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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

Public Notice

250533

POSTED CITY SECRETARY
DALLAS, TX

June 2, 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: (24905163664 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 249 051 63664

Password JUNE25LMC (58632556 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=m871865ddda2969b6a14fd798bbcf6f0>

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 | |
| III. | Approval of Minutes | |
| | - May 5, 2025, regular meeting minutes | |
| IV. | Staff Reports/Briefings | Historic Preservation Staff |
| V. | Briefing Items | |
| | - Designation Committee Activity Update | Commissioner David Preziosi |
| | - Presentation on Solar Panels and Regulations Used in Other Cities | Historic Preservation Staff |
| | - Consent Items | |
| | - Certificate of Eligibility (CE) Items | |
| | - Courtesy Review Items | |
| | - Discussion Items | |
| VI. | Public Hearing | |
| VII. | 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. 5700 Junius St

Junius Heights Historic District
CE245-006(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$62,670.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Priscilla Monterrosa

Application Filed 4/28/2025

Staff Recommendation

Approval of the Certificate of Eligibility and approval of an estimated \$62,670.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 3800 PARRY AVE.

Fair Park Historic District
COA-25-000070
Rhonda Dunn

Request

A Certificate of Appropriateness to replace historic particle board and wood veneer main (front) entrance doors with solid wood exterior doors, including replacement of hardware, painting to match the historic door color, and widening of door frames.

Applicant Marcel Quimby

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace historic particle board and wood veneer main (front) entrance doors with solid wood exterior doors, including replacement of hardware, painting to match the historic door color, and widening of door frames be **approved** in accordance with drawings and specifications dated 04/28/2025. The proposed work is consistent with preservation criterion Section 3.4(a) under Repair and replacement of historic 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.

Task Force Recommendation

No quorum – comments only. Supportive with the following comment(s):

1. New wood doors are preferred to existing deteriorated particle board core doors.
2. New surface mount door hardware should match the existing. Check with OVG operations team for possible replacement hardware.

Landmark Commission Agenda
Monday, June 2, 2025

3. 4603 JUNIUS ST.

Peak's Suburban Historic District
COA-25-000011
Christina Paress

Request

A Certificate of Demolition to demolish noncontributing carports (completed - unauthorized work).

Applicant Randy Lahaie

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish noncontributing carports (completed - unauthorized work) be **approved** in accordance with specifications dated 6/2/2025. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

Task Force Recommendation

No recommendation due to no task force members in attendance.

4. 407 N. WILLOMET AVE.

Winnetka Heights Historic District
COA-25-000084
Christina Paress

Request

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

Applicant Stephen Pickard

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct rear addition to main structure be **approved** in accordance with drawings and specifications dated 6/2/2025 **with the following condition**: that the windows on the side façade of the addition be all wood windows. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(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 construct rear addition be approved. Comments:

1. Need all windows to be wood - not wood clad, add photos of all sides of house, include transition detail, and add existing site plan to show changes in lot coverage.
2. Consider adding accents from front of house to addition.

COURTESY REVIEW ITEMS:

1. 2326 DATHE ST.

Predesignation Moratorium – Queen City
COA-25-000050

Request

Landmark Commission Agenda Monday, June 2, 2025

Rhonda Dunn

Courtesy Review: Construct a new main residential building (on a vacant lot) with an accessory structure – a detached rear two car garage.

Applicant Joseph Ray

Application Filed 04/28/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant lot) with an accessory structure – a detached rear two car garage be conceptually approved 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 with the following comment(s):

1. Detach garage from main building.
2. Provide all four elevations for review.
3. Front exterior door should be Craftsman style.
4. Porch depth should be a minimum of six feet behind porch columns.
5. There should be a minimum four-inch trim piece between paired windows.
6. Expose rafter tails.
7. Main building should have two gables – one over the front porch.

2. 2802 TANNER ST.

Wheatley Place Historic District

COA-25-000060

Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant, corner lot) with an accessory structure – a detached rear two car garage.

Applicant Diamond Hickey

Application Filed 04/28/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant, corner lot) with an accessory structure – a detached rear two car garage be conceptually approved 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 with the following comment(s): proposed design is inappropriate for the historic district. Study the district and choose an architectural style compatible with the neighborhood.

Landmark Commission Agenda Monday, June 2, 2025

3. 3313 MEADOW ST.

Wheatley Place Historic District
COA-25-000042
Rhonda Dunn

Request

Courtesy Review: Construct a new main residential building (on a vacant lot).

Applicant Lisbeth C Araque

Application Filed 04/28/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant lot) be conceptually approved 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 with the following comment(s): dormer should be moved to rear roof slope.

DISCUSSION AGENDA:

1. 1462 1ST AVE.

Fair Park Historic District
COA-25-000047
Rhonda Dunn

Request

1. A Certificate of Appropriateness to amend previously approved CA234-252(RD) by substituting proposed new outdoor carousel with a different aquatic themed carousel model.
2. A Certificate of Appropriateness to amend/cancel previously approved CA234-336(RD) to apply a customized color scheme/pallet to proposed new outdoor carousel. (Applicant desires to retain factory colors on revised model.)

Applicant Norman Alston

Application Filed 04/28/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to amend previously approved CA234-252(RD) by substituting proposed new outdoor carousel with a different aquatic themed carousel model be **approved** in accordance with drawings and specifications dated 04/28/2025. The proposed work is consistent with preservation criteria Sections 5.2(b)(5)(D) and 5.2(b)(5)(F) pertaining to the Lagoon; 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).
2. That the request for a Certificate of Appropriateness to amend/cancel previously approved CA234-336(RD) to

Landmark Commission Agenda Monday, June 2, 2025

apply a customized color scheme/pallet to proposed new outdoor carousel (applicant desires to retain factory colors on the revised model) be **approved** in accordance with drawings and specifications dated 04/28/2025. The request is consistent with 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:

1. No quorum – comments only. Supportive with the following comment(s): the design and warranty for the new carousel appear to be an improvement; and the globe lights may be an attractive nuisance, consider keeping them off when not in operation.
2. No quorum – comments only. Supportive with the following comment(s): an Art Deco color palette is incompatible with the theme/decor of the Children's Aquarium.

2. 5701 TREMONT ST.

Junius Heights Historic District
COA-25-000085
Christina Paress

Request

A Certificate of Appropriateness to paint main and accessory structures (Body – SW0050 “Classical Light Buff”, Trim – SW2816 “Rockwood Dark Green”, Columns and Porch Ceiling – SW7551 “Greek Villa” and Doors – SW2801 “Rockwood Dark Red”).

Applicant Anna Simon

Application Filed 03/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to paint main and accessory structures (Body – SW0050 “Classical Light Buff”, Trim – SW2816 “Rockwood Dark Green”, Columns and Porch Ceiling – SW7551 “Greek Villa” and Doors – SW2801 “Rockwood Dark Red”) be **approved** in accordance with specifications dated 6/5/2025. The proposed work is consistent with preservation criteria Section 4.8 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 (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint main and accessory structures (Body and Trim – Benjamin Moore OC-17 “White Dove” and Porch, columns, windows and door trim, and doors – Benjamin Moore 2124-10 “Wrought Iron”) be denied without

Landmark Commission Agenda Monday, June 2, 2025

prejudice. The color scheme is not appropriate to the district per 4.9.

Note: Revised painted colors have been submitted.

3. 5602 REIGER AVE.

Junius Heights Historic District
COA-25-000086
Christina Paress

Request

A Certificate of Appropriateness for side porch renovation.

Owner Katelyn Preston

Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness for side porch renovation be **denied without prejudice** with the finding of fact that porches on protected facades may not be enclosed per the preservation criteria. The proposed work is, therefore, inconsistent with preservation criteria Section 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 Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness for side porch renovation be denied without prejudice per Section 7.2 and 7.3. Comments: Detailed drawings of columns needed, suggests more box-like columns like possible original style.

4. 4603 JUNIUS ST.

Peak's Suburban Addition Historic District
COA-25-000083
Christina Paress

Request

A Certificate of Appropriateness to construct two carports in rear parking lot.

Applicant Randy Lahaie

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct two carports in rear parking lot be **approved** in accordance with drawings and specifications date 6/5/2025 **with the following conditions**: 1) Roof color must match main structure and 2) the structure must be built within the permitted setbacks. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 6 pertaining to Accessory Structures; 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

That the request for a Certificate of Appropriateness to construct two carports in rear parking lot be denied without prejudice. Application is incomplete and is lacking

Landmark Commission Agenda Monday, June 2, 2025

detail with respect to height of structure, elevations, and setbacks. Additionally, color of roof should not be white.

Note: Task Force revisions have been submitted.

5. 2734 PARK ROW.

South Boulevard – Park Row Historic District
COA-25-000036
Marcus Watson

Request

A Certificate of Appropriateness to construct a new one-and-a-half story, single-family residential main structure and detached garage accessory structure on a vacant lot.

Applicant Dante Williams

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new one-and-a-half story, single-family residential main structure and detached garage accessory structure on a vacant lot be **approved** in accordance with plans and specifications dated 3/25/25 **with the conditions** that all doors and windows on the main structure be all wood inside and out with no cladding and that all trim be wood, not cementitious fiberboard. Implementation of these conditions would allow the proposed work to be consistent with preservation criteria (b)(1), (b)(2), (b)(3), (b)(5), (b)(6), (b)(7), (b)(8), and (b)(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 (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct a new one-and-a-half story, single-family residential main structure and detached garage accessory structure on a vacant lot be approved with the following comments:

- Site plan, we recommend shifting the street side fencing to the southeast to expose most of the primary house façade.
- Site plan, similarly, on the southwest side, we recommend shifting the fence back a few feet.
- Front façade: we recommend simplifying the entryway by removing the box columns and keeping the stone material stud wall alone to delineate the entry.
- Bedroom side windows: the windows are not historic in appearance. We recommend modifying the size to a more historically appropriate size.
- Please provide cut sheets for all the doors and windows, including the garage.
- Overall, we appreciate the steps the applicant has made to address the previous comments and look

Landmark Commission Agenda Monday, June 2, 2025

forward to this new home taking the place of a vacant corner lot.

NOTE: Applicant submitted revised plans addressing Task Force comments.

6. 5521 SWISS AVE.

Swiss Avenue Historic District
COA-25-000087
Christina Paress

Request

A Certificate of Appropriateness to paint main structure (Trim – “Pettingill Sage” and Front Door and Door Trim – “Sayward Pine”).

Applicant Gillian Blair

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to paint main structure (Trim – “Pettingill Sage” and Front Door and Door Trim – “Sayward Pine”) be **approved** in accordance with specifications dated 6/5/2025. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(H); 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 change main structure paint colors be approved.

7. 227 S. CLIFF ST.

Tenth Street Historic District
COA-25-000022
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential duplex building on a vacant lot.

Applicant Jessica Garrett

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential duplex building on a vacant lot be **approved** in accordance with drawings and specifications dated 04/28/25 **with the following conditions**: (1) that windows be top aligned on left and right side elevations; (2) that front porch depth be a minimum of six feet behind porch columns; (3) that foundation be pier and beam; and (4) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and site elements, and Section (b) under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the

Landmark Commission Agenda Monday, June 2, 2025

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

Task Force Recommendation

No quorum – comments only. Supportive with the following comment(s):

1. Foundation should be either concrete post(s) and beam or pier and beam.
2. Align windows on all elevations.

8. 1102 CHURCH ST.

Tenth Street Historic District
COA-25-000052
Rhonda Dunn

Request

A Certificate of Demolition to demolish a main residential building; using the standard: imminent threat to public health or safety. (Unauthorized Work)

Applicant James McGee

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish a main residential building; using the standard: imminent threat to public health or safety (unauthorized work) be **approved with the condition** that the structure be reconstructed under separate Certificate of Appropriateness approval with the finding of fact that while the work does not meet the standard in City Code Section 51A-4.501(h)(4)(C), the demolition has already occurred.

Task Force Recommendation

No quorum – no comments.

9. 1102 CHURCH ST.

Tenth Street Historic District
COA-25-000057
Rhonda Dunn

Request

A Certificate of Appropriateness to reconstruct a main residential building (existing contributing building's condition is "framing only").

Applicant James McGee

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to reconstruct a main residential building (existing contributing building's condition is "framing only").

be **approved** in accordance with drawings and specifications dated 04/28/2025 **with the following conditions**: (1) that existing openings (windows and doors) not be enclosed or resized; (2) that the replacement roof match the previous (roof) in color, dimensions, profile/configuration; (3) that brick chimney stack be replaced (on roof) with dimensions, module size, color (brick and mortar) and profile to match the original (4) that two (missing) metal scrollwork (front) porch columns be replaced with columns to match the remaining

column in material, dimensions and design/pattern; (5) that replacement siding be all wood horizontal lap-siding, millwork pattern #117; and (6) that replacement windows be all wood framed (no cladding). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b), (c), (d) and (f) under Facades, Section (a) under Fenestration and Openings, and Section (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.

Task Force Recommendation

No quorum – comments only. Supportive with the following comment(s):

1. Replace metal scrollwork columns on porch.
2. Replace chimney stack on roof.
3. Use Google image from October 2012 as photo evidence.
4. Make sure Material Schedule matches drawings.
5. Roofing shingles should be 3-tab.

10. 1102 CHURCH ST.

Tenth Street Historic District
COA-25-000058
Rhonda Dunn

Request

A Certificate of Demolition to demolish an accessory structure – a detached one-car garage -- using the standard: imminent threat to public health or safety.

Applicant James McGee

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish an accessory structure – a detached one-car garage -- using the standard: imminent threat to public health or safety be **approved** with the finding that the work meets the standards in City Code Section 51A-4.501(h)(4)(C).

Task Force Recommendation

No quorum – no comments.

11. 1102 CHURCH ST.

Tenth Street Historic District
COA-25-000059
Rhonda Dunn

Request

A Certificate of Appropriateness to construct an accessory structure – a rear yard, two-car carport.

Applicant James McGee

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate Appropriateness to construct an accessory structure – a rear yard two-car carport be **approved** according to drawings and specifications dated 04/28/2025 **with the following conditions**: (1) that roof shingles match the shingles of

Landmark Commission Agenda Monday, June 2, 2025

main building in color and profile; and (2) that gable siding be all wood horizontal lap-siding, millwork pattern #117. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (a) and (b) under Accessory Buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

No quorum – no comments.

12. 1145 BETTERTON CIR.

Tenth Street Historic District
COA-25-000023
Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential duplex building on a vacant lot.

Applicant Jessica Garrett

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new main residential duplex building on a vacant lot be **approved** in accordance with drawings and specifications dated 04/28/25 **with the following conditions**: (1) that windows be top aligned on rear elevation; (2) that front porch depth be a minimum of six feet behind porch columns; (3) that foundation be pier and beam; (4) that louvered vent on front dormer be rectangular with a landscape orientation; and (5) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and site elements, and Section (b) under New Construction and Additions; 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

No quorum – comments only. Supportive with the following comment(s):

1. Foundation should be either concrete post(s) and beam or pier and beam.
2. Align windows on all elevations.
3. Correct the Site Plan.

13. 104 S. WINDOMERE

Winnetka Heights Historic District
COA-25-000088
Christina Paress

Request

A Certificate of Appropriateness for Landscaping – stone walkway.

Applicant Mirza Baig

Landmark Commission Agenda
Monday, June 2, 2025

Application Filed 04/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness for Landscaping – stone walkway be **approved** in accordance with drawings and specifications dated 6/5/2025. 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)(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 for Landscaping – stone walkway be approved with conditions: Clarify material to be used and revise site plan to include plan for path and vegetation.

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. Please review the official agenda for location and time.