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CITY SECRETARY  
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City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

250436

POSTED CITY SECRETARY  
DALLAS, TX

May 5, 2025, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Briefing Room and Videoconference

Video Conference: (24907131068 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 249 071 31068

Password May24LMC (62924562 when dialing from a phone or video system)

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=md4e21a890107ecccabda6957d4fe6738>

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time.

#### **AGENDA**

- |      |   |                             |
|------|---|-----------------------------|
| I.   | <b>Call to Order</b>  | Evelyn Montgomery, Chair    |
| II.  | <b>Public Speakers</b>  |                             |
| III. | <b>Approval of Minutes</b>  |                             |
|      | - April 7, 2025, regular meeting minutes                            |                             |
| IV.  | <b>Staff Reports/Briefings</b>                                      | Historic Preservation Staff |
| V.   | <b>Briefing Items</b>   |                             |
|      | - Designation Committee Activity Update                             | Commissioner David Preziosi |
|      | - Presentation on Solar Panels and Regulations Used in Other Cities | Historic Preservation Staff |
|      | - Consent Items   |                             |
|      | - Courtesy Review Items   |                             |
|      | - Discussion Items  |                             |
| VI.  | <b>Public Hearing</b>   |                             |
| VII. | <b>Adjournment</b>  |                             |

**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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**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 §551.089]

**CONSENT AGENDA:**

**1. 6034 JUNIUS ST.**

Junius Heights Historic District  
CA245-369(CP)  
Christina Paress

**Request**

A Certificate of Appropriateness to install landscaping in front yard.

**Applicant** Szklarski, Jennifer

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to install landscaping in the front yard be **approved** in accordance with drawings and specifications dated 3/19/2025. The proposed work is consistent with preservation criteria Section 3.5; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to install landscaping in front yard be **approved** as shown.

**2. 721 RIDGEWAY ST.**

Junius Heights Historic District  
CA245-368(CP)  
Christina Paress

**Request**

A Certificate of Appropriateness to install a metal swing gate in the rear 50% of the main structure.

**Applicant** Trecartin, Aaron

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to install metal swing gate in the rear 50% of the main structure be **approved** in accordance with drawings and specifications dated 3/24/2025. The proposed work is consistent with preservation criteria Section 3.6; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to install metal swing gate in the rear 50% of the main structure be **approved** as shown.

**3. 5018 REIGER AVE.**

Munger Place Historic District  
CA245-373(CP)  
Christina Paress

**Request**

A Certificate of Appropriateness to construct a rear two-story addition to the main structure.

**Applicant** Benjamin, Daniel Lee

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a rear two-story addition to the main structure

be **approved** in accordance with drawings and specifications dated 5/5/2025. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(B); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct a rear two-story addition to the main structure be **approved with the condition** that the roof form be modified to be more compatible with existing roof form – lower hip roof pitch and lower gable roof pitch.

*Note: Final drawings reflect task force revisions.*

**Request**

A Certificate of Demolition to demolish a noncontributing accessory structure in rear yard.

**Applicant** Burns, John

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Demolition to demolish a noncontributing accessory building in rear yard be **approved** with specifications dated 3/3/2025. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

**Task Force Recommendation**

That the request for a Certificate of Demolition to demolish a noncontributing accessory structure in rear yard be **approved**.

**Request**

A Certificate of Appropriateness to construct a two-car garage with attic storage.

**Applicant** Burns, John

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a two-car garage with attic storage be **approved** in accordance with drawings and specifications dated 5/5/2025 **with the following conditions**: (1) the roof slope be steeper to match the slope of the main structure; and (2) the roof overhang be shortened to match main structure. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-

**4. 210 N. CLINTON AVE.**

Winnetka Heights Historic District  
CD245-011(CP)  
Christina Paress

**5. 210 N. CLINTON AVE.**

Winnetka Heights Historic District  
CA245-377(CP)  
Christina Paress

4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct a two-car garage with attic storage be **approved with conditions** – roof needs to be steeper, roof/overhang needs to be scaled down for small structure (consider 6' slope for main roof, 2.5 (for insurance) for dormer and back.

*Note: Final drawings reflect task force revisions.*

**6. 129 S. MONTCLAIR AVE.**

Winnetka Heights Historic District  
CA245-378(CP)  
Christina Paress

**Request**

A Certificate of Appropriateness to install landscaping pavers in the front yard.

**Applicant** Burns, John

**Application Filed** 03/24/2025

**Staff Recommendation**

That the request for a Certificate of Appropriateness to install landscaping pavers in the front yard be **approved** in accordance with drawings and specifications dated 3/23/2025. The proposed work is consistent with preservation criteria Section 51P-87.111(b); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to install pavers in the front yard be **approved with conditions**. Recommend drawing plan on copy of survey to accurately show scale, simplify plan, hard to understand.

**7. 328 S. ROSEMONT AVE.**

Winnetka Heights Historic District  
CA245-376(CP)  
Christina Paress

**Request**

1. A Certificate of Appropriateness to amend previously approved CA245-028(MW) to construct a new detached carport.
2. A Certificate of Appropriateness to amend previously approved CA245-028(MW) to construct a new screened porch on rear of main structure.

**Applicant** Pena, Alfredo

**Application Filed** 03/24/2025

**Staff Recommendation**

1. That the request for a Certificate of Appropriateness to amend previously approved CA245-028(MW) to construct a new detached carport in the southeast

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corner of the rear yard be **approved** in accordance with drawings and materials dated 2/28/2025. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(1) and (8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

2. That the request for a Certificate of Appropriateness to revise previously approved plans to construct a new screened porch on the rear (east side) of the main structure be **approved** in accordance with drawings and materials dated 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(2), (3), (8), (10), (14), and (17); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

### **Task Force Recommendation**

That the request for a Certificate of Appropriateness to revise previously amended plans be **approved**.

### **8. 403 S. WILLOMET AVE.**

Winnetka Heights Historic District  
CA245-375(CP)  
Christina Paress

### **Request**

A Certificate of Appropriateness to construct a one car garage in rear yard.

**Applicant** Allways Real Estate LLC

**Application Filed** 03/24/2025

### **Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a one car garage in rear yard be **approved** in accordance with drawings and plans dated 5/5/2025 **with the following conditions**: (1) that the garage door be wood and (2) that the siding be 117 wood pine to match main structure. Implementation of these conditions will allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

### **Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct a one car garage in rear yard be **denied without prejudice**.

*Note: Final drawings reflect task force revisions.*

**COURTESY REVIEW ITEMS:**

**1. 201 E. 9TH ST.**

Adamson High School  
CR245-018(RD)  
Rhonda Dunn

**Request**

Courtesy Review: Demolish main building. Standard: Imminent threat to public health or safety.

**Applicant** Garcia, Jessica

**Application Filed** 03/24/2025

**Staff Recommendation**

Courtesy review – no action required. That a request to demolish main building (Standard: Imminent threat to public health or safety.) be discouraged with the understanding that a final plan, as well as any associated engineering and architectural reports, and details are to be submitted for Landmark Commission review.

**Task Force Feedback**

Courtesy Review – Comments only. Non-supportive, task force considers the demolition request [to be] “Demolition by Neglect” and is not in favor of the request.

**2. 119 Anthony St.**

Tenth Street Neighborhood Historic District  
CR245-019(RD)  
Rhonda Dunn

**Request**

Courtesy Review: Construct a new main residential building (on a vacant, corner lot) with a rear attached, one car garage.

**Applicant** Key, Shannon

**Application Filed** 03/24/2025

**Staff Recommendation**

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant, corner lot) with a rear attached, one car garage be conceptually approved (sans the attached garage) with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Feedback**

Courtesy Review – Comments only. Supportive.

Comments:

1. Detach garage from main building.
2. Pair windows on front porch and center them between porch columns.
3. Add a third window to right front bump-out; creating a ganged window.
4. Verify/select paint colors: body and trim.
5. Verify roof pitch, it appears to be too steep.

**DISCUSSION AGENDA:**

**1. 714 HUNTLEY ST.**

Junius Heights Historic District  
CA245-367(CP)  
Christina Paress

**Request**

1. A Certificate of Appropriateness to extend driveway.
2. A Certificate of Appropriateness to construct carport.
3. A Certificate of Appropriateness to install fence and swing gate.

**Applicant** Bartlett, Bryce

**Application Filed** 03/24/2025

**Staff Recommendation**

1. That the request for a Certificate of Appropriateness to extend driveway be **approved** in accordance with drawings and specifications dated 3/20/2025. The proposed work is consistent with preservation criteria Section 3.2; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to construct carport be **approved** in accordance with drawings and specifications dated 3/20/2025. The proposed work is consistent with preservation criteria Section 9; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).
3. That the request for a Certificate of Appropriateness to install fence and swing gate be **denied without prejudice** with the finding of fact that there is not sufficient evidence to demonstrate safety concerns. The Landmark Commission may allow a fence to be located five feet behind porch of the house requesting the fence. However, as proposed, the work is inconsistent with preservation criteria Section 3.6(a)(2); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to extend driveway be **approved**.
2. That the request for a Certificate of Appropriateness to construct carport be **approved with recommendation** that roof pitch will match roof pitch of house and color and shingle samples be supplied.
3. That the request for a Certificate of Appropriateness to install fence and swing gate be **denied without**



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**prejudice** - fence gate at side yard must be at 50% mark.

### 2. 5016 VICTOR ST.

Munger Place Historic District  
CA245-371(CP)  
Christina Paress

#### Request

1. A Certificate of Appropriateness to install gutters in the color "bronze".
2. A Certificate to change existing trim paint color to SW6258 "Tricorn Black".

**Applicant** Vaughan, Brian

**Application Filed** 03/24/2025

#### **Staff Recommendation**

1. That the request for a Certificate of Appropriateness to install gutters in the color "bronze" be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 51P-97.111(c)(1)(iv); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to change existing paint color to SW6258 "Tricorn Black" be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 51P-97.111(c)(7)(iv); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

#### **Task Force Recommendation**

1. That the request for a Certificate of Appropriateness to install gutters in the color "bronze" be **denied without prejudice**. Gutter color must be painted or colored to match the portion of the structure to which they are attached to, and color does not meet acceptable color range standards contained in Exhibit 97G.
2. That the request for a Certificate of Appropriateness to change existing paint color to SW6258 "Tricorn Black" be **denied without prejudice**. Paint trim color does not meet acceptable color range standards contained in Exhibit 97G.

### 3. 2620 HIBERNIA ST.

State Thomas Historic District  
CA245-363(MW)  
Marcus Watson

#### Request

A Certificate of Appropriateness to replace two windows on the northwest side (front), four windows on the southwest side, and eight windows on the northeast side of the main structure.

**Owner** Smith, Bradley

**Filed** 03/24/2025

#### **Staff Recommendation**

That the request for a Certificate of Appropriateness to replace two windows on the northwest side (front), four windows on the southwest side, and eight windows on the northeast side of the main structure be **denied without prejudice** with a finding of fact that the submitted evidence is not sufficient to support the need for window replacement and that the proposed windows do not have expressed muntins and have cladding over wood, which is not typical of the style and period of the building or the district. The proposed work is, therefore, not consistent with preservation criteria 51P-225.109(a)(16)(F); does not meet the standards in City Code Section 51A-4.501(g)(C)(i) for contributing structures; or the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation**

No quorum - comments only.

Not enough evidence to prove need for replacement. Suggest the applicant consult with a specialist in historic preservation and/or wood windows. If the windows are allowed to be replaced, the replacements must be all wood inside and out with no cladding, must exactly match the configuration and size of the existing windows, and the muntins must be expressed on the outside of the glass.

**Request**

1. A Certificate of Appropriateness to install perimeter fencing, landscaping, and hardscaping in rear and side yards.
2. A Certificate of Appropriateness to remove/replace undocumented second floor rear addition, with metal landing and railing.
3. A Certificate of Appropriateness to replace non-historic windows with aluminum clad replacement windows, lite configuration nine over one on front elevation, and one over one on side and rear elevations. (Total: 33).
4. A Certificate of Appropriateness to replace second story front balcony and railing.
5. A Certificate of Appropriateness to replace exterior doors -- including replacing second story, rear right window (covered by above mentioned addition) with a door for egress, from second floor dwelling unit. (Total: 8).
6. A Certificate of Appropriateness to remove paint from masonry (on all elevations), and from metal roof tiles over front balcony.

**Applicant** Benje Feehan

**4. 102 N. CLIFF ST.**

Tenth Street Neighborhood Historic District  
CA245-366(RD)  
Rhonda Dunn

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**Application Filed** 03/24/2025

**Staff Recommendation**

1. That the request for a Certificate of Appropriateness to install perimeter fencing, landscaping, and hardscaping in rear and side yards be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**: (1) that an above grade masonry paver system (NOT gravel) be installed, for the rear yard parking surface, to protect existing mature trees; (2) that native ground cover as opposed to trees be planted in the parkway, on the right side of main building (facing East 10<sup>th</sup> St.); and (3) that the left (west) side yard, gate and fence be a minimum of ten feet back from the front facade of the main building. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (c), (f), (h) and (k) under Site and Site Elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to remove/replace undocumented second floor rear addition, with metal landing and railing be **approved** in accordance with drawings and specifications dated 04/22/2025. The proposed work is consistent with preservation criterion Section (c) under Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace non-historic windows with aluminum clad replacement windows, lite configuration nine over one on front elevation, and one over one on side and rear elevations (total: 33) be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**: (1) that replacement windows be either all wood (framed) or all aluminum (NOT clad); and (2) that existing window openings NOT be infilled/enclosed. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (a) and (b) under Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
4. That the request for a Certificate of Appropriateness to replace second story front balcony and railing be

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**approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**; (1) that replacement wood is an exact match in profile, dimensions, and material to the existing wood; and (2) that a central column be placed on each side of the balcony (two total) to match the existing layout/design (and for structural support). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (a) and (b) under Porches and Balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

5. That the request for a Certificate of Appropriateness to replace exterior doors -- including replacing second story, rear right window (covered by above mentioned addition) with a door for egress from second floor dwelling unit -- (total: 8) be **approved** in accordance with drawings and specifications dated 04/22/2025. The proposed work is consistent with preservation criterion Section (a) under Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
6. That the request for a Certificate of Appropriateness to remove paint (via "media-blasting") from masonry (on all elevations), and from metal roof tiles over front balcony be **denied without prejudice**. Information provided did not specifically address (safe) removal of paint from masonry and metal surfaces. The proposed work (i.e., method) is inconsistent with preservation criterion Section (i) under Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

#### **Task Force Recommendation**

1. That the request for a Certificate of Appropriateness to install perimeter fencing, landscaping, and hardscaping in rear and side yards be **approved with the following condition** that paver system be used as opposed to gravel for parking surface in rear yard.
2. That the request for a Certificate of Appropriateness to remove/replace undocumented second floor rear addition, with metal landing and railing be **approved** as submitted.
3. That the request for a Certificate of Appropriateness to replace non-historic windows with aluminum clad

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replacement windows, lite configuration nine over one on front elevation, and one over one on side and rear elevations (total: 33) be **approved with the following condition** that window specifications be provided.

4. That the request for a Certificate of Appropriateness to replace second story front balcony and railing be **approved** as submitted.
5. That the request for a Certificate of Appropriateness to replace exterior doors -- including replacing second story, rear right window (covered by above mentioned addition) with a door for egress from second floor dwelling unit -- (total: 8) be **approved** as submitted.
6. That the request for a Certificate of Appropriateness to remove paint from masonry (on all elevations), and from metal roof tiles over front balcony be **approved with the following condition** that specifications and details of the cleaning/removal process be provided.

*Note: Applicant requests that landmark commission consider aluminum clad replacement windows.*

### 5. 3627 HAVANA ST.

Wheatley Place Historic District  
CA245-365(RD)  
Rhonda Dunn

#### **Request**

A Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a rear yard carport.

**Applicant** Enemo, lyke F.

**Application Filed** 03/24/2025

#### **Staff Recommendation**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a rear yard carport be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**: (1) that front porch gable roof be extended (i.e., wider) to allow the (four) front porch columns to be equally spaced; (2) that the frieze board be extended across the entirety of the front porch; (3) that depth of front porch be a minimum of six feet, behind porch columns; (4) that caps of porch columns (bases) and wing walls be of cast stone; and (5) that a window(s) (single or paired) be added to the left and right side elevations, in the front 50 percent. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) under New Construction and Additions, and Sections 10.1, 10.2 and 10.3 under Accessory Buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for

noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a rear yard carport be **approved with the following conditions**: that louvered vent be added to top of porch gable; that foundation be a minimum of 15 to 18 inches above grade; that rafter tails be exposed; that brackets be installed at top(s) of both gables; that a frieze board with dentil ornamentation be added above porch columns; that exterior lighting be Craftsman style; that windows be white aluminum, one over one; that a brick exterior chimney be added to the left or right elevation; that windows be added to the left and right elevations; that look out brackets be added to the side walls; and that exterior siding be novelty pattern #117.

<b><u>DESIGNATION COMMITTEE:</u></b>
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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.