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CITY SECRETARY  
DALLAS, TEXAS



**PUBLIC HEARING POSTING  
LANDMARK COMMISSION HEARING  
Monday, December 2, 2019**

Public Notice

191104

POSTED CITY SECRETARY  
DALLAS, TX

**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, December 2, 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.**

Neva Dean, Interim Historic Preservation Officer  
Jennifer Anderson, Senior Planner  
Liz Casso, Senior Planner  
Melissa Parent, Planner  
Marsha Prior, Planner

**BRIEFING ITEMS**

Attendance Requirements and the Role of Alternates on the Landmark Commission.

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

**PUBLIC TESTIMONY**

Approval of Minutes – November 4, 2019.

Approval of Task Force members for CBD/Individual, West End, State-Thomas/Wilson Block, Swiss/Munger and Fair Park

**CONSENT ITEMS**

**1. 5000 WORTH ST**

Munger Place Historic District  
CE190-001(MLP)  
Melissa Parent

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years and approval of \$410,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Paul Herrington

**Application filed:** 10/29/19

**Staff recommendation:**

Approval of the Certificate of Eligibility and approval of \$410,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Request:**

Install flat attached sign on west elevation.

**Applicant:** Prideaux, Chris

**2. 1500 JACKSON ST**

Interurban Building  
CA190-063(LC)

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Liz Casso

**Application Filed:** 11/07/19

**Staff Recommendations:**

Install flat attached sign on west elevation – Approve with conditions – Approve drawings dated 12/2/19 with the condition that the sign may only be installed through the storefront mullions and not through the historic cast stone, 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 Recommendations:**

Install flat attached sign on west elevation – Approve with conditions - Approve as submitted with condition that applicant submit updated details and sections to show method of attachment of electrical conduit and power supply wiring in order to determine that historic building fabric is not damaged.

### 3. 1904 MARTIN LUTHER KING JR BLVD

Forest Theater  
CA190-077 (LC)  
Liz Casso

**Request:**

1. Modify storefront #4 on north elevation
2. Modify storefronts #5-9, including conversion of doors to windows on north elevation.
3. Install new HVAC equipment and screen above storefronts
4. Construct black box/back of house addition on west elevation

**Applicant:** Mccoy, Nancy

**Application Filed:** 11/07/19

**Staff Recommendation:**

1. Modify storefront #4 on north elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Modify storefronts #5-9, including conversion of doors to windows on north elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new HVAC equipment and screen above storefronts – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct black box/back of house addition on west elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Modify storefront #4 on north elevation – Approve - Approve as submitted and incorporate the following:  
Provide samples of proposed red and buff colored brick.

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2. Modify storefronts #5-9, including conversion of doors to windows on north elevation – Approve - Approve as submitted and incorporate the following: Provide samples of proposed red and buff colored brick.
3. Install new HVAC equipment and screen above storefronts – Approve - Approve as submitted and incorporate the following: Provide sample of proposed fiber cement cladding for HVAC screen and addition.
4. Construct black box/back of house addition on west elevation – Approve - Approve as submitted and incorporate the following: Provide sample of proposed fiber cement cladding for HVAC screen and addition, and update elevation drawings by shading and labeling a future addition shown on drawings that will be applied for in a later CA application.

### 4. 3000 MARTIN LUTHER KING JR BLVD

James Madison High School  
CA190-062(LC)  
Liz Casso

#### Request:

1. Install new landscaping at west (front) elevation.
2. Construct storm shelter addition on east (rear) elevation.

Applicant: Kline, Brent

Application Filed: 11/07/19

#### Staff Recommendation:

1. Install new landscaping at west (front) elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work is consistent with preservation criteria section 2.5 for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct storm shelter addition on east (rear) elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work is consistent with preservation criteria sections 4.1, 4.3, 4.5 and 4.6 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### Task Force Recommendation:

1. Install new landscaping at west (front) elevation – Approve - Approved as submitted.
2. Construct storm shelter addition on east (rear) elevation – Deny without prejudice - Deny without prejudice due to lack of information. Submit elevations to show articulation of facade to be compatible with existing 1949 facades.

### 5. 3536 GRAND AVE

Fair Park Historic District  
CA190-086(JKA)  
Jennifer Anderson

#### Request:

1. African American Museum of Dallas - Install signage on main structure.
2. African American Museum of Dallas - Install 8 lighted bollards.

Applicant: 11/07/19

Application Filed: City of Dallas - Stefan Kesler

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## **Staff Recommendation:**

1. African American Museum of Dallas - Install signage on main structure – Approve - Approve plans dated 12-2-19 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. African American Museum of Dallas - Install 8 lighted bollards – Approve - Approve plans and specifications dated 12-2-19 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. African American Museum of Dallas - Install signage on main structure – Approve - Signage is appropriate for 1980's non-contributing building.
2. African American Museum of Dallas - Install 8 lighted bollards – Approve.

## **Request:**

Install accessory structure in rear yard.

**Applicant:** Campbell, Michelle

**Application** Filed: 11/07/19

## **Staff Recommendation:**

Install accessory structure in rear yard – Approve with conditions – Approve survey plat and specifications dated 12/2/19 with the condition that the wood siding is painted to match the main structure with the finding the work is consistent with preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6, and 6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **Task Force Recommendation:**

Install accessory structure in rear yard – Deny - Deny metal carport; recommend building carport of wood columns, composition roof, compatible shape and roof form of main building. Structure to be 8' minimum from main building and 3' from side yard property.

## **Request:**

Install new landscaping in front yard.

**Applicant:** Smart Outdoor Services - John Griffin

**Application Filed:** 11/07/19

## **Staff Recommendation:**

Install new landscaping in front yard – Approve - Approve site plan dated 12/2/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-63.116(2)(D) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **Task Force Recommendation:**

Install new landscaping in front yard – Approve - Approve as submitted.

## **6. 920 MORELAND AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA190-070(MP)  
Marsha Prior

## **7. 5647 SWISS AVE**

Swiss Avenue Historic District  
CA190-064(MLP)  
Melissa Parent

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**8. 300 S CLINTON AVE**

Winnetka Heights Historic District  
CA190-073(MLP)  
Melissa Parent

**Request:**

1. Construct new rear addition.
2. Replace fourteen damaged and missing windows with new wood windows on main structure.
3. Install new landscaping.
4. Replace existing steel front doors with new wood doors.

**Applicant:** Chalfant, Cort

**Application Filed:** 11/07/19

**Staff Recommendation:**

1. Construct new rear addition – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace fourteen damaged and missing windows with new wood windows on main structure – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Sections 51P-87.111(a)(17)(F)(iii) and 51P-87.111(a)(17)(F)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new landscaping – Approve - Approve site plan dated 12/2/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(3)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing steel front doors with new wood doors – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Sections 51P-87.111(a)(17)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct new rear addition – Approve with conditions - Right elevation proposed is not quite right, fix roof lines etc. Simplify roof structure to accommodate building. Color seems good, provide real sample/paint chips. Recommend roof color, please provide wood color in lieu of black.
2. Replace fourteen damaged and missing windows with new wood windows on main structure – Approve with conditions - Question the relocation of existing windows

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at left elevation. Cut sheet with window details of railings and muntins.

3. Install new landscaping – Approve - Approve as submitted.
4. Replace existing steel front doors with new wood doors – Approve with conditions - Keep door (second entry) at front elevation. Provide door cutsheet, top light specification.

**Request:**

Demolish two rear accessory structures under standard "Imminent threat to public health/safety."

**Applicant:** Maerz, Jill

**Application Filed:** 11/07/19

**Staff Recommendation:**

Demolish two rear accessory structures under standard "Imminent threat to public health/safety" – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

**Task Force Recommendation:**

Demolish two rear accessory structures under standard "Imminent threat to public health/safety" – Approve - Approve as submitted.

**Request:**

1. Construct new rear porch on main structure.
2. Construct new 2-story rear accessory structure.
3. Construct new carport in rear yard.
4. Install new wood fence and sliding gate in rear and side yards.

**Applicant:** Martinez, Isaac

**Application Filed:** 11/07/19

**Staff Recommendation:**

1. Construct new rear porch on main structure – Approve - Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new 2-story rear accessory structure – Approve - Approve drawings dated 12/2/19 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 9. 127 N EDGEFIELD AVE

Winnetka Heights Historic District  
CD190-004(MLP)  
Melissa Parent

### 10. 127 N EDGEFIELD AVE

Winnetka Heights Historic District  
CA190-074(MLP)  
Melissa Parent

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3. Construct new carport in rear yard – Approve - Approve drawings dated 12/2/19 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new wood fence and sliding gate in rear and side yards – Approve - Approve specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(B) and Section 51P-87.111(b)(2)(D) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Construct new rear porch on main structure – Approve with conditions - Provide example of finished porch screen. Photo as discussed. Show detail of screen. Note/show trim dimensions & detail. Blow up details. Label top rail at stairs. Label size of vertical post.
2. Construct new 2-story rear accessory structure – Approve with conditions - Note/show trim dimensions & detail. Blow up details. Label top rail at stairs. Label size of vertical post. Garage east elevation align window over door.
3. Construct new carport in rear yard – Approve - Approve as submitted.
4. Install new wood fence and sliding gate in rear and side yards – Approve.

**11. 315 N MONTCLAIR AVE**  
Winnetka Heights Historic District  
CA190-067(MLP)  
Melissa Parent

### **Request:**

Plant one new red oak tree in the front yard and one new white oak tree in the parkway

**Applicant:** Jenkins, Kevin

**Application Filed:** 11/07/19

### **Staff Recommendation:**

Plant one new red oak tree in the front yard and one new white oak tree in the parkway – Approve - Approve site plan and photos dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

Plant one new red oak tree in the front yard and one new white oak tree in the parkway – Approve with conditions - Asymmetrical design (offset trees). Recommend trees to be considered at parkway. Provide photo of existing parkway.



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**COURTESY REVIEW ITEM:**

**1. 1904 MARTIN LUTHER KING JR BLVD**

Forest Theater  
CR190-001(LC)  
Liz Casso

**Request:**

Courtesy Review - Construction of a support and kitchen addition on south elevation, construction of a rooftop deck above lobby, and reconfiguration of rear parking lot including installation of new landscaping.

**Applicant:** Mccoy, Nancy

**Application Filed:** 11/07/19

**Staff Recommendation:**

Courtesy Review - Construction of a support and kitchen addition on south elevation, construction of a rooftop deck above lobby, and reconfiguration of rear parking lot including installation of new landscaping – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**Task Force Recommendation:**

Courtesy Review - Construction of a support and kitchen addition on south elevation, construction of a rooftop deck above lobby, and reconfiguration of rear parking lot including installation of new landscaping - Supportive application with the following comments: Concern over durability of black box and kitchen exterior facade materials need more info on rooftop deck; consider recessed stairwells from roof; detail methods of lighting on rooftop deck.

**DISCUSSION ITEMS:**

**1. 717 RIDGEWAY ST**

Junius Heights Historic District  
CA190-084(JKA)  
Jennifer Anderson

**Request:**

1. Construct addition and dormers.
2. Replace windows W01, W02, W11, W12, and W13 with wood windows.
3. Replace windows W19 and W20 on rear elevation with French doors.
4. Replace missing and damaged brick.
5. Install patio in front yard using brush concrete.
6. Install walkway in front yard using brush concrete.
7. Paint main structure. Stucco, window mullions and sashes, door trim: Behr UL140-14 "Heavy Cream;" Window frames, trim: Behr UL160-23 "Espresso Bean;" Front door: Benjamin Moore HC-181 "Heritage Red."
8. Replace up to 50% of existing siding on garage with matching siding and paint. Brand: Behr. Body: UL140-14 "Heavy Cream;" Trim: UL160-23 "Espresso Bean."

**Applicant:** Power, Braden

**Application Filed:** 11/07/19

**Staff Recommendation:**

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1. Construct addition and dormers – Approve with conditions – Approve drawings dated 12-2-19 with the condition that all materials used match the materials on the main structure with the finding that the work is consistent with preservation criteria Section 8.5 and 8.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace windows W01, W02, W11, W12, and W13 with wood windows – Approve – Approve drawings dated 12-2-19 with the finding that the work is consistent with preservation criteria Section 5.1 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace windows W19 and W20 on rear elevation with French doors – Approve – Approve drawings dated 12-2-19 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace missing and damaged brick – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since brick specifications were not submitted.
5. Install patio in front yard using brush concrete – Deny – 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 4.1(a) stating that the front facade is a protected facade or with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken and because no evidence was submitted that a patio previously existed at this location.
6. Install walkway in front yard using brush concrete – Approve – Approve hand drawn walkway on site plan dated 12-2-19 with the finding that the proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Paint main structure. Stucco, window mullions and sashes, door trim: Behr UL140-14 "Heavy Cream;" Window frames, trim: Behr UL160-23 "Espresso Bean;" Front door: Benjamin Moore HC-181 "Heritage Red" – Approve – Approve paint specifications and locations per image dated 12-2-19 with the finding that the work is consistent with preservation criteria Section 4.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Replace up to 50% of existing siding on garage with matching siding and paint. Brand: Behr. Body: UL140-

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14 "Heavy Cream;" Trim: UL160-23 "Espresso Bean" – Approve – Approve paint specifications and locations per image dated 12-2-19 with the finding that the work is consistent with preservation criteria section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i),

### **Task Force Recommendation:**

1. Construct addition and dormers – Approve with Conditions – Approve as shown with wood windows with stucco trim to match texture on existing house.
2. Replace windows W01, W02, W11, W12, and W13 with wood windows – Approve with conditions - Window W02 to match windows at 712 Glasgow (diamond-pattern glass). All windows to be wood.
3. Replace windows W19 and W20 on rear elevation with French doors – Approve.
4. Replace missing and damaged brick – Approve with conditions – Replace or repair brick with historical bricks wherever possible to match the existing brick.
5. Install patio in front yard using brush concrete – Deny – No comments provided.
6. Install walkway in front yard using brush concrete – Approve – Restore waterfall steps with brush concrete.
7. Paint main structure. Stucco, window mullions and sashes, door trim: Behr UL140-14 "Heavy Cream;" Window frames, trim: Behr UL160-23 "Espresso Bean;" Front door: Benjamin Moore HC-181 "Heritage Red" – Approve.
8. Replace up to 50% of existing siding on garage with matching siding and paint. Brand: Behr. Body: UL140-14 "Heavy Cream;" Trim: UL160-23 "Espresso Bean" – Approve.

## **2. 5815 REIGER AVE**

Junius Heights Historic District  
CA190-080(JKA)  
Jennifer Anderson

### **Request:**

1. Construct single family home on empty lot.
2. Construct accessory structure.
3. Install 8' wood fence.
4. Install landscaping.

**Applicant:** Barrington, Ty

**Application Filed:** 11/07/19

### **Staff Recommendation:**

1. Construct single family home on empty lot – Approve – Approve drawings and specifications dated 12-2-19 with the condition that the brick used is modular size with the finding that the work is consistent with preservation criteria Section 8.1 through 8.12 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct accessory structure – Approve – Approve drawings and specifications dated 12-2-19 with the finding that the work is consistent with preservation

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criteria Section 9.1 through 9.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Install 8' wood fence – Approve – Approve site plan dated 12-02-19 with the finding that the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install landscaping – Approve – Approve site plan dated 12-02-19 with the finding that the work is consistent with preservation criteria Section 3.2 and 3.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Construct single family home on empty lot – Deny without prejudice - Architectural standards for new construction in Junius Heights (8.4) not met because the currently submitted plans are a [conglomeration] of several styles.
2. Construct accessory structure – Deny without prejudice - Accessory structure must match main building.
3. Install 8' wood fence – Deny without prejudice - Greater than 50% setback, one side of property is by an historic house.
4. Install landscaping - Approve

### **Request:**

Install 6'6" wood fence in side and rear yard.

**Applicant:** Cohen, Jason Scott

**Application filed:** 11/07/19

### **Staff recommendation:**

Install 6'6" wood 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 percent of the side yard unless Landmark Commission determines that more screening is required for additional security or privacy.

### **Task Force Recommendation:**

Install 6'6" wood fence in side and rear yard – Deny – Needs to be moved back to 50%.

### **Request:**

1. Rebuild chimney on side facade.
2. Replace three windows on accessory structure.
3. Paint main structure.

**Applicant:** Eichler, Brian

**Application Filed:** 11/07/19

### **Staff Recommendation:**

1. Rebuild chimney on side façade – Approve with conditions - Approve drawing and specifications dated 12-2-19 with the condition that the brick projects out from the structure to the existing cut in the soffit with the

### **3. 5713 WORTH ST**

Junius Heights Historic District  
CA190-079(JKA)  
Jennifer Anderson

### **4. 5715 WORTH ST**

Junius Heights Historic District  
CA190-082(JKA)  
Jennifer Anderson

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finding that the work is compatible with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace three windows 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 materials and detailing must be compatible with the main building and because the 3/1 vinyl-clad GBG style windows are not compatible with the main building; and because the applicant did not meet the burden of proof required to justify the work since actual cut sheets were not submitted.
3. Paint 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 4.8 stating that colors appropriate to the period of historic significance are recommended and because Craftsman style homes normally would have had a dominant body color and one to three trim colors.

### **Task Force Recommendation:**

1. Rebuild chimney on side façade – Approve with conditions – Chimney should protrude out as far as the cut on existing soffit.
2. Replace three windows on accessory structure – Approve with conditions – Windows should be 1/1 wood windows and match in scale to the existing windows the house.
3. Paint main structure – Deny without prejudice – Suggest Craftsman colors.

### **Request:**

1. Replace all windows on main structure with new Jeld-Wen wood clad windows.
2. Remove existing rear addition and construct new addition to main structure.
3. Construct new carport on side facade of main structure.
4. Install new doors on front and side facade.
5. Install new sconce lights on main structure.
6. Install new columns on front porch of main structure.

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

**Application Filed:** 11/07/19

### **Staff Recommendation:**

1. Replace all windows on main structure with new Jeld-Wen wood clad windows – Approve - Approve specifications dated 12/2/19 with the finding the

## **5. 112 E 6TH ST**

Lake Cliff Historic District

CA190-075(MLP)

Melissa Parent

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proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Remove existing rear addition and construct new addition to main structure – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct new carport on side facade of 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 inconsistent with the preservation criteria for building site and landscaping in Section 3.5 that states carports or garages are only permitted in the rear yard and Section 9.3 for new construction and additions that states Horizontal additions to contributing structures are not permitted on protected facades.
4. Install new doors on front and side façade – Approve - Approve specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new sconce lights on main structure – Approve - Approve specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new columns on front porch of main structure – Approve - Approve specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 7.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Replace all windows on main structure with new Jeld-Wen wood clad windows – Approve with conditions - Updated window graphics, represent mullion, gang, and casing. Detail drawing windows.
2. Remove existing rear addition and construct new addition to main structure – Approve with conditions - Provide specification of rear doors. Update drawing, present graphics to match notes. Also update to show eaves, rafter tails, and dutch gable.

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3. Construct new carport on side facade of main structure – Approve with conditions - Provide another example of similar in neighborhood
4. Install new doors on front and side façade – Approve - Approve as submitted.
5. Install new sconce lights on main structure – Approve - Approve as submitted.
6. Install new columns on front porch of main structure – Approve with conditions - Detail drawing columns. Provide plinth trim at column. Provide dimension drawings.

### **Request:**

1. Install synthetic clay-like roof.
2. Replace exterior wall tiles.
3. Replace metal window sills.

**Applicant:** Khadivi, Kambiz

**Application Filed:** 11/07/19

### **Staff Recommendation:**

1. Install synthetic clay-like roof – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the synthetic material is not consistent with preservation criteria Section 3.17, which specifies wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles or other materials deemed appropriate as the materials allowed for roofs.
2. Replace exterior wall tiles – Approve – Approve specifications dated 12/2/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace metal window sills – Approve with conditions – Approve proposed work with the condition that metal sills match the current sills in length, width, and depth, and that sills are painted to match current trim with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Install synthetic clay-like roof – Deny without prejudice – Recommend a metal roof that looks like Spanish-style roof. Recommend red color that is more similar to existing red quarry tile color.
2. Replace exterior wall tiles – Approve – Recommend approval to replace exterior wall tile with tile proposed. Grout to be hand dyed to match tile.
3. Replace metal window sills – Approve – Recommend approval to replace metal window sills with metal and paint.

### **6. 4107 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA190-068(MP)  
Marsha Prior

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**7. 4720 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA190-076(MP)  
Marsha Prior

**Request:**

1. Install wood siding.
2. Install wood fence in side yard.
3. Remove tree in front yard.

**Applicant:** Suarez, Monico

**Application Filed:** 11/07/19

**Staff Recommendation:**

1. Install wood siding – Approve – Approve photos of proposed wood siding dated 12/2/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood fence in side yard – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences over 3.5' in the front side yard are incompatible with the historic overlay district.
3. Remove tree in front yard – 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 provided insufficient information for determining the condition of the tree proposed for removal.

**Task Force Recommendation:**

1. Install wood siding – Approve – Approve replacing asbestos siding with historically compatible 105 wood siding.
2. Install wood fence in side yard – Approve – Approve replacement of side yard wood fence in rear 50% of side façade.
3. Remove tree in front yard – Deny without prejudice – Deny without prejudice removal of tree in front yard; recommend contacting an arborist.

**8. 2616 STATE ST**

State Thomas Historic District  
CA190-083(LC)  
Liz Casso

**Request:**

Construct a 2.5-story residence with attached garage.

**Applicant:** Architexas - Thomas Fancher

**Application Filed:** 11/07/19

**Staff Recommendation:**

Construct a 2.5-story residence with attached garage – 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 51P-225.109(a)(7)(A)(i), which states that main buildings on interior lots must have a width no less than 25 feet and no more than 80 percent of the lot width, Section 51P-225.109(a)(10)(C), which states that columns must be a style typical of the style and period of the main building, Section 51P-225.109(a)(12)(F), which states that each front porch and entry treatment must have a shape, roof form, materials,



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and colors that are typical of the style and period of the building, and must reflect the dominant horizontal or vertical characteristics of the main building and the contributing structures of a similar style in the Historic Core Subdistrict, Section 51P-225.109(a)(16)(F)(i), which states that all windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

### **Task Force Recommendation:**

Construct a 2.5-story residence with attached garage - No quorum, comments only - Facade seems massive and imposing for that block of many small houses; try to work on drawing up some options; all windows should be proportional like our neighborhoods historic properties; small windows do not work at all; asked applicant to visit John Armstrong's 3- buildings on this block to look at what his work with small houses with large additions on the back. Hoping they might investigate options.

### **Request:**

1. Install new wood and wrought iron fencing in cornerside yard. Stain in Sherwin Williams "Mountain Ash." Work initiated without Certificate of Appropriateness.
2. Plant four Christmas Jewel Holly trees in cornerside yard.

**Applicant:** Harrington, James

**Application Filed:** 11/07/19

### **Staff Recommendation:**

1. Install new wood and wrought iron fencing in cornerside yard. Stain in Sherwin Williams "Mountain Ash." Work initiated without Certificate of Appropriateness – Deny - 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 the front 50% of a cornerside facade.
2. Plant four Christmas Jewel Holly trees in cornerside yard – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

1. Install new wood and wrought iron fencing in cornerside yard. Stain in Sherwin Williams "Mountain Ash." Work initiated without Certificate of Appropriateness – Deny - Task force is supportive of stain color. Opposition: Gordon supportive of leaving fence in proposed location if it is replaced with iron fencing.

### **9. 4902 SWISS AVE**

Swiss Avenue Historic District

CA190-072(MLP)

Melissa Parent

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2. Plant four Christmas Jewel Holly trees in cornerside yard  
– Deny.

### **OTHER BUSINESS ITEMS:**

Approval of Minutes – November 4, 2019.

Approval of Task Force members for CBD/Individual/West End, State-Thomas/Wilson Block, Swiss/Munger and Fair Park

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**DESIGNATION COMMITTEE:**

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](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]