale

CONSENT ITEMS

1. 4617 SYCAMORE ST

Peaks Suburban Historic District
CE189-002(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$50,113 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Chris Pasci and Brittany Salopek

Application filed: 03/18/19

Staff recommendation:

Approval of the Certificate of Eligibility and approval of \$50,113 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 128 S CLINTON AVE

Winnetka Heights Historic District
CE189-003(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$74,617 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Jelena Simpson

Application filed: 03/20/19

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Staff recommendation:

Approval of the Certificate of Eligibility and approval of \$74,617 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Request:

Install pole sign at east elevation of community building.

Applicant: City of Dallas, Parks and Recreation

Application Filed: 04/04/19

Staff Recommendation:

Install pole sign at east elevation of community building – Approve – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 10 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install pole sign at east elevation of community building - No quorum, comments only. Comment on consideration of using steel pipe leg mount and place directly into concrete and not bolted to concrete to prevent theft. Consider attaching directly to building. Consider smaller if mounted on building.

Request:

Install signage on south and west elevations of cafe structure.

Applicant: Andrew Pettke

Application Filed: 04/04/19

Staff Recommendation:

Install signage on south and west elevations of cafe structure – Approve – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 7 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install signage on south and west elevations of cafe structure - No quorum, comments only. All members agree with the proposal. Recommend correcting rendering of south facade to match proposal.

Request:

Install copper gutters and downspouts on main and accessory structure.

Applicant: Brennan Blair

Application Filed: 04/04/19

Staff Recommendation:

Install copper gutters and downspouts on main and accessory structure – Approve – Approved gutter plan and specifications dated 5/6/2019 with the finding the

3. 2807 HARRY HINES BLVD

Pike Park
CA189-419(LC)
Liz Casso

4. 1920 MAIN ST

Harwood Historic District
CA189-417(LC)
Liz Casso

5. 706 DUMONT ST

Junius Heights Historic District
CA189-435(JKA)
Jennifer Anderson

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

Task Force Recommendation:

Install copper gutters and downspouts on main and accessory structure – Approve – Approve copper gutters as shown. Vote 3:2. For: Trecartin, Graham, Raith. Against: Schmidt, Mesh. Reason for opposition: The gutters will impede the visibility of the rafter tails, one of the important historical features of a Junius Heights Craftsman house.

6. 718 PARKMONT ST

Junius Heights Historic District
CA189-438(JKA)
Jennifer Anderson

Request:

1. Remove Mulberry Tree from the front yard.
2. Remove China Berry tree from the side yard.

Applicant: Spagni, Federica

Application Filed: 4/4/19

Staff Recommendation:

1. Remove Mulberry Tree from the front yard – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.5(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove China Berry tree from the side yard – 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. Remove Mulberry Tree from the front yard – Approve – Approve – Tree is diseased and affecting foundation.
2. Remove China Berry tree from the side yard – Approve – No additional comments.

7. 800 BLAYLOCK DR

Lake Cliff Historic District
CA189-355(MLP)
Melissa Parent

Request:

Construct new two-story duplex on vacant lot.

Applicant: Williams, Jenna

Application Filed: 03/07/19

Staff Recommendation:

Construct new two-story duplex on vacant lot – Approve with conditions – Approve drawings dated 5/6/2019 with the condition that the shutters be removed, with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4 and 9.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct new two-story duplex on vacant lot – No quorum, comments only. Design seems appropriate. Design looks improved. Consider detailing the railing more. Would like to see diagrams comparing scale and massing to context.

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8. 4942 REIGER AVE

Munger Place Historic District
CA189-430(MLP)
Melissa Parent

Request:

Construct new porch addition on rear of main structure.

Applicant: Harrison, Justin & Robert

Application Filed: 4/4/19

Staff Recommendation:

Construct new porch addition on rear of main structure. –
Approve - Approve drawings dated 5/6/2019 with the
condition a Board of Adjustment variance is granted for
the lot coverage with the finding the proposed work meets
the standards in city code Section 51A-4.501(g)(6)(ii).

Task Force Recommendation:

Construct new porch addition on rear of main structure -
No quorum, comments only. Approve as submitted.

9. 4903 WORTH ST

Munger Place Historic District
CA189-432(MLP)
Melissa Parent

Request:

Replace existing glass mosaic tile entry surround with
new tile.

Applicant: Power Properties

Application Filed: 4/4/19

Staff Recommendation:

Replace existing glass mosaic tile entry surround with
new tile – Approve - Approve image dated 5/6/19 with the
finding the proposed work meets the standards in City
Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace existing glass mosaic tile entry surround with
new tile - No quorum, comments only. Approve as
submitted.

10. 4617 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-426(MP)
Marsha Prior

Request:

1. Replace brown roof shingles with black. Brand:
Landmark 'Moire Black.'
2. Install wrought iron fence in front and side yard.

Applicant: Pacsi, Brittany

Application Filed: 4/4/19

Staff Recommendation:

1. Replace brown roof shingles with black. Brand:
Landmark 'Moire Black' – Approve – Approve
specifications for roof shingles dated 5/6/19 with the
finding the work meets the standards in City Code
Section 51A-4.501(g)(6)(C)(i).
2. Install wrought iron fence in front and side yard –
Approve with conditions – Approve site plan and fence
specifications dated 5/6/19 with the condition that the
wrought iron fence is no taller than 3.5' in the front and
front 50% of side yard, that it is located at least 2' from
the sidewalk, and that it terminates at the center of the
far right column porch with the finding the work is

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consistent with preservation criteria Section 2.10 and 2.13, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace brown roof shingles with black. Brand: Landmark 'Moire Black' - Approve – Approve replacing shingles with 'Moire Black.'
2. Install wrought iron fence in front and side yard – Approve with conditions - Approve – wrought iron fence as shown except for right side of fence. Right side of fence to run alongside of driveway and terminate at center of far-right column of porch.

11. 2500 THOMAS AVE

State Thomas Historic District
CA189-418(LC)
Liz Casso

Request:

1. Paint townhome buildings along Thomas Ave.
2. Paint apartment buildings along Colby St.

Applicant: Marquis on State Thomas - Amy Malone

Application Filed: 4/4/19

Staff Recommendation:

1. Paint townhome buildings along Thomas Ave. – Approve – Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint apartment buildings along Colby St. – Approve – Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Paint townhome buildings along Thomas Ave – Approve with conditions – Approve colors as submitted in Option 3 with the understanding that the four townhomes on Thomas should be uniquely different in that they look different from each other.
2. Paint apartment buildings along Colby St. – Approve with conditions – Approve Colby submitted paint scheme on two Colby buildings and the reverse colors on the other two buildings.

12. 2822 MCDERMOTT AVE

Wheatley Place Historic District
CA189-421(MP)
Marsha Prior

Request:

1. Remove addition.
2. Install two one-over-one vinyl windows on rear elevation.
3. Install wood door on front elevation.

Applicant: Roque, Hector

Application Filed: 4/4/19

Staff Recommendation:

1. Remove addition – Approve with conditions – Approve

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drawing dated 5/6/2019 with the condition that wood one-over-one windows are installed on the north and east elevations once addition is removed with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install two one-over-one vinyl windows on rear elevation – Approve – Approve window specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install wood door on front elevation – Approve – Approve door specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Remove addition - No quorum; comments only - we accept the dimensions for removing the addition but replace windows on east and north side of daylight facade matching historic. We recommend windows be wood.
2. Install two one-over-one vinyl windows on rear elevation - No quorum; comments only - vinyl windows on rear elevation are acceptable.
3. Install wood door on front elevation - No quorum; comments only - proposed door is acceptable.

13. 2826 METROPOLITAN AVE

Wheatley Place Historic District
CA189-423(MP)
Marsha Prior

Request:

Construct one-story house.

Applicant: A to Z Basics - Zach Bigelow

Application Filed: 4/4/19

Staff Recommendation:

Construct one-story house – Approve – Approve drawings and specifications dated 5/6/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct one-story house - No quorum; comments only - All changes from previous review are acceptable.

DISCUSSION ITEMS:

1. 4503 REIGER AVE

Bianchi House
CA189-429(LC)
Liz Casso

Request:

Replace composite shingle roof with glazed tile roof.

Applicant: Liz Gibson

Application Filed: 4/4/19

Staff Recommendation:

Replace composite shingle roof with glazed tile roof – Approve with conditions – Approve with the condition that

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the tile installed is barrel style with a matte or non-glossy finish, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace composite shingle roof with glazed tile roof – No quorum, comments only. Consider using a matte finish and not the glazed finish. Comment that barrel tile is recommended based on original plans and slope of roof will support barrel tile. Comments that all of tile roofs on mission style houses are of barrel tile.

2. 5429 REIGER AVE

Junius Heights Historic District
CA189-436(JKA)
Jennifer Anderson

Request:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness.
2. Replace seven exterior doors with wood doors.
3. Remove existing paint using soda-blasting technique.
4. Paint rear addition using Sherwin Williams SW6106 "Kilim Beige."

Applicant: The Church at Junius Heights - Debbie Thomas

Application Filed: 4/4/19

Staff Recommendation:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness – Approve – Approve site plan with the finding that the proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace seven exterior doors with wood doors – Approve – Approve the proposed work with the finding that it is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove existing paint using soda-blasting technique – Deny without Prejudice – The proposed work is not consistent with preservation criteria Section 4.6 stating that paint must be removed in accordance with the Secretary of Interior Standards for Rehabilitation and Preservation Briefs published by the United States Department of Interior prior to refinishing.
4. Paint rear addition using Sherwin Williams SW6106 "Kilim Beige" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because painting brick will have an adverse effect on the architectural features of the structure, the historic overlay district, and the future preservation, maintenance and use of the structure or the historic overlay district.

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Task Force Recommendation:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness – Approve
2. Replace seven exterior doors with wood doors – Approve – Replace exterior doors with flat panel doors as shown using existing historical flat panel door as a model.
3. Remove existing paint using soda-blasting technique – None – Not reviewed by Task Force.
4. Paint rear addition using Sherwin Williams SW6106 "Kilim Beige" – Approve – Approve painting but prefer existing paint to be removed. Addition is from the 1960s.

3. 5835 REIGER AVE

Junius Heights Historic District
CA189-437(JKA)
Jennifer Anderson

Request:

Construct accessory structure.

Applicant: Coonrod, Dale

Application Filed: 4/4/19

Staff Recommendation:

Construct accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) and is not consistent with preservation criteria Section 9.4 stating that accessory structures may not exceed a footprint of 600 sq. ft. unless documentation shows that an original structure exceeding this size was previously on the building site.

Task Force Recommendation:

Construct accessory structure – Deny without Prejudice - Footprint exceeds 600 sq. ft.

4. 5010 JUNIUS ST

Munger Place Historic District
CA189-431(MLP)
Melissa Parent

Request:

1. Construct new rear garage accessory structure.
2. Remove one door opening on side facade and infill with brick painted to match existing.
3. Install new landscaping in front and rear yards.

Applicant: Wright, Laurel

Application Filed: 4/4/19

Staff Recommendation:

1. Construct new rear garage accessory structure. – Approve with conditions – Approve drawings dated 5/6/19 with the condition that option A be used, with the finding that the proposed work will be consistent with the criteria for accessory buildings in the preservation criteria Section 51P97.111(c)(1)(A) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove one door opening on side facade and infill with brick painted to match existing. – Approve with conditions – Approve photo dated 5/6/19 with the

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condition that the infilled brick is inset by a minimum of three inches to maintain the historic opening size with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install new landscaping in front and rear yards. - Approve - Approve drawings dated 5/6/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(C)(i) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct new rear garage accessory structure - No quorum, comments only. Approve new garage accessory with suggestion of relocating gable to front of structure, in keeping with previous garage - prefer 1-story garage.
2. Remove one door opening on side facade and infill with brick painted to match existing - No quorum, comments only. Approve bricking in lateral door opening along drive.
3. Install new landscaping in front and rear yards - No quorum, comments only. Approve landscaping.

Request:

1. Repoint mortar on main structure.
2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca.'

Applicant: Deering, Steven

Application Filed: 4/5/19

Staff Recommendation:

1. Repoint mortar on main structure – Approve – mortar specifications dated 5/6/19 with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca' – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work would have an adverse effect on the historic overlay district since concrete is not a material that was historically painted during the district's period of significance.

Task Force Recommendation:

1. Repoint mortar on main structure - No quorum; comments only - Recommend approval of request to repoint mortar with proposed mortar mixture; meets Standard 6 (restoring historic features) of the Secretary of the Interior's Standards.
2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca' -

5. 2401 SOUTH BLVD

South Blvd/Park Row Historic District
CA189-424(MP)
Marsha Prior

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No quorum; comments only - Recommend denial of request to paint steps. Request is not compatible with general character of streetscape. Not recommended that masonry be painted.

6. 2516 THOMAS ST

State Thomas Historic District
CA189-420(LC)
Liz Casso

Request:

1. Install new front door and transom window.
2. Replace wood fence in rear and side yards.

Applicant: Hernandez, Daniel & Chris Woods

Application Filed: 4/4/19

Staff Recommendation:

1. Install new front door and transom window. – Deny –
The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-225.109(a)(3) which states that materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings on the blockface and compatible with the contributing structures of a similar style, and Section 51P-225.109(a)(16)(F)(iii) which states that windows, doors and lights on the front façade of a main building be typical of the style and period of the building.
2. Replace wood fence in rear and side yards. – Approve with conditions – Approve drawings and stain specifications dated 5/6/19 with the condition that stain color #2 “Ebony Grey” is used, with the finding the proposed work is consistent with preservation criteria Section 51P.225.109(a)(9)(G) for stain color, Section 51P.225.109(b)(2) for fences, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new front door and transom window – Approve with conditions – Approve with conditions that proportions should match original door and transom as shown on photo “A” attached. Wood will be the material. Submit scale drawings to staff. Etched glass with clear, inset border is acceptable as shown on their photo “B.”
2. Replace wood fence in rear and side yards – Approve with conditions – Approve color #2 named “ebony grey.”

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7. 218 N CLIFF ST

Tenth Street Neighborhood Historic District
CD189-008(MP)
Marsha Prior

Request:

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

Applicant: Sterling Oasis CEDC - DeLisa Rose

Application Filed: 4/4/19

Staff Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Staff recommends an initial suspension period as outlined in 54A-4.501(i)(8)(A)(i) until the June 3, 2019 Landmark Commission meeting.

Task Force Recommendation:

Demolish a 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 deny the demolition of this contributing structure in protest of the 3,000 sq. ft ordinance.

8. 3623 DUNBAR ST

Wheatley Place Historic District
CA189-425(MP)
Marsha Prior

Request:

1. Install metal front door. Work completed without a Certificate of Appropriateness.
2. Replace four windows on front and right-side elevation. Work completed without a Certificate of Appropriateness.
3. Resize and replace three windows on rear and left side elevations. Work completed without a Certificate of Appropriateness.
4. Infill three windows on side elevations. Work completed without a Certificate of Appropriateness.

Applicant: Alcaraz, Antonio

Application Filed: 4/4/19

Staff Recommendation:

1. Install metal front door. 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 5.3 which states that replacement doors must express profile, muntin and mullion size, light configuration, and material to match the historic.
2. Replace four windows on front and right-side 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 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
3. Resize and replace three windows on rear and left

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side elevations. 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 and Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

4. Infill three windows on side elevations. 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.

Task Force Recommendation:

1. Install metal front door. Work completed without a Certificate of Appropriateness - No quorum; comments only - replace metal door with wood door matching precedents in neighborhood.
2. Replace four windows on front and right-side elevation. Work completed without a Certificate of Appropriateness - No quorum; comments only - Replace aluminum windows on front facade with wood windows.
3. Resize and replace three windows on rear and left side elevations. Work completed without a Certificate of Appropriateness - No quorum; comments only - rear windows are ok.
4. Infill three windows on side elevations. Work completed without a Certificate of Appropriateness - No quorum; comments only - Re-open closed-in windows with windows of same dimensions of historic windows. Window material may be vinyl or aluminum.

9. 1408 W DAVIS ST

Winnetka Heights Historic District
CA189-428(MLP)
Melissa Parent

Request:

Paint mural on side facade of main structure.

Applicant: Sanchez, Brenda

Application Filed: 4/4/19

Staff Recommendation:

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

Task Force Recommendation:

Paint mural on side facade of main structure - No

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quorum, comments only. Idea for mural is ok. Request more information and further development and detail of size, scale, text, etc.

10. 123 S MONTCLAIR AVE

Winnetka Heights Historic District

CA189-433(MLP)

Melissa Parent

Request:

1. Enclose portion of front porch on main structure, move front door, and install sidelights
2. Construct new addition in rear of main structure.

Applicant: Schramm, Allen

Application Filed: 4/4/19

Staff Recommendation:

1. Enclose portion of front porch on main structure, move front door, and install sidelights – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-87.111(a)(11)(B) that prohibit enclosing a front porch or entrance.
2. Construct new addition in rear of main structure. – Approve - Approve drawings dated 5/6/19 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P87-111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Enclose portion of front porch on main structure, move front door, and install sidelights - No quorum, comments only. Recommend that design of partial front porch enclosure tell more of the story of modification. New porch design seems not typical.
2. Construct new addition in rear of main structure - No Quorum, comments only. Recommend re-using more of the windows akin to the original sleeping porch. Adjust railing height. Recommend more appropriate window for bathroom.

OTHER BUSINESS ITEMS:

1. Approval of Minutes from April 1, 2019.
2. Recognition of Mattia Flabiano and his contributions and service to the Dallas Landmark Commission.
3. Approval of Swiss/Munger District Task Force Member.

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]