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## Public Notice

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DALLAS, TX

### **PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, October 7, 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, October 7, 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  
Neva Dean, Asst. Director  
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.

**PUBLIC TESTIMONY**

Approval of Minutes - September 3, 2019  
Approval of the 2020 Landmark Commission Meeting Calendar

**CONSENT ITEMS**

**1. 2220 CANTON ST**

Olive and Myers Building  
CA189-834(LC)  
Liz Casso

**Request:**

Apply an acrylic coating in custom color to exposed concrete frame on north, east and west elevations.

**Applicant:** Hill, Allan

**Application Filed:** 9/5/19

**Staff recommendation:**

Apply an acrylic coating in custom color to exposed concrete frame on north, east and west elevations –  
Approve – Approve drawings dated 10/7/19 with the finding the proposed work is consistent with preservation criteria Section 3.5 for repair of concrete elements and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

**Task Force Recommendation:**

Apply an acrylic coating in custom color to exposed concrete frame on north, east and west elevations –  
Approve with conditions - Approve as submitted with condition that multiple color options be presented for concrete coating.

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**2. 1121 PEMBERTON HILL RD**

Big Spring Site  
CA189-829(LC)  
Liz Casso

**Request:**

Install stone subject marker adjacent to the bur oak tree.

**Applicant:** Texas Historic Tree Coalition - Sara E. Beckelman

**Application Filed:** 9/5/19

**Staff Recommendations:**

Install stone subject marker adjacent to the bur oak tree – Approve – Approve images dated 10/7/19 with the finding the proposed work is consistent with preservation criteria Section 6.1 for signs, Section 8.1 for education, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

Install stone subject marker adjacent to the bur oak tree – Approve with conditions - Approve as submitted with condition that materials to be used are clarified.

**3. 3939 GRAND AVE**

Fair Park Historic District  
CA189-850(JKA)  
Jennifer Anderson

**Request:**

Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade.

**Applicant:** Santiago, Felicia

**Application Filed:** 9/5/19

**Staff Recommendation:**

Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade – Approve – Approve plans dated 10/07/2019 with the finding that although the proposed work does not comply with Section 4.2(b)(3) in the Preservation Zone, Esplanade of State subdistrict that states alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and with the finding the proposed work is consistent with the criteria for hardscape in the preservation criteria Section 3.10(b) and (d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Hall of State - Construct accessible parking spaces, routes, and two ramps on front façade – Approve - Approve as submitted.

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**4. 1933 ELM ST**

Harwood Historic District  
CA189-838(LC)  
Liz Casso

**Request:**

1. Install new door opening on south elevation.
2. Install two flat metal and glass canopies on south elevation.
3. Install metal railing on sidewalk at south elevation.

**Applicant:** McAfee-Duncan, Charyl

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Install new door opening on south elevation – Approve – Approve drawings dated 10/7/19 with the finding the proposed work is consistent with preservation criteria Section 3.2(b) for fenestration and openings and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
2. Install two flat metal and glass canopies on south elevation – Approve with conditions – Approve drawings dated 10/7/19 with the condition that a right-of-way license agreement from the City of Dallas is obtained prior to installation, with the finding the proposed work meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
3. Install metal railing on sidewalk at south elevation – Approve with conditions – Approve drawings dated 10/7/19 with the conditions that a variance from the Board of Adjustment and a right-of-way license agreement with the City of Dallas is obtained prior to installation, with the finding the proposed work meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

**Task Force Recommendation:**

1. Install new door opening on south elevation - No quorum; comments only - Not supportive. Deny without prejudice due to lack of info; need historic photo showing original opening.
2. Install two flat metal and glass canopies on south elevation - No quorum; comments only - Not supportive. Deny without prejudice because metal and glass canopy is inappropriate for this age and style of building.
3. Install metal railing on sidewalk at south elevation - No quorum; comments only - Not supportive. Deny without prejudice the concept in documents is not appropriate; concern there is not enough space on sidewalk.

**5. 703 NESBITT DR**

Junius Heights Historic District  
CA189-841(JKA)  
Jennifer Anderson

**Request:**

Enclose existing carport.

**Applicant:** 9/5/19

**Application Filed:** Corpus, Joseth

**Staff Recommendation:**

Enclose existing carport – Approve with conditions – Approve drawings and specifications dated 10-7-19 with the condition that the siding is board-and-batten siding and that the fire wall is constructed only if required by City

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Building Code. The proposed work is consistent with preservation criteria Section 9.2, 9.8, and 9.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force:**

Enclose existing carport – Deny without prejudice – Applicant is urged to come back with design that is more historically appropriate, i.e. board-and-batten siding. Paint colors should match main structure.

**Request:**

1. Construct two-story single-family house.
2. Construct detached accessory structure.

**Applicant:** Sullivan, Richard

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Construct two-story single-family house – Approve with conditions – Approve drawings and specifications dated 10/7/19 with the condition that all windows have wood exteriors, and not wood clad, with the finding the proposed work is consistent with preservation criteria Sections 4.2, 4.3, and 4.8(a) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct detached accessory structure – Approve – Approve drawings and specifications dated 10/7/19 with the finding the work is consistent with preservation criteria Sections 4.2 and 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Construct two-story single-family house - No quorum; comments only. Suggest 1x4 or 1x6 bevel siding to fit scale of house. All wood windows. Suggest additional windows on side elevations with trim around windows.
2. Construct detached accessory structure - No quorum; comments only. Supportive of accessory structure.

**Request:**

Replace five doors with wood doors.

**Applicant:** Sarge Management LLC - Patrick Cox

**Application Filed:** 9/5/19

**Staff Recommendation:**

Replace five doors with wood doors – Approve with conditions – Approve door illustrations dated 10/7/19 with the condition that Option G is used for Units A, B, C, and D, and Option A is used for storage unit with the finding the work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace five doors with wood doors - No quorum; comments only. Suggest approval to replace exterior doors with Option G or a door similar style to front door. Storage room door to be of same style as other exterior

### 6. 514 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District  
CA189-827(MP)

Marsha Prior

### 7. 4610 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA189-828(MP)

Marsha Prior

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doors, but with no glass, i.e., replace glass on other approved doors with wood panel.

### 8. 2320 SOUTH BLVD

South Blvd/Park Row Historic District  
CA189-840(MP)  
Marsha Prior

#### **Request:**

1. Replace rear single door with double door.
2. Add rear door.
3. Remove two windows on rear elevation and infill with wood siding.
4. Add rear patio.
5. Install cameras and lights.

**Applicant:** Smith, Jennifer & Rick

**Application Filed:** 9/5/19

#### **Staff Recommendation:**

1. Replace rear single door with double door – Approve – Approve drawings and specifications dated 10/7/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add rear door – Approve – Approve drawings and specifications dated 10/7/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove two windows on rear elevation and infill with wood siding – Approve with conditions – Approve drawings dated 10/7/19 with the condition that the infill material is an exact match to original siding in material, profile, and dimensions with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Add rear patio – Approve – Approve drawings and specifications dated 10/7/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install cameras and lights – Approve with conditions – Approve specifications dated 10/7/19 with the condition that no historic brick is damaged and that any equipment placed on original brick is bolted into the mortar with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

1. Replace rear single door with double door - No quorum; comments only. Supportive.
2. Add rear door - No quorum; comments only. Supportive.
3. Remove two windows on rear elevation and infill with wood siding - No quorum; comments only. Supportive.
4. Add rear patio - No quorum; comments only. Supportive.
5. Install cameras and lights - No quorum; comments only. Supportive.



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**9. 2600 HIBERNIA ST**

State Thomas Historic District  
CA189-831(LC)  
Liz Casso

**Request:**

Install new detached signage in front yard.

**Applicant:** Nguyen, Kenny

**Application Filed:** 9/5/19

**Staff Recommendation:**

Install new detached signage in front yard – Approve with conditions – Approve with the condition that the sign faces be reduced to four square feet with the finding the proposed work is consistent with preservation criteria Section 51P-225.109(a)(15) for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install new detached signage in front yard - No quorum; comments only - Applicant did not show up. Signs are too large. Sign is correct height but occupies more than four square feet. Must be reduced in size. They have two signs. Only one sign is allowed. Recommend they arrange the one sign on a 45-degree angle to like visible to both Hibernia and Routh streets.

**Request:**

Install new landscaping in front and side yards.

**Applicant:** Schaub, Robyn

**Application Filed:** 9/5/19

**Staff Recommendation:**

Install new landscaping in front and side yards – Approve - Approve site plan dated 10/7/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install new landscaping in front and side yards – Approve – Approve as submitted.

**Request:**

Construct new accessory structure in rear yard.

**Applicant:** Gordon, Kelly & Jeff

**Application Filed:** 9/5/19

**Staff Recommendation:**

Construct new accessory structure in rear yard - Approve - Approve drawings and specifications dated 10/7/19 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 51P-63.116(1)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct new accessory structure in rear yard – Approve - Approve as submitted. 5 For/1 Against. Dissent:

**10. 5948 BRYAN PKWY**

Swiss Avenue Historic District  
CA189-833(MLP)  
Melissa Parent

**11. 5921 SWISS AVE**

Swiss Avenue Historic District  
CA189-835(MLP)  
Melissa Parent

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(Gormley) Do not agree with a very contemporary pergola for a 1920s Mediterranean house.

### 12. 1031 E 11TH ST

Tenth Street Neighborhood Historic District  
CA189-826(MP)  
Marsha Prior

#### **Request:**

Install slab foundation for new construction.

**Applicant:** JDS-Q Services LLC - La'Quanda Brewer

**Application Filed:** 9/5/19

#### **Staff Recommendation:**

Install slab foundation for new construction – Approve – Approve foundation plan dated 10/7/19 with the condition that it have a 12” to 18” reveal with the finding the work is consistent with preservation criteria Section 3.1 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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

Install slab foundation for new construction – Approve with condition - Approve with condition that finished floor of new slab matches elevation of original pier and beam foundation.

#### **Request:**

Construct one-story single-family house.

**Applicant:** Johnson, Larry

**Application Filed:** 9/5/19

#### **Staff Recommendation:**

Construct one-story single-family house – Approve – Approve drawings and specifications dated 10/7/19 with the finding the work is consistent with preservation criteria Section 3.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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

Construct one-story single-family house – Approve with conditions - Approve with condition of more detailed column design in drawings.

#### **Request:**

Install one new window opening on side facade.

**Applicant:** Einstein, Keith

**Application Filed:** 9/5/19

#### **Staff Recommendation:**

Install one new window opening on North side façade - Approve - Approve drawings and photos dated 10/7/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and Section 51P-87.111(a)(17)(F)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Install one new window opening on side façade - No quorum, comments only - Looks good! Provide dimensions for sash, rails, & muntins and etc, frame at apron.

### 13. 216 LANDIS ST

Tenth Street Neighborhood Historic District  
CA189-825(MP)  
Marsha Prior

### 14. 223 N MONTCLAIR AVE

Winnetka Heights Historic District  
CA189-832(MLP)  
Melissa Parent



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**15. 228 S WINDOMERE AVE**  
Winnetka Heights Historic District  
CA189-836(MLP)  
Melissa Parent

**Request:**

1. Modify height of rear accessory structure. Infill with siding to match existing.
2. Remove one pair of French doors on front facade of rear accessory structure.
3. Replace one window opening on rear accessory structure with new door.
4. Remove one door opening on West side facade of rear accessory structure.
5. Replace garage door on rear accessory structure with new garage door.
6. Replace patio roof of rear accessory structure to match new roof height.
7. Replace brick hardscaping with new concrete pad in rear yard.

**Applicant:** Sanford, Jim

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Modify height of rear accessory structure. Infill with siding to match existing - Approve with conditions - Approve drawings and specifications dated 10/7/19 with the condition that a variance is obtained through Board of Adjustment with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove one pair of French doors on front facade of rear accessory structure - Approve with conditions - Approve drawings and specifications dated 10/7/19 with the condition that a variance is obtained through Board of Adjustment with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace one window opening on rear accessory structure with new door - Approve with conditions - Approve drawings and specifications dated 10/7/19 with the condition that a variance is obtained through Board of Adjustment with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove one door opening on West side facade of rear accessory structure - Approve - Approve drawings and specifications dated 10/7/19 with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section

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51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Replace garage door on rear accessory structure with new garage door - Approve with conditions - Approve drawings and specifications dated 10/7/19 with the condition that a variance is obtained through Board of Adjustment with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace patio roof of rear accessory structure to match new roof height - Approve with conditions - Approve drawings and specifications dated 10/7/19 with the condition that a variance is obtained through Board of Adjustment with the finding the proposed work is consistent with the criteria for Accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Replace brick hardscaping with new concrete pad in rear yard - Approve - Approve site plan dated 10/7/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(9)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Modify height of rear accessory structure. Infill with siding to match existing – No quorum, comments only – As provided to task force, the existing accessory building doesn't seem to be original and the modifications proposed are copacetic. Please provide Sanborn map to verify accessory building location and size, verifying that this isn't original building.
2. Remove one pair of French doors on front facade of rear accessory structure – No quorum, comments only – Supportive.
3. Replace one window opening on rear accessory structure with new door – No quorum, comments only – Supportive.
4. Remove one door opening on West side facade of rear accessory structure – No quorum, comments only – Supportive.
5. Replace garage door on rear accessory structure with new garage door – No quorum, comments only – Supportive.
6. Replace patio roof of rear accessory structure to match new roof height. – No quorum, comments only – Supportive.

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7. Replace brick hardscaping with new concrete pad in rear yard – No quorum, comments only – Supportive

### **COURTESY REVIEW ITEM:**

#### **1. 300 S HARWOOD ST**

Harwood Historic District  
CR189-001(LC)  
Liz Casso

#### **Request:**

Courtesy Review - Construct a park.

**Applicant:** Parks for Downtown Dallas - Sarah Hughes

**Application Filed:** 9/5/19

#### **Staff Recommendation:**

Courtesy Review - Construct a park – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

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

Courtesy Review - Construct a park – Like that open spaces are not cluttered; good design; user friendly; major contributing element to the neighborhood with all the coming apartments; maintains flavor and integrity of Harwood District and keeps in mind the film industry history.

### **DISCUSSION ITEMS:**

#### **1. 5527 WORTH ST**

Junius Heights Historic District  
CA189-842(JKA)  
Jennifer Anderson

#### **Request:**

Install 6' cedar fence in interior side yard.

**Applicant:** Szklarski, John

**Application filed:** 9/5/19

#### **Staff recommendation:**

Install 6' cedar fence in interior side 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 the interior side yards must be located in the rear 50% of the side yard.

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

Install 6' cedar fence in interior side yard – Deny without prejudice - Does not meet the required 50 percent setback but recommend that Landmark consider approval because it masks the AC unit and electrical box. Proposed materials and design acceptable. Vote 4:1. For - Schmidt, Mesh, Raith, Graham. Against - Cohen. Reason for opposition: prefer 50 percent setback per Section 3.5.

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**2. 5715 WORTH ST**

Junius Heights Historic District  
CA189-843(JKA)  
Jennifer Anderson

**Request:**

1. Remove chimney and infill with #117 siding. Work completed without a Certificate of Appropriateness.
2. Install 6" Hardiboard skirting on main structure.

**Applicant:** Eichler, Brian

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Remove chimney and infill with #117 siding. Work completed without a Certificate of Appropriateness – 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 preservation criteria Section 4.1(a) stating that the front facade and 50 percent of the side facade of contributing structures are protected, and it is also not consistent with Section 4.2 stating that all additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
2. Install 6" Hardiboard skirting on main 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 4.3 stating that wood siding, trim, and detailing must be restored wherever practical.

**Task Force Recommendation:**

1. Remove chimney and infill with #117 siding. Work completed without a Certificate of Appropriateness – Deny - Fireplace is within the front 50% of the protected facade.
2. Install 6" Hardiboard skirting on main structure – Deny without prejudice - Applicant is not clear in his intentions.

**3. 4317 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA189-849(MP)  
Marsha Prior

**Request:**

1. Resize, relocate, and add vinyl windows on side and rear elevations.
2. Replace windows with vinyl windows on front elevation.
3. Change roofing material from composite to Thermoplastic polyolefin (TPO).
4. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100. Replace aluminum windows #8, 9, 10, and 11 on rear elevation with wood windows.

**Applicant:** AN@Bennett - Chloe Reihani

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Resize, relocate, and add vinyl windows on side and rear elevations – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not provided sufficient information to meet the burden of proof required to justify the proposed work.

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2. Replace windows with vinyl windows on front elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl windows are historically inappropriate and would have an adverse effect on the historic overlay district.
3. Change roofing material from composite to Thermoplastic polyolefin (TPO) – Approve – Approve new roofing material with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100. Replace aluminum windows #8, 9, 10, and 11 on rear elevation with wood windows – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painting brick would have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

1. Resize, relocate, and add vinyl windows on side and rear elevations - No quorum; comments only. Suggest submitting detailed drawings of elevations showing existing and new/altered openings.
2. Replace windows with vinyl windows on front elevation - No quorum; comments only. Suggest allowing aluminum windows to match historic architecture of the building era.
3. Change roofing material from composite to Thermoplastic polyolefin (TPO) - No quorum; comments only. Suggest approval of TPO roof.
4. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100. Replace aluminum windows #8, 9, 10, and 11 on rear elevation with wood windows - No quorum; comments only. Suggest further studies on brick that has been painted and brick that has been damaged by recent fire before making a final decision on painting brick.

### **Request:**

Construct two-story single-family house.

**Applicant:** 2000 Roses - Alonzo Harris

**Application Filed:** 9/5/19

### **Staff Recommendation:**

Construct two-story single-family house – Deny without prejudice – The proposed new construction does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it does not meet preservation criteria Section 3.2 which states that new construction must be of appropriate materials that are typical of historic structures.

### **Task Force Recommendation:**

Construct two-story single-family house – Approve with conditions - Approve with condition that 2'x3' (2 over 1) window is added to east facade in stairwell.

#### **4. 1035 E 9TH ST**

Tenth Street Neighborhood Historic District

CA189-823(MP)

Marsha Prior

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**5. 1128 E 10TH ST**

Tenth Street Neighborhood Historic District  
CA189-848(MP)  
Marsha Prior

**Request:**

Construct accessory structure.

**Applicant:** Taylor, Jay

**Application Filed:** 9/5/19

**Staff Recommendation:**

Construct accessory structure – Deny without prejudice – The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 3.2 which states that new construction of accessory buildings must be of appropriate massing, roof form, shape, and materials that are typical of the historic structure.

**Task Force Recommendation:**

Construct accessory structure – Approve - Approve accessory structure as presented.

**6. 3515 HAVANA ST**

Wheatley Place Historic District  
CA189-837(MP)  
Marsha Prior

**Request:**

Cover rafter tails with wood boards. Work initiated without a Certificate of Appropriateness.

**Applicant:** Hall, Calvin

**Application Filed:** 9/5/19

**Staff Recommendation:**

Cover rafter tails with wood boards. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the removal of a character defining architectural feature would have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

Cover rafter tails with wood boards. Work initiated without a Certificate of Appropriateness – Deny without prejudice - Deny [request] to cover rafter boards and leave rafters exposed.

**7. 3033 WARREN AVE**

Wheatley Place Historic District  
CD189-012(MP)  
Marsha Prior

**Request:**

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

**Applicant:** Gaines, Shirley

**Application Filed:** 9/5/19

**Staff Recommendation:**

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



## Landmark Commission Agenda

Monday, October 7, 2019

### **Task Force Recommendation:**

Demolish accessory structure using the standard 'imminent threat to public health/safety' – Deny without prejudice - Deny recommendation to demolish structure.

### **8. 116 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA189-839(MLP)  
Melissa Parent

### **Request:**

Construct new wrought iron and wood fence with pergola cap in front yard.

**Applicant:** Casstevens, Robert

**Application Filed:** 9/5/19

### **Staff Recommendation:**

Construct new wrought iron and wood fence with pergola cap in front yard - 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 for fences in Sections 51P-87.111(b)(2)(C)(i) that states "The following are the only types of fences permitted in the front yard: white picket fences and dark green, dark brown, or black wrought iron fences. A fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of nonresidential uses," and Section 51P-87.111(b)(2)(C)(ii) that states "A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot."

### **Task Force Recommendation:**

Construct new wrought iron and wood fence with pergola cap in front yard - No quorum, comments only - Interesting and nice design. Design of curved wrought iron is a concern. Pergola top with extended columns is a concern.

### **Request:**

Paint brick retaining wall. Brand: Sherwin Williams. Color: SW7005 "Pure White."

**Applicant:** Hurley, Michael

**Application Filed:** 9/5/19

### **Staff Recommendation:**

Paint brick retaining wall. Brand: Sherwin Williams. Color: SW7005 "Pure White." – 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)(8)(A)(i) for color, that states "Brick surfaces not previously painted must not be painted unless the applicant establishes that the painting is absolutely necessary to restore or preserve the brick."

### **Task Force Recommendation:**

### **9. 332 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA189-847(MLP)  
Melissa Parent

## Landmark Commission Agenda

Monday, October 7, 2019

Paint brick retaining wall. Brand: Sherwin Williams. Color: SW7005 "Pure White" - No quorum, comments only - We oppose this proposal.

Hold a Public Hearing to consider initiation of historic designation process for the Mountain Creek Interurban Bridge

**Owner:** City of Dallas

### **10. 4577 W JEFFERSON BLVD**

Mountain Creek Interurban Bridge

Liz Casso

### **11. 5506 MILLER AVE**

Bella Villa Apartments

Z189-365(LC)

Liz Casso

**Request:**

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Bella Villa Apartments, at the southeast corner of Miller Avenue and McMillian Avenue.

**Owner:** 5506 Miller LLC

**Application Filed:** 6/5//17

**Staff Recommendations:**

Approval, subject to preservation criteria.

**Designation Committee Recommendations:**

Approval, subject to preservation criteria, and with committee edits to the nomination.

### **OTHER BUSINESS ITEMS:**

Approval of Minutes - September 3, 2019

Approval of the 2020 Landmark Commission Meeting Calendar

**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]