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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

January 6, 2025, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, L1FN Auditorium and Videoconference

Video Conference: (24901671481 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2490 167 1481

Password: 25JanLMC (25526562 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=m6c5a9fc8d855b37f468f3570f44e5c26>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation 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>  |                              |
|      | - December 2, 2024, regular meeting minutes   |                              |
|      | - Approval of the FY2023-24 LMC Annual Report   |                              |
| IV.  | <b>Staff Reports/Briefings</b>  | Historic Preservation        |
| V.   | <b>Briefing Items</b>   |                              |
|      | - Presentation of the FY2023-24 Planning and Development Department and Historic Preservation Annual Report | Emily Liu, Director          |
|      | - Certificate of Eligibility (CE) Item  | Marcus Watson, Chief Planner |
|      | - Consent 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  
CE245-003(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 \$85,876 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant:** Szklarski, Jennifer

**Application Filed:** 12/15/2024

**Staff Recommendation:**

**Approval** of the Certificate of Eligibility and approval of an estimated \$85,876 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

### **2. 710 N. BEACON ST.**

Junius Heights Historic District  
CA245-161(CP)  
Christina Paress

#### **Request:**

A Certificate of Appropriateness to install an Autumn Blaze Maple tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

### **3. 706 HUNTLEY ST.**

Junius Heights Historic District  
CA245-162(CP)  
Christina Paress

#### **Request:**

A Certificate of Appropriateness to install a Red Oak tree in front yard parkway.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**4. 710 HUNTLEY ST.**

Junius Heights Historic District  
CA245-163(CP)  
Christina Paress

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Red Oak tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Red Oak tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness too install a Red Oak tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Red Oak tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Red Oak tree in front yard be **approved**.

**5. 714 HUNTLEY ST.**

Junius Heights Historic District  
CA245-186(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install an Autumn Blaze Maple tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

**6. 722 HUNTLEY ST.**

Junius Heights Historic District  
CA245-187(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install a new Autumn Blaze Maple tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

**7. 5402 JUNIUS ST.**

Junius Heights Historic District  
CA245-188(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install an Autumn Blaze Maple tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

**8. 5728 JUNIUS ST.**

Junius Heights Historic District  
CA245-189(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install a Chinquapin Oak tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with

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preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness too install an Autumn Blaze Maple tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness too install a Cedar Elm tree in the front yard.

**Application:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Cedar Elm tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Cedar Elm tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness too install a Chinquapin Oak tree in the front yard.

### 9. 6108 JUNIUS ST.

Junius Heights Historic District  
CA245-190(CP)  
Christina Paress

### 10. 725 RIDGEWAY ST.

Junius Heights Historic District  
CA245-191(CP)  
Christina Paress

### 11. 5727 TREMONT ST.

Junius Heights Historic District  
CA245-192(CP)

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Christina Paress

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved**.

**12. 5723 VICTOR ST.**

Junius Heights Historic District  
CA245-193(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install a Chinese Pistache tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Chinese Pistache tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Chinese Pistache tree in front yard be **approved**.

**13. 5727 VICTOR ST.**

Junius Heights Historic District  
CA245-194(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness too install a Chinquapin Oak tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; the standards in City Code Section 51A-

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4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install a new Chinquapin Oak tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness too install a Cedar Elm tree in the front yard.

**Applicant:** Aveton, Noel

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a new Cedar Elm tree in front yard be **approved** in accordance with materials submitted 11/26/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; 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:**

That the request for a Certificate of Appropriateness to install a new Cedar Elm tree in front yard be **approved**.

**Request:**

A Certificate of Appropriateness to approve the windows and doors for a previously-approved Certificate of Appropriateness for the new construction of a multi-family main structure.

**Applicant:** ROK Enterprises LLC

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to approve the windows and doors for a previously-approved Certificate of Appropriateness for the new construction of a multi-family main structure be **approved** in accordance with specifications submitted 12/5/24 with the findings of fact that the proposed structure has been previously approved and is new construction of a multi-family building. The proposed doors and windows are, therefore, compatible with the proposed structure and historic overlay district and are consistent with preservation criteria Section 9.4 and 9.5, the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to approve the windows and doors for a previously-approved

**14. 5635 WORTH ST.**

Junius Heights Historic District  
CA245-195(CP)  
Christina Paress

**15. 715 N. MARSALIS AVE**

Lake Cliff Historic District  
CA245-153(MW)  
Marcus Watson



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Certificate of Appropriateness for the new construction of a multi-family main structure be **approved**. Include door handles in cut sheets.

### 16. 6151 BRYAN PARKWAY

Swiss Ave Historic District  
CD245-006(CP)  
Christina Paress

#### **Request:**

A Certificate of Demolition to demolish a two-story accessory structure. Standard: Replace structure with a new structure that is more appropriate and compatible with the historic overlay district. (CD Extension)

**Applicant:** Trecartin, Aaron

**Application Filed:** 11/25/2024

#### **Staff Recommendation:**

That the request for a Certificate of Demolition to demolish a two-story accessory structure be **approved** in accordance with specifications dated 4/1/2024. 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 an existing accessory structure be **approved**.

#### **Request:**

A Certificate of Appropriateness to construct a new two-story, single-family main structure and a one-story detached accessory structure, with related walkways, driveways, and fencing.

**Applicant:** Martinez, Isaac

**Application Filed:** 11/25/2024

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure and a one-story detached accessory structure, with related walkways, driveways, and fencing be **approved** in accordance with drawings and specifications dated 11/25/24 **with the condition** that CA212-578(SB) be revoked and with the finding of fact that the proposed design was previously approved in October 2022 for the adjacent lot. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(3), (5), (6), (8), (9), (10), (11), (14), and (17); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

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

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure and a one-story detached accessory structure, with related walkways, driveways, and fencing be **approved**.

### 17. 108 S EDGEFIELD AVE.

Winnetka Heights Historic District  
CA245-155(MW)  
Marcus Watson

**DISCUSSION ITEMS:**

**1. 5211 VICTOR ST.**

Munger Place Historic District  
CA245-169(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness to build an addition to rear side of the main structure.

**Applicant:** Harrington, Martha

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to build an addition to the rear side of the main structure be **approved** in accordance with drawings and specifications dated 12/11/2024 **with the conditions:** (1) That two garage doors are used rather than one; and (2) That a fence be installed at a location that will cover and minimize the view of the attached garage. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 11(A)(2) pertaining to the building placement, form, and treatment of additions; 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:**

**Approve with the following conditions:** (1) Drawings for existing and new elevations should accurately reflect the open soffits with exposed rafters; (2) Include lot coverage on the plans; (3) Door and windows schedule needs to specify materials to be used which should be wood; (4) Specify exterior materials on the plans which should be wood; (5) Fence placement may not be in front of corner side yard; and (6) Attached garage is not in keeping with style of neighborhood.

**Request:**

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

**Applicant:** Persaud, Sewdat

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 12/19/2024 **with the following conditions:** (1) that the two front windows be paired separated by a mullion (i.e., trim) with a minimum width of four inches wide; (2) that porch columns (front and rear) be square, all-wood box columns, not clad with horizontal lap-siding; (3) that paired (front) windows and front exterior door be centered between corresponding

**2. 3516 BOOKER ST**

Predesignation Moratoriums – Queen City  
CA245-179(RD)  
Rhonda Dunn

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porch columns; (4) that exposed rafter tails are to be expressed; (5) that exterior siding be extended to six inches above grade/ground level; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) 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/condition: siding on front elevation should be horizontal.

***Note:** Applicant altered orientation of exterior siding on front elevation to address task force comments.*

### **3. 1124 E 9TH ST.**

Tenth Street Neighborhood Historic District  
CA245-181(RD)  
Rhonda Dunn

### **Request:**

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

**Applicant:** Brown Key, Shannon

**Application Filed:** 11/25/2024

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) -- a duplex be **approved** in accordance with drawings and specifications dated 12/26/24 **with the following conditions:** (1) that front fenestration (windows and doors) be centered between the corresponding porch columns; (2) that side exterior doors be relocated to the rear 50 percent of side elevations; (3) that steps be added leading to the side exterior doors – one set for each dwelling unit; (4) that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); 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. Non-supportive, with the following comment: applicant did not follow Landmark Commission's recommendations provided during Courtesy Review.

#### 4. 1131 BETTERTON CIR

Tenth Street Neighborhood Historic District  
CA245-182(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** Brown Key, Shannon

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) -- a duplex be **approved** in accordance with drawings and specifications dated 12/26/24 **with the following conditions:** (1) that front fenestration (windows and doors) be centered between the corresponding porch columns; (2) that front porch columns be two part box columns with brick bottoms and all wood tops; (3) that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); 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 Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

No quorum -- comments only. Supportive, with the following comments: front porch column style and brick skirting are not appropriate to the Tenth Street Historic District. Reference 208 Landis St. or 1026 Betterton Cir. for proper skirting detail.

***Note:** Applicant revised skirting to address task force comments.*

#### 5. 218 LANDIS ST.

Tenth Street Neighborhood Historic District  
CA245-180(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** Brown Key, Shannon

**Application Filed:** 11/25/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) -- a duplex be **approved** in accordance with drawings and specifications dated 12/26/24 **with the following conditions:** (1) that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); (2)

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that horizontal fiber cement board (e.g., James Hardie board) be used for skirting (only) on all elevations; and (3) 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. Non-supportive, with the following comments: applicant did not follow Landmark Commission's recommendations provided during Courtesy Review and front porch column style is not appropriate to the Tenth Street Historic District.

***Note:** Applicant altered front porch column style to address task force comments.*

#### **6. 106 S. EDGEFIELD AVE.**

Winnetka Heights Historic District  
CA245-154(MW)  
Marcus Watson

#### **Request:**

A Certificate of Appropriateness to construct a new two-story, single-family main structure and one-story detached accessory structure and install related walkways, driveways, and fences.

**Applicant:** Cummings, Bill

**Application Filed:** 11/25/2024

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure and one-story detached accessory structure and install related walkways and driveways be **approved** in accordance with drawings and specifications dated 12/7/24 **with the conditions** that all windows and doors be wood inside and out with expressed muntins and no cladding. Implementation of this recommended condition would allow the proposed work to be consistent with preservation criteria Section 87.111(a)(1) pertaining to accessory buildings, (a)(3) pertaining to architectural detail, (a)(5) pertaining to building placement, (a)(7) pertaining to chimneys, (a)(8) pertaining to color, (a)(9) pertaining to columns, (a)(10) pertaining to façade materials, (a)(11) pertaining to front entrances and porches, (a)(14) pertaining to roof forms, (a)(17) pertaining to windows and doors, (b)(2) pertaining to fences, (b)(4) pertaining to outdoor lighting, and (b)(9) pertaining to sidewalks, driveways, and curbing; the standards in City Code

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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 two-story, single-family main structure and one-story detached accessory structure and install related walkways and driveways be **denied without prejudice** with the following comments:

1. Columns should be between windows, not in front of them. (Not revised)
2. Front door needs to be centered. (Not revised)
3. Rethink area with lots of rooflines (south side of front. (Revised)
4. Consider moving chimney to south side of den. (Not revised)
5. Check details on elevations (Addressed in revisions)

### **Request:**

1. A Certificate of Appropriateness to remove the existing concrete porch and replace with a wood frame porch and tongue-and-groove flooring.
2. A Certificate of Appropriateness to replace nonhistoric metal columns with wood box columns per submitted plans and elevations.
3. A Certificate of Appropriateness to remove front concrete steps and replace with new concrete steps in front of the main door.
4. A Certificate of Appropriateness to install concrete steps at the south end of the front porch to the driveway and at the back door.
5. A Certificate of Appropriateness to install a brush finish concrete walkway approach in the front yard to the front door and new steps.
6. A Certificate of Appropriateness to install two ceiling pendant lights on the front porch.
7. A Certificate of Appropriateness to replace all windows with wood one-over-one windows per elevations and specifications submitted.
8. A Certificate of Appropriateness to reconfigure rear facade per drawings and specifications submitted.
9. A Certificate of Appropriateness to install a new rear door.
10. A Certificate of Appropriateness to install a new light fixture by the rear door.

**Applicant:** Dude and G Properties, LLC – Carol Ibarra

**Application Filed:** 11/25/2024

**Staff Recommendation:**

### **7. 218 N. WILLOMET AVE.**

Winnetka Heights Historic District  
CA245-156(MW)  
Marcus Watson



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1. That the request for a Certificate of Appropriateness to remove the existing concrete porch and replace with a wood frame porch and tongue-and-groove flooring be **approved** in accordance with plans and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(3) and (11) pertaining to architectural details and porches; 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).
2. That the request for a Certificate of Appropriateness to replace nonhistoric metal columns with wood box columns per submitted plans and elevations be **approved** in accordance with drawings and specifications dated 9/9/24 and identified as Option A (without a railing) with the finding of fact that physical evidence was discovered indicating the placement of the columns. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(3), (9), and (11) pertaining to architectural detail, columns, and porches; 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).
3. That the request for a Certificate of Appropriateness to remove front concrete steps and replace with new concrete steps in front of the main door be **approved** in accordance with drawings and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(3) and (11) pertaining to architectural details and porches; 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).
4. That the request for a Certificate of Appropriateness to install concrete steps at the south end of the front porch to the driveway and at the back door **approved** in accordance with drawings and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(3) and (11) pertaining to architectural details and porches; 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).
5. That the request for a Certificate of Appropriateness to install a brush finish concrete walkway approach in the front yard to the front door and new steps **approved** in accordance with drawings and specifications dated

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9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(b)(9) pertaining to walkways; 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).

6. That the request for a Certificate of Appropriateness to install two ceiling pendant lights on the front porch **approved** in accordance with drawings and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(b)(4) pertaining to outdoor lighting; 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).
7. That the request for a Certificate of Appropriateness to replace all windows with wood one-over-one windows per elevations and specifications submitted be **approved** in accordance with drawings and specifications dated 9/9/24 **with the condition** that the windows be wood inside and out with no cladding. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(17) pertaining to windows; 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).
8. That the request for a Certificate of Appropriateness to reconfigure rear facade per drawings and specifications submitted **approved** in accordance with drawings and specifications dated 9/9/24 with a finding of fact that the rear of the house is a series of later additions to the original house. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(2), (3), and (10) pertaining to additions, architectural detail and façade materials; 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).
9. That the request for a Certificate of Appropriateness to install a new rear door be **approved** in accordance with drawings and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(17) pertaining to doors; 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).



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10. That the request for a Certificate of Appropriateness to install a new light fixture by the rear door be **approved** in accordance with drawings and specifications dated 9/9/24. The proposed work is consistent with preservation criteria Section 51P-87.111(b)(4) pertaining to outdoor lighting; 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:**

1. That the request for a Certificate of Appropriateness to remove the existing concrete porch and replace with a wood frame porch and tongue-and-groove flooring be **approved**.
2. That the request for a Certificate of Appropriateness to replace nonhistoric metal columns with wood box columns per submitted plans and elevations be **approved**.
3. That the request for a Certificate of Appropriateness to remove front concrete steps and replace with new concrete steps in front of the main door be **approved**.
4. That the request for a Certificate of Appropriateness to install concrete steps at the south end of the front porch to the driveway and at the back door **approved**. Make wider, from column to wall. Consider handrail.
5. That the request for a Certificate of Appropriateness to install a brush finish concrete walkway approach in the front yard to the front door and new steps **approved**.
6. That the request for a Certificate of Appropriateness to install two ceiling pendant lights on the front porch **approved**.
7. That the request for a Certificate of Appropriateness to replace all windows with wood one-over-one windows per elevations and specifications submitted be **approved**.
8. That the request for a Certificate of Appropriateness to reconfigure rear facade per drawings and specifications submitted **approved**.
9. That the request for a Certificate of Appropriateness to install a new rear door be **approved**.
10. That the request for a Certificate of Appropriateness to install a new light fixture by the rear door be **approved**.

#### **Other Business**

- Approval of the Historic Preservation Annual Report

<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.