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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

Public Notice

250677

POSTED CITY SECRETARY
DALLAS, TX

August 4, 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: (24869182924 @dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 691 82924

Password Aug25LMC (28425562 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=mb60ae81b75d0ea300973078738ddc8b8>

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

AGENDA

- | | | |
|------|--|-----------------------------|
| I. | Call to Order | Evelyn Montgomery, Chair |
| II. | Public Speakers | |
| | - Approval of Minutes July 7, 2025, regular meeting minutes | |
| III. | Staff Reports/Briefings | Historic Preservation Staff |
| IV. | Briefing Items | |
| | - Designation Committee Activity Update | Commissioner David Preziosi |
| | - Presentation on Tenth Street H.D. Architectural Styles | Historic Preservation Staff |
| | - Consent Items | |
| | - Discussion Items | |
| V. | Public Hearing | |
| VI. | Adjournment | |

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. 3800 PARRY AVE.

Fair Park Historic District
COA-25-000108
Rhonda Dunn

Request

1. A Certificate of Appropriateness to install a new box office on the east side of the entrance lobby of the main building.
2. A Certificate of Appropriateness to install free-standing metal detectors near the main entrance of the building.
3. A Certificate of Appropriateness to install drains (total: two) – a trench drain adjacent to the main building's east elevation and a French drain adjacent to the exterior exit, at the northwest corner of the main building.

Applicant Marcel Quimby

Application Filed 6/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install a new box office on the east side of the entrance lobby of the main building be **approved** in accordance with drawings and specifications dated 6/23/2025. The proposed work is consistent with preservation criterion Section 3.13(d) under Interiors; 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 install free-standing metal detectors near the main entrance of the building be **approved** in accordance with drawings and specifications dated 6/23/2025. The proposed work is consistent with preservation criterion Section 3.13(f) under Interiors; 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 install drains (total: two) – a trench drain adjacent to the main building's east elevation and a French drain adjacent to the exterior exit, at the northwest corner of the main building be **approved** in accordance with drawings and specifications dated 6/23/2025. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

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1. That the request for a Certificate of Appropriateness to install a new box office on the east side of the entrance lobby of the main building be **approved as submitted**.
2. That the request for a Certificate of Appropriateness to install free-standing metal detectors near the main entrance of the building be **approved as submitted**.
3. That the request for a Certificate of Appropriateness to install drains (total: two) – a trench drain adjacent to the main building's east elevation and a French drain adjacent to the exterior exit, at the northwest corner of the main building be **approved as submitted**.

2. 4803 GASTON AVE.

Peak's Suburban Historic District
COA-25-000138
Christina Paress

Request

A Certificate of Appropriateness to change paint colors and repair porch to the following: Body – SW9177 “Salty Dog”, Trim/Columns – SW7008 “Alabaster”, Accent – SW7069 “Iron Ore”, and Porch/Steps/Bases – SW7017 “Dorian Gray”.

Applicant James Sanford

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate to change paint colors and repair porch be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Section 3.6 and 3.7; 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

That the request for a Certificate of Appropriateness to change paint colors and repair porch be **approved as submitted**.

3. 4836 JUNIUS ST.

Peak's Suburban Historic District
COA-25-000003
Christina Paress

Request

A Certificate of Appropriateness to install landscaping in front yard.

Applicant Mirna Montejano

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install landscaping in front yard be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criterion Section 2.6; 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 (District/Neighborhoods).

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Task Force Recommendation

That the request for a Certificate of Appropriateness for landscaping be **denied without prejudice**. Additional information needed.

Note: Revisions have been made in accordance with task force recommendations.

4. 123 S. MONTCLAIR AVE.

Winnetka Heights Historic District
COA-25-000039
Christina Paress

Request

A Certificate of Appropriateness to replace metal porch railing with wood railing.

Applicant Bryson Hammond

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace metal porch railing with wood railing be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criterion Sec. 51P-87.111(a)(11)(A); 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 (District/Neighborhoods).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install porch railing be **approved with conditions**: (1) More photos of each side, straight on, (2) Need dimensions, especially height of railing, (3) Simplest version of changes is best to avoid conjecture, (4) Keep ratio of posts from ordinance.

Note: Revisions have been made in accordance with task force recommendations.

DISCUSSION AGENDA:

1. 711 ELM ST.

West End Historic District
COA-25-000250
Rhonda Dunn

Request

1. A Certificate of Appropriateness to construct a skybridge extending from the east elevation (facing Austin Street) of the main building to the west elevation of a proposed new addition at 805 Elm Street.
2. A Certificate of Appropriateness to reopen/restore storefronts (windows and doors) on first floor of main building, on the south, east, and north elevations.
3. A Certificate of Appropriateness to install new metal guardrails on north elevation of main building, on floors two through five (color: black to match perimeter fencing).

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Applicant Adam Jones

Application Filed 6/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a skybridge extending from the east elevation (facing Austin Street) of the main building to the west elevation of a proposed new addition at 805 Elm Street be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition(s):** that applicant's application(s) (for rehabilitation tax credits) be approved by the Texas Historical Commission (THC) and the National Park Service (NPS) prior to the commencement of work. Implementation of the recommended condition(s) would allow the proposed work to meet 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 reopen/restore storefronts (windows and doors) on first floor of main building, on the south, east, and north elevations be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following conditions:** that replacement framing be all metal (aluminum or steel); that (all) framing be painted an appropriate color (NOT black) from the Munsell color range(s) specified in the ordinance; and that replacement glass match the existing storefront glass in color, tint and thickness. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.1 under Color; 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 install new metal guardrails on north elevation of main building, on floors two through five (color: black to match perimeter fencing) be **approved** in accordance with drawings and specifications dated 6/23/25. The proposed work meets 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 construct a skybridge extending from the east elevation (facing Austin Street) of the main building to the west

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elevation of a proposed new addition at 805 Elm Street be **approved with the following condition(s)** that approval of the Texas Historical Commission and the National Park Service is required [first].

2. That the request for a Certificate of Appropriateness to reopen/restore storefronts (windows and doors) on first floor of main building, on the south, east, and north elevations be **approved as submitted**.
3. That the request for a Certificate of Appropriateness to install new metal guardrails on north elevation of main building, on floors two through five (color: black to match perimeter fencing) be **approved as submitted**.

2. 805 ELM ST.

West End Historic District
COA-25-000154
Rhonda Dunn

Request

1. A Certificate of Appropriateness to construct a six-story (south) side and rear (east) horizontal addition(s) to main building – proposed new function is mixed use (multifamily and retail).
2. A Certificate of Appropriateness to replace existing canvas/fabric awnings with steel canopies on main building – west elevation facing Austin Street.
3. A Certificate of Appropriateness to prepare and paint existing painted surfaces on main building including steel storefronts, windows, frames and railings.
4. A Certificate of Appropriateness to install new mechanical equipment/units on the roof tops, of both the main building and the new addition.
5. A Certificate of Appropriateness to replace the (flat) roof of the main building.
6. A Certificate of Appropriateness to install new landscape features and fencing including a new landscape plaza north of 711 Elm Street (at the intersection of Pacific Avenue and Austin Street); trees along both sides of Austin Street (which will be closed to vehicular traffic); and replacement/extended perimeter fencing.
7. A Certificate of Appropriateness to repair and replace deteriorated wood windows in main building.
8. A Certificate of Appropriateness to install vinyl windows in the new addition and the rear wall of the main building (formerly an interior party wall without windows).
9. A Certificate of Appropriateness to replace storefront glass window with glass double entry door(s) on west elevation of main building (southernmost bay).

Applicant Adam Jones

Application Filed 6/23/2025

Staff Recommendation

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1. That the request for a Certificate of Appropriateness to construct a six-story (south) side and rear (east) horizontal addition(s) to main building – proposed new function is mixed use (multifamily and retail) be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition(s)**: that applicant's application(s) (for rehabilitation tax credits) be approved by the Texas Historical Commission (THC) and the National Park Service (NPS) prior to the commencement of work. Implementation of the recommended condition(s) would allow the proposed work to meet 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 replace existing canvas/fabric awnings with steel canopies on main building – west elevation facing Austin Street -- be **approved** in accordance with drawings and specifications date 6/23/2025 **with the following conditions**: that any ties to masonry be embedded within the mortar joints and NOT directly into the brick(s); and that an appropriate color (NOT black) from the Munsell color range(s) specified in the ordinance be selected/applied. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.1 under Color; 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 prepare and paint existing painted surfaces on main building including steel storefronts, windows, frames and railings be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition(s)**: that replacement/new paint color be either green to match the existing predominant trim color or an appropriate color (NOT black) from the Munsell color range(s) specified in the ordinance (the railings could remain black as specified). Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criterion Section 5.1 pertaining to color; 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.

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4. That the request for a Certificate of Appropriateness to install new mechanical equipment/units on the roof tops of both the main building and the new addition be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition:** that mechanical units not be visible from the public right of way either by screening or positioning (i.e., setback). Implementation of the recommended condition would allow the proposed work to meet 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 the (flat) roof of the main building be **approved** in accordance with drawings and specifications dated 6/23/2025. The proposed work meets 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 install new landscape features and fencing including a new landscape plaza north of 711 Elm Street (at the intersection of Pacific Avenue and Austin Street); trees along both sides of Austin Street (which will be closed to vehicular traffic); and replacement/extended perimeter fencing be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition:** that perimeter fencing be 70 percent open. Implementation of the recommended condition would allow the proposed work to be consistent with the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
7. That the request for a Certificate of Appropriateness to repair and replace deteriorated wood windows in main building be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following conditions:** that any replacement wood matches the original in texture, dimensions, and profile; that any replacement glazing matches the original in material, dimensions, and profile; and that existing window openings are NOT to be resized. Implementation of the recommended conditions would allow the proposed work to meet 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.

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8. That the request for a Certificate of Appropriateness to install vinyl windows in the new addition and the rear wall of the main building (formerly an interior party wall without windows) be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following condition**: that new windows be aluminum NOT vinyl with light configuration of six-over-six, true divided light to match the grille pattern of the existing windows with a finding of fact that vinyl windows are not an appropriate material in the historic district and would, therefore, have an adverse effect. Implementation of the recommended conditions would allow the proposed work to meet 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.
9. That the request for a Certificate of Appropriateness to replace storefront glass window with glass double entry door(s) on west elevation of main building (southernmost bay) be **approved** in accordance with drawings and specifications dated 6/23/2025 **with the following conditions**: that door and unit framing be steel to match the existing storefront framing material(s); and that the replacement glass match the existing storefront glass in color, tint and thickness. Implementation of the recommended conditions would allow the proposed work to meet 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 construct a six-story (south) side and rear (east) horizontal addition(s) to main building – proposed new function is mixed use (multifamily and retail) be **approved with the following condition(s)** that approval of the Texas Historical Commission and the National Park Service is required [first].
2. That the request for a Certificate of Appropriateness to replace existing canvas/fabric awnings with steel canopies on main building be **approved with the following condition(s)/comment(s)**: canopy on west side of Austin St. is too modern and should be continuous across building façade.
3. That the request for a Certificate of Appropriateness to prepare and paint existing painted surfaces on main building including steel storefronts, windows, frames and railings be **approved as submitted**.

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4. That the request for a Certificate of Appropriateness to install new mechanical equipment/units on the roof tops, of both the main building and the new addition be **approved as submitted**.
5. That the request for a Certificate of Appropriateness to replace the roof of the main building be **approved as submitted**.
6. That the request for a Certificate of Appropriateness to install new landscape features and fencing including a new landscape plaza north of 711 Elm Street (at the intersection of Pacific Avenue and Austin Street); trees along both sides of Austin Street (which will be closed to vehicular traffic); and replacement/extended perimeter fencing be **approved as submitted**.
7. That the request for a Certificate of Appropriateness to repair and replace deteriorated wood windows in main building be **approved with the following condition**: that a window survey be provided.
8. That the request for a Certificate of Appropriateness to install vinyl windows in the new addition and the rear wall of the main building (formerly an interior party wall without windows) be **approved with the following condition**: that new and replacement windows in the new interior courtyard are to be wood.
9. That the request for a Certificate of Appropriateness to replace storefront glass window with glass double entry door(s) on west elevation of main building (southernmost bay) be **approved as submitted**.

3. 5422 TREMONT ST.

Junius Heights Historic District
COA-25-000223
Christina Paress

Request

A Certificate of Appropriateness to paint a mural on a 1920s retail structure to commemorate the Streetcar Restoration Project.

Applicant Brian Jackson

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness for a mural be **denied without prejudice** with a finding of fact that a mural is not typical within a predominantly residential historic neighborhood in Dallas, would have an adverse effect on the district, and is, therefore, inconsistent with Sections 4.6 and 4.9; 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 (District/Neighborhoods).

Task Force Recommendation:

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That the request for a Certificate of Appropriateness to paint a mural on 1920s retail structure to commemorate the Streetcar Restoration Project be **approved** as shown.

4. 5801 WORTH ST.

Junius Heights Historic District
COA-25-000146
Christina Paress

Request

1. A Certificate of Appropriateness to install an LED Cabinet monument sign in front of school.
2. A Certificate of Appropriateness to replace the existing playground and install a garden area.

Owner Claudia Varela

Filed 6/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install an LED Cabinet monument sign in front of school be **denied without prejudice**. The proposed digital sign is not typical of the period of the property and the district, would have an adverse effect on the district, and is, therefore, inconsistent with preservation criteria Section 12.1; 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 (District/Neighborhoods).
2. That the request for a Certificate of Appropriateness to replace the existing playground and install a garden area be **approved** in accordance and specifications dated 8/4/2025. 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 (District/Neighborhoods).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install an LED Cabinet sign in front yard, replace existing playground and install a garden area be **approved as presented**.

5. 237 E. 6th ST.

Lake Cliff Historic District
COA-25-000116
Christina Paress

Request

A Certificate of Appropriateness to replace existing fence board material from front gable of main structure and with siding to match original siding, flush left front wall with corners, install window in front left wall and install gable vent and corbels.

Applicant

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace existing fence board material from front gable of main structure and with siding to match original siding, flush

left front wall with corners, install window in front left wall and install gable vent and corbels be **approved** in accordance with plans and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Section 4.3 and 4.4; 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 (District/Neighborhoods).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace existing fence board material from front gable of main structure and with siding to match original siding, install gable vent and corbels be **approved with conditions**: (1) Update elevations, (2) Remove black line around old garage door, and (3) Add windows for future (match existing).

Note: Revisions have been made in accordance with task force recommendations.

6. 1000 N. PEAK ST.

Peak's Suburban Addition Historic District
COA-25-000158
Christina Paress

Request

1. A Certificate of Appropriateness to add additional width of standard brick coursing between windows and pilasters inside bays.
2. A Certificate of Appropriateness to decrease width of pilasters.
3. A Certificate of Appropriateness to replace window on Level 1 with style matched wood door for access to Fire Riser Room.
4. A Certificate of Appropriateness to revise awning design from a single awning to two awnings.
5. A Certificate of Appropriateness to ground brick pilasters.
6. A Certificate of Appropriateness to adjust primary entrance door and glazing.
7. A Certificate of Appropriateness to revise fenestration layout on Swiss Ave elevation side from window-door-window configuration to window-window-door configuration.
8. A Certificate of Appropriateness to revise Level 1 enclosed balconies on Swiss Ave elevation side to open entrance.
9. A Certificate of Appropriateness to revise railing design on Level 1 on Swiss Ave elevation side to accommodate entrance.
10. A Certificate of Appropriateness to increase water table depth to accommodate site grading.
11. A Certificate of Appropriateness to add steps to new entrance designs on Level 1 on Swiss Ave elevation side.

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12. A Certificate of Appropriateness to revise trash enclosure location.
13. A Certificate of Appropriateness to install solid metal gate to hide new location of trash enclosure.

Owner Kiesha Kay

Filed 6/23/2025

Staff Recommendation

1. That a Certificate of Appropriateness to add additional width of standard brick coursing between windows and pilasters inside bays be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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 a Certificate of Appropriateness to decrease width of pilasters be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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).
3. That a Certificate of Appropriateness to replace window on Level 1 with style matched wood door for access to Fire Riser Room be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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).
4. That a Certificate of Appropriateness to revise awning design from a single awning to two awnings be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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).
5. That a Certificate of Appropriateness to ground brick pilasters be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and

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the Secretary of the Interior's Standards for Setting (Neighborhood/District).

6. That a Certificate of Appropriateness to adjust primary entrance door and glazing be **approved** in accordance with drawings and specifications dated 8/4/2025 **with the conditions** that the main entrance door on the front remain centered and have two small sidelights, with access control panel hidden to right on the pilaster. Implementation of the recommended condition will allow the proposed work to be consistent preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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).
7. That a Certificate of Appropriateness to revise the fenestration layout from window-door-window configuration to window-window-door configuration be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; 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).
8. That a Certificate of Appropriateness to revise Level 1 enclosed balconies to open entrances be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 4.2; 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).
9. That a Certificate of Appropriateness to revise railing design on Level 1 to accommodate entrance be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 4.2; 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).
10. That a Certificate of Appropriateness to increase water table depth to accommodate site grading be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the

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Secretary of the Interior's Standards for Setting (Neighborhood/District).

11. That a Certificate of Appropriateness to add steps to new entrance designs on Level 1 be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 4.2; 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).
12. That a Certificate of Appropriateness to revise trash enclosure location be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sections 2.7; 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).
13. That a Certificate of Appropriateness to install solid metal gate to hide new location of trash enclosure be **approved** in accordance with drawings and specifications dated 8/4/2025 **with the condition** that the gate is 70% open. Implementation of the recommended condition will allow the proposed work to be consistent with preservation criteria Sections 2.11; 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 a Certificate of Appropriateness to add additional width of standard brick coursing between windows and pilasters inside bays be **approved**.
2. That a Certificate of Appropriateness to decrease width of pilasters be **approved**.
3. That a Certificate of Appropriateness to replace window on Level 1 with style matched wood door for access to Fire Riser Room be **approved**.
4. That a Certificate of Appropriateness to revise awning design from a single awning to two awnings be **approved**.
5. That a Certificate of Appropriateness to ground brick pilasters be **approved**.
6. That a Certificate of Appropriateness to adjust primary entrance door and glazing be **approved** with conditions. Main entrance door on front remains centered and has two small sidelights, with access control panel hidden to right on pilaster.

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7. That a Certificate of Appropriateness to revise fenestration layout from window-door-window configuration to window-window-door configuration be **approved**.
8. That a Certificate of Appropriateness to revise Level 1 enclosed balconies to open entrance be **approved**.
9. That a Certificate of Appropriateness to revise railing design on Level 1 to accommodate entrance be **approved**.
10. That a Certificate of Appropriateness to increase water table depth to accommodate site grading be **approved**.
11. That a Certificate of Appropriateness to add steps to new entrance designs on Level 1 be **approved**.
12. That a Certificate of Appropriateness to revise trash enclosure location be **denied without prejudice**. This plan has moved the trash dumpster to the property line on the Swiss Avenue side. This is directly adjacent to an apartment building whose residents' quality of life would be adversely affected by having to smell the contents of the dumpster.
13. That a Certificate of Appropriateness to install solid metal gate to hide new location of trash enclosure be **approved with conditions**. Gate on Swiss Ave side is at least 70% open as to not hide the architectural detail of the building.

7. 215 S. CLINTON AVE.

Winnetka Heights Historic District
COA-25-000111
Christina Paress

Request

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

Applicant Chris Chiles

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a rear addition, as currently submitted, be **denied without prejudice** with findings of fact that that the addition is not compatible with the horizontal or vertical characteristics, scale, shape, and roof form of the structure. The work as currently proposed will have an adverse effect on the district and is, therefore, inconsistent with preservation criteria Sec. 51P-87.111(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 for Setting (District/Neighborhoods).

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct a rear addition be denied without prejudice. Comments: Correct measurements on setback, not compatible – strange bump out, need to correct rooflines, and reconsider placement of addition.

8. 203 N. ROSEMONT AVE.

Winnetka Heights Historic District
COA-25-000155
Christina Paress

Request

1. A Certificate of Appropriateness to remove one (1) rear-facing window on the north side of the main structure.
2. A Certificate of Appropriateness to remove and relocate two (2) windows on the south side of the main structure.

Applicant Chris Chiles

Application Filed 6/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to remove one (1) rear-facing window on the north side of the main structure be **approved** in accordance with drawings and specifications dated 8/4/2025 with a finding of fact that the window is not an integral architectural feature and faces the rear of the property, not seen from a public right-of-way. The proposed work, therefore, meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa-dd) for contributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhoods).
2. That the request for a Certificate Appropriateness to remove and relocate two (2) windows on south side of the main structure be **denied without prejudice** with a finding of fact that while the proposed new location for the windows is appropriate, the removal of said windows from the their current location changes the symmetry of the side façade and would, therefore, have an adverse effect on the architectural features of the structure and would not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) paragraph (bb) for contributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhoods).

Task Force Recommendation

That the request for a Certificate Appropriateness to remove and relocate windows be **denied without prejudice**. Comments: Need elevations with windows numbered, better to keep windows aligned vertically, window X1 to remain, only remove X2, north elevation windows – align under top screen – consider removing the trim board. Provide additional details about single small window (X3) and why need to remove, was it original?

9. 219 N. WILLOMET AVE.

Winnetka Heights Historic District
COA-25-000153
Christina Paress

Request

1. A Certificate of Appropriateness to construct a rear addition to the main structure.

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2. A Certificate of Appropriateness to install wood porch railings and replace and redesign porch steps and walkway on the front porch.

Applicant Chris Chiles

Application Filed 6/23/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a rear addition be **approved** in accordance with drawings and specifications dated 8/4/2025. The proposed work is consistent with preservation criteria Sec. 51P-87.111(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 for Setting (District/Neighborhoods).
2. That the request for a Certificate of Appropriateness to install wood porch railings and replace and redesign porch steps and walkway on the front porch be **approved** in accordance with preservation criteria Sec. 51P-87.111(a)(11)(A); 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 (District/Neighborhoods).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct a rear addition be **approved**.
2. That the request for a Certificate of Appropriateness to install wood porch railings be **approved**. The structure is more likely to have railing as a single-family residence than a duplex. Suggestions: make top rail of porch railing in line with bottom windowsill, provide closer photos of front porch to demonstrate a living space and as a backup option – paint railing color of body of house to make it disappear. If denied, consider planter boxes. Note: one task force member questioned the appropriateness if there was no prior porch railing.

10. 411 S. WINNETKA AVE.

Winnetka Heights Historic District
COA-25-000121
Christina Paress

Request A Certificate of Appropriateness to install a two-foot-tall wood picket fence in the color SW7043 "Worldly Gray" in the front yard.

Applicant Jamie Laubhan

Application Filed 6/23/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install two-foot-tall wood picket fence in the color SW7043 "Worldly Gray" in the front yard be **approved with the condition** that the fence be at least 50% open in order to be typical of the period. Implementation of the recommended condition would allow the proposed work to be consistent with

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preservation criteria Sec. 51P-87.111(b)(2)(C)(i); 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 for fence and paint color be **approved**. Comments: space between pickets need to be the same width as pickets and provide chip paint sample.

11. 1159 N. MADISON AVE.

The Wesley Inn
Rhonda Dunn

A public hearing to consider initiation of the historic designation process for 1159 N. Madison Ave. (The Wesley Inn).

Owner BISHOP MADISON LLC

<u>DESIGNATION COMMITTEE:</u>

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.