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DALLAS, TX

**PUBLIC HEARING POSTING  
LANDMARK COMMISSION HEARING  
Monday, July 1, 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, July 1, 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, 6<sup>th</sup> 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.

**CONSENT ITEMS**

**1. 1910 PACIFIC AVE**

Harwood Historic District  
CA189-577(LC)  
Liz Casso

**Request:**

Install flat attached sign on east elevation.

**Applicant:** Boxer Property - Trish Franklin

**Application Filed:** 06/06/19

**Staff recommendation:**

Install flat attached sign on east elevation – Approve – Approve drawings dated 7/1/19 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 flat attached sign on east elevation – Approve with conditions - Signage must be centered on the east elevation brick facade.

**2. 721 RIDGEWAY ST**

Junius Heights Historic District  
CA189-592(JKA)  
Jennifer Anderson

**Request:**

Install Red Oak tree in parkway. Work completed without a Certificate of Appropriateness.

**Applicant:** Trecartin, Aaron

**Application Filed:** 6/6/19

**Staff Recommendations:**

Install Red Oak tree in parkway. Work completed without a Certificate of Appropriateness – Approve – Approve the

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completed work with the finding that it is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendations:**

Install Red Oak tree in parkway. Work completed without a Certificate of Appropriateness – Approve - No comments provided.

### **Request:**

1. Construct rear addition.
2. Remove two vinyl windows and install four 1/1 wood windows on east facade.
3. Install 1/1 wood window on west facade.

**Applicant:** Nepveux, Leslie

**Application Filed:** 06/06/19

### **Staff Recommendation:**

1. Construct rear addition– Approve – Approve plans dated 07-01-19 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove two vinyl windows and install four 1/1 wood windows on east façade – Approve – Approve plans dated 07-01-19 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).
3. Install 1/1 wood window on west façade – Approve – Approve plans dated 07-01-19 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Construct rear addition – Approve - No comments provided.
2. Remove two vinyl windows and install four 1/1 wood windows on east façade - Approve - No comments provided.
3. Install 1/1 wood window on west façade - Approve - No comments provided.

### **3. 5320 VICTOR ST**

Junius Heights Historic District

CA189-597(JKA)

Jennifer Anderson

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**4. 5403 WORTH ST**

Junius Heights Historic District  
CA189-595(JKA)  
Jennifer Anderson

**Request:**

Construct accessory structure.

**Applicant:** Ruggiero, Joseph

**Application Filed:** 06/07/19

**Staff Recommendation:**

Construct accessory structure – Approve with Conditions – Approve plans dated 07-01-19 with the condition that the windows are wood with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct accessory structure – Approve - No comments provided.

**5. 5801 WORTH ST**

Junius Heights Historic District  
CA189-594(JKA)  
Jennifer Anderson

**Request:**

Install 6' and 8' metal fence around perimeter of Lipscomb Elementary.

**Applicant:** Enriquez, Alex

**Application Filed:** 06/07/19

**Staff Recommendation:**

Install 6' and 8' metal fence around perimeter of Lipscomb Elementary – Approve – Approve site plan and photo dated 07-01-19 with the finding that the work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation**

Install 6' and 8' metal fence around perimeter of Lipscomb Elementary – Approve – Approve fence as shown noting that Section 3.6(b)(3) states that chain link can only be 4' but metal fence okay to be 6ft for security.

**6. 4516 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA189-599(MP)  
Marsha Prior

**Request:**

1. Install porch railings.
2. Install porch sconce lights and ceiling light. Work completed without a Certificate of Appropriateness.

**Applicant:** Terpstra, Jay

**Application Filed:** 6/6/19

**Staff Recommendation:**

1. Install porch railings – Approve – Approve drawings dated 7/1/2019 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install porch sconce lights and ceiling light. Work completed without a Certificate of Appropriateness – Approve – Approve lights with the finding the work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install porch railings - No quorum; comments only - Approve railing as submitted.

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2. Install porch sconce lights and ceiling light. Work completed without a Certificate of Appropriateness - No quorum; comments only - Approve lights as installed.

### 7. 2516 THOMAS ST

State Thomas Historic District  
CA189-590(LC)  
Liz Casso

#### **Request:**

Install new wood door and transom window.

**Applicant:** Hernandez, Daniel

**Application Filed:** 06/07/19

#### **Staff Recommendation:**

Install new wood door and transom window - Approve with conditions – Approve with the condition the transom sash be reduced from 4 inches to 2 inches and the outer door casing be increased from 3¼ inches to 5 inches, with the finding the proposed work is consistent with preservation criteria Section 51P-225.109(a)(3) for architectural detail, Section 51P-225.109(a)(16) for windows and doors, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

Install new wood door and transom window – Approve - Approve as presented.

### 8. 2609 THOMAS AVE

State Thomas Historic District  
CA189-576(LC)  
Liz Casso

#### **Request:**

Paint main structure, including brick exterior, and accessory structure.

**Applicant:** Holmes, Niles

**Application Filed:** 6/6/19

#### **Staff Recommendation:**

Paint main structure, including brick exterior, and accessory structure – Approve – Approve paint specifications dated 7/1/19 with the finding that while the proposed work is inconsistent with preservation criteria Section 51P-225.109(a)(9)(B) which states that brick surfaces not previously painted may not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick itself, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **Task Force Recommendation:**

Paint main structure, including brick exterior, and accessory structure – Approve - Approve paint colors.

### 9. 1031 E 11TH ST

Tenth Street Neighborhood Historic District

#### **Request:**

Construct 1 1/2 - story house and accessory structure.

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CA189-603(MP)  
Marsha Prior

**Applicant:** Esaw, Daylon  
**Application Filed:** 6/6/19  
**Staff Recommendation:**

Construct 1 1/2 - story house and accessory structure –  
Approve – Approve drawings and specifications dated 7/1/19 with the finding the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct 1 1/2 - story house and accessory structure –  
Approve - Approve design as noted: consider one-over-one windows on front; remove siding from columns; replace rear windows as vinyl.

**Request:**

Construct new rear accessory structure.

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

**Application Filed:** 6/7/19

**Staff Recommendation:**

Construct new rear accessory structure – Approve -  
Approve drawings dated 7/1/19 with the finding the completed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct new rear accessory structure - No quorum, comments only. Recommend approving window trim.

**Request:**

Construct new rear accessory structure.

**Applicant:** Richard Fitzgerald

**Application Filed:** 6/6/19

**Staff Recommendation:**

Construct new rear accessory structure – Approve -  
Approve drawings dated 7/1/19 with the finding the completed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct new rear accessory structure - No quorum, comments only. Suggest calling out trim corners; show proportions from house. Consider different door, more Craftsman-like with divided lite. Materials and paint colors need to be called out or listed.

**10. 206 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA189-580(MLP)  
Melissa Parent

**11. 334 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA189-581(MLP)  
Melissa Parent

**DISCUSSION ITEMS:**

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**1. 1700 COMMERCE ST**

Allen Building  
CA189-588(LC)  
Liz Casso

**Request:**

1. Install blade sign on west elevation.
2. Install blade sign and flat attached sign on north elevation.

**Applicant:** Merriman Anderson Architects – Emily Rowan

**Application filed:** 06/06/19

**Staff recommendation:**

1. Install blade sign on west elevation – Approve – Approve drawings dated 7/1/19 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).
2. Install blade sign and flat attached sign on north elevation – Approve – Approve drawings dated 7/1/19 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:**

1. Install blade sign on west elevation – Deny without prejudice - Based on the impact to the character defining archways on the west elevation, Task Force recommends the sign be moved to another location away from the archways.
2. Install blade sign and flat attached sign on north elevation – Approve with conditions - The proposed blade sign location is okay. However, Task Force recommends the flat attached wall sign be installed inside at a window and not on the exterior of the building.

**2. 706 DUMONT ST**

Junius Heights Historic District  
CA189-593(JKA)  
Jennifer Anderson

**Request:**

1. Replace overhead garage doors on accessory structure.
2. Replace door on northwest side.
3. Install two wood windows on northwest side.
4. Install four skylights on southeast roof.
5. Replace all siding with 6" beveled cedar siding and paint. Brand: Valspar. Body - "Mauving Up," Trim - "Beach Dune," Accent - "Red Maple."

**Applicant:** Blair, Michael

**Application Filed:** 06/06/19

**Staff Recommendation:**

1. Replace overhead garage doors on accessory 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 not consistent with preservation criteria Section 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the



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main building and because the style of the garage door proposed is not compatible with the style of the main structure.

2. Replace door on northwest side – 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 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because the style of the door proposed is not compatible with the style of the main structure.
3. Install two wood windows on northwest side – 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 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because the style of the windows proposed is not compatible with the style of the main structure.
4. Install four skylights on southeast roof – Approve – Approve plans dated 07-01-19 with the finding that the work is consistent with preservation criteria Section 6.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace all siding with 6" beveled cedar siding and paint. Brand: Valspar. Body - "Mauving Up," Trim - "Beach Dune," Accent - "Red Maple." – 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 is not consistent with preservation criteria Section 9.2 stating that accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that changes that create a false sense of development by adding conjectural features or architectural elements from other buildings will not be undertaken.

### **Task Force Recommendation:**

1. Replace overhead garage doors on accessory structure – Deny without prejudice - No comments provided.
2. Replace door on northwest side – Deny without prejudice - Select pedestrian door that is more compatible with main structure.



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3. Install two wood windows on northwest side – Deny without prejudice - Windows do not match with main structure per Section 9.2.
4. Install four skylights on southeast roof - Deny without prejudice - No comments provided.
5. Replace all siding with 6" beveled cedar siding and paint. Brand: Valspar. Body - "Mauving Up," Trim - "Beach Dune," Accent - "Red Maple." - Deny without prejudice - No comments provided.

### 3. 702 LIPSCOMB AVE

Junius Heights Historic District  
CA189-596(JKA)  
Jennifer Anderson

#### Request:

Install 8' fence in side and rear yard.

Applicant: Corpus, Joseth

Application Filed: 6/06/19

#### Staff Recommendation:

Install 8' fence in side and rear yard – 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 3.6(a)(2) stating that fences in interior side yards must be located in the rear 50% of the side yard and behind the open front porch of an adjacent house, or Section 3.6(a)(3) stating that fences in cornerside yards are not allowed in front of the side facade of the main building unless Landmark Commission determines that more security or screening is necessary.

#### Task Force Recommendation:

Install 8' fence in side and rear yard – Deny without prejudice - Fence should be at the 50% mark of side yard and at back corner of house on corner side yard per Section 3.6.

### 4. 5511 WORTH ST

Junius Heights Historic District  
CA189-591(JKA)  
Jennifer Anderson

#### Request:

Remove Sycamore tree from front yard and install Red Bud tree. Work completed without a Certificate of Appropriateness.

Applicant: Lascsak, Levi

Application Filed: 6/6/19

#### Staff Recommendation:

Remove Sycamore tree from front yard and install Red Bud tree. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding that it is compatible with preservation criteria 3.5(b) and 3.5(c) and meets the standards in City

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

#### Task Force Recommendation:

Remove Sycamore tree from front yard and install Red Bud tree. Work completed without a Certificate of

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Appropriateness – Deny without Prejudice – Suggest reapplying to add an equivalent deciduous tree comparable to the tree that was removed.

### 5. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District  
CA189-601(MP)  
Marsha Prior

#### Request:

1. Remove portion of house on right (Northeast) side elevation.
2. Install solid concrete driveway.
3. Remove tree on right (Northeast) side yard.

Applicant: Korupolu, Meghana

Application Filed: 6/6/19

#### Staff Recommendation:

1. Remove portion of house on right (Northeast) side elevation – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.1 which states that front and side elevations are protected.
2. Install solid concrete driveway – Approve with conditions – Approve proposed driveway with condition that there is sufficient room to construct driveway without removing any portion of the main structure, that driveway remains within property boundaries, and that it is brush finish concrete with the finding the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove tree on right (Northeast) side yard – Approve – Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### Task Force Recommendation:

1. Remove portion of house on right (Northeast) side elevation - No quorum; comments only. Recommend approval of removal of portion of house on NE facade to accommodate wider driveway. Task Force understands that not much of the house is original. Wood windows in this portion to be relocated on Northeast facade in similar location once portion is removed/flattened. Task Force knows removing this portion goes against the ordinance.
2. Install solid concrete driveway – No quorum; comments only. Approve concrete driveway with the condition that a site plan is submitted before Landmark showing dimensions of drive and location of curb cuts.
3. Remove tree on right (Northeast) side yard - No quorum; comments only. Approve removal of crepe myrtle on Northeast side yard.

#### Request:

### 6. 4525 SYCAMORE ST

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Peak's Suburban Addition Neighborhood Historic District  
CA189-600(MP)  
Marsha Prior

Install gravel in driveway. Work initiated without a Certificate of Appropriateness.

**Applicant:** Connors, Jacqui

**Application Filed:** 6/7/19

**Staff Recommendation:**

Install gravel in driveway. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve completed work with the condition that only the driveway portion within applicant's property boundary is graveled with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install gravel in driveway. Work initiated without a Certificate of Appropriateness – No quorum; comments only - Recommend approval of installing gravel driveway at existing driveway location.

**Request:**

1. Install new 8'-0" wood fence in front corner side yard.  
Work completed without Certificate of Appropriateness.
2. Plant five Christmas Jewel Holly trees in front corner side yard.

**Applicant:** Harrington, James

**Application Filed:** 6/6/19

**Staff Recommendation:**

1. Install new 8'-0" wood fence in front corner side yard.  
Work completed without Certificate of Appropriateness- Denial 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 the preservation criteria Section 51P-63.116(2)(B)(iv)(cc) that prohibits fencing in front of a cornerside facade.
2. Plant five Christmas Jewel Holly trees in front corner side yard – 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 will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

1. Install new 8'-0" wood fence in front corner side yard.  
Work completed without Certificate of Appropriateness – Deny without prejudice - Location of fence is not consistent with ordinance, reference 64.116(2) and exhibit 8 of 8.
2. Plant five Christmas Jewel Holly trees in front corner side yard - Deny without prejudice - Task force did not review this request separately.

### 7. 4902 SWISS AVE

Swiss Avenue Historic District  
CA189-579(MLP)  
Melissa Parent

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**8. 4918 SWISS AVE**

Swiss Avenue Historic District  
CA189-587(MLP)  
Melissa Parent

**Request:**

Install new Storm Master shingles in "Blackstone Slate."

**Applicant:** Marin, Carlos

**Application Filed:** 6/9/19

**Staff Recommendation:**

Install new Storm Master shingles in "Blackstone Slate" - Denial 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-63.116(1)(N)(ii) that states roof materials and colors must complement the style and overall color scheme of the building or structure.

**Task Force Recommendation:**

Install new Storm Master shingles in "Blackstone Slate" – Approve with conditions - With the understanding that the existing roof is asphalt shingle, no exception to Storm Master "slate? shingle asphalt shingles. Color as submitted not appropriate to style & character of house. Suggest Hearthstone slate or similar weathered wood grey color. If existing roof material slate or tile, material to be maintained.

**9. 711 ELM ST**

West End Historic District  
CA189-575(LC)  
Liz Casso

**Request:**

Construct 5-story vertical addition to existing 5-story structure.

**Applicant:** Merriman Anderson Architects - Milton P. Anderson

**Application Filed:** 6/6/19

**Staff Recommendation:**

Construct 5-story vertical addition to existing 5-story 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 5.2 for façade materials which states that predominant façade material shall be fired brick or metal.

**Task Force Recommendation:**

Construct 5-story vertical addition to existing 5-story structure – Deny without prejudice - Deny without prejudice because material is not brick as required by ordinance. Task Force recommends the following: 1) material should be a red color complementary to the building's brick because grey would look like pre-cast concrete parking garage panels; 2) provide an example of the proposed spandrel glass and specifications for the proposed clear vision glass; 3) provide elevation drawings of each building facade; 4) revise rendering to not show mirrored glass

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(reference windows in original courtesy review rendering).

### 10. 3735 HAVANA ST

Wheatley Place Historic District

CA189-602(MP)

Marsha Prior

#### **Request:**

1. Remove chimney on front elevation. Work completed without a Certificate of Appropriateness.
2. Replace six windows on front and side elevations with wood, double-hung one-over-one windows and three rear windows with aluminum one-over-one windows.
3. Remove vent in front gable and install horizontal wood siding. Work initiated without a Certificate of Appropriateness.
4. Remove fan light in front dormer and install horizontal wood siding.
5. Install horizontal wood siding on front and side elevations.

**Application:** Ponce, Elias

**Application Filed:** 6/6/19

#### **Staff Recommendation:**

1. Remove chimney on front 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(a) which states that front facades of contributing structures are protected.
2. Replace six windows on front and side elevations with wood, double-hung one-over-one windows and three rear windows with aluminum one-over-one windows – Approve with conditions – Approve window specifications dated 7/1/19 with the condition that each window has wood trim comparable to that seen in the neighborhood with the finding the work is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove vent in front gable and install horizontal wood siding. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve siding photo dated 7/1/19 with the condition that a new vent with trim is placed in front gable with the finding the work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove fan light in front dormer and install horizontal wood siding – Approve with conditions – Approve siding photo dated 7/1/19 with the condition that a small one-over-one or single pane window with trim is installed in the dormer with the finding the work is consistent with

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preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Install horizontal wood siding on front and side elevations – Approve – Approve wood siding photo dated 7/1/19 with the finding the work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Remove chimney on front elevation. Work completed without a Certificate of Appropriateness – Approve - Approve removing chimney on front elevation.
2. Replace six windows on front and side elevations with wood, double-hung one-over-one windows and three rear windows with aluminum one-over-one windows – Approve - Recommend replacing window with wood on front and side. Install wood siding trim around windows that is historical to neighborhood.
3. Remove vent in front gable and install horizontal wood siding. Work initiated without a Certificate of Appropriateness – Approve - Remove vent in front gable and install wood siding; install wood siding above porch.
4. Remove fan light in front dormer and install horizontal wood siding – Approve – Approve.
5. Install horizontal wood siding on front and side elevations – Approve - Approve wood siding photo dated 7/1/19 with the finding the work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **11. 104 S EDGEFIELD AVE**

Winnetka Heights Historic District

CA189-583(MLP)

Melissa Parent

### **Request:**

Construct new single-family structure on vacant lot.

**Application:** Vega, Carlos

**Application Filed:** 6/6/19

### **Staff Recommendations:**

Construct new single-family structure on vacant lot– Approve with conditions - Approve drawings and specifications dated 7/1/19 with the condition that non-clad wood windows are installed, with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 51P-87.111(a)(3), Section 51P-87.111(a)(5), Section 51P-87.111(a)(6), and Section 51P-87.111(a)(8)(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendations:**

Construct new single-family structure on vacant lot - No quorum, comments only. Recommend not approving aluminum clad windows or 4 square upper sash windows. Consider 1/3/6/9 windows. Colors need to be labeled on elevations. Elevations need callouts for corner trims, fascia boards, window jamb head & sill/door. Skirting material needs to be labeled, not exposed concrete



## Landmark Commission Agenda

Monday, July 1, 2019

footing. General character of house, number of windows, paint colors are recommended. Do not recommend cast stone caps. Prototype floorplan appears to be hospitality project. Do not recommend. Same comments from 108 S Edgefield apply here. Comments from 108 S Edgefield: Do not recommend identical elevations to 104 S Edgefield. Do not recommend two trim colors, soffit/ fascia vs trim/columns. Recommend various proportions on height/width/window patterns/porch size? same comments from 104 S Edgefield apply here. Prototype floorplan appears to be hospitality project, do not recommend.

### Request:

Construct new single-family structure on vacant lot.

Application: 6/6/19

Application Filed: Vega, Carlos

### Staff Recommendations:

Construct new single-family structure on vacant lot. – Approve with conditions - Approve drawings and specifications dated 7/1/19 with the condition that non-clad wood windows are installed, with the finding the proposed work is consistent with the criteria for Building placement, form, and treatment in the preservation criteria Section 51P-87.111(a)(3), Section 51P-87.111(a)(5), Section 51P-87.111(a)(6), and Section 51P-87.111(a)(8)(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### Task Force Recommendations:

Construct new single-family structure on vacant lot - No quorum, comments only. Do not recommend identical elevations to 104 S Edgefield. Do not recommend two trim colors, soffit/ fascia vs trim/columns. Recommend various proportions on height/width/window patterns/porch size? same comments from 104 S Edgefield apply here. Prototype floorplan appears to be hospitality project, do not recommend. Comments from 104 S Edgefield: Recommend not approving aluminum clad windows or 4 square upper sash windows. Consider 1/3/6/9 windows. Colors need to be labeled on elevations. Elevations need callouts for corner trims, fascia boards, window jamb head & sill/door. Skirting material needs to be labeled, not exposed concrete footing. General character of house, number of windows, paint colors are recommended. Do not recommend cast stone caps. Prototype floorplan appears to be hospitality project. Do not recommend.

### Request:

Remove chimney from main structure. Work completed without Certificate of Appropriateness.

Application: O'Daniel, Woody

Application Filed: 6/6/19

### **12. 108 S EDGEFIELD AVE**

Winnetka Heights Historic District

CA189-582(MLP)

Melissa Parent

### **13. 218 N WINNETKA AVE**

Winnetka Heights Historic District

CA189-585(MLP)

Melissa Parent



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### **Staff Recommendations:**

Remove chimney from main structure. Work completed without Certificate of Appropriateness – Deny - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the work has an adverse effect on the architectural features of the structure and the historic overlay district.

### **Task Force Recommendations:**

Remove chimney from main structure. Work completed without Certificate of Appropriateness - No quorum, comments only. Do not recommend removal of chimney, it is protected by Section 51P-87.111. Communicated to task force that "chimney fell down during construction." Staff inspected the fell chimney material, instructing applicant to retain/replace material.

### **OTHER BUSINESS ITEMS:**

Approval of Minutes from June 3, 2019

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Monday, July 1, 2019

**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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]