

RECEIVED

2024 JUN 26 PM 2:59
CITY SECRETARY
DALLAS, TEXAS



City of Dallas
LANDMARK COMMISSION
REGULAR MEETING

Public Notice

2 4 0 6 4 2

POSTED CITY SECRETARY
DALLAS, TX

REVISED

July 1, 2024, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: (24910924815@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 249 109 24815

Password: July24LMC (58592456 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=mfec220351dc3ac153420605f0ae0416b>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation 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**
 - June 3, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
 - Update on Appeal of CA234-246(MW), 1001 N. Crawford
 - Discussion regarding Defensible Motions
 - Demo Delay Process
 - Certificate of Eligibility (CE) Items
 - Consent 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. 4001 CAPITOL AVE

Alex W Spencer Junior High School
CA234-383(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to repair/restore the historic, deteriorated steel windows (total 71) on all (three) protected elevations of the main building.
2. A Certificate of Appropriateness to replace previous replacement windows (total 2) on main building, to match the historic.

Applicant: RPGA Design Group

Application Filed: 5/27/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to repair/restore the historic, deteriorated steel windows (total 71) on all (three) protected elevations of the main building be approved in accordance with drawings and specifications dated 5/27/2024 with the following condition: that the proposed work adheres to the guidelines set forth in National Park Service "Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows". Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 4.3 and 4.6 under Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace previous replacement windows (total 2) on main building, to match the historic be approved in accordance with drawings and specifications dated 5/27/2024 with the following conditions: that replacement windows match the historic in lite configuration, profile (e.g., muntin and mullion size) and material; and that replacement glass and glazing be clear and match the existing historic material. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 5.2, 5.3 and 5.6 under Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation:

Landmark Commission Agenda

Monday, July 1, 2024

1. That the request for a Certificate of Appropriateness to repair/restore the historic, deteriorated steel windows (total 71) on all (three) protected elevations of the main building be approved as submitted.
2. That the request for a Certificate of Appropriateness to replace previous replacement windows (total 2) on main building, to match the historic be approved with the following conditions: that applicant will provide detailed drawings of the new replacement windows; and that applicant will include in the glass specifications that one fourth (1/4) inch thick clear (not tinted) glass will be provided (i.e., installed).

2. 5746 LA VISTA CT

Edison/La Vista Court Addition Historic District
CA234-396(MW)
Marcus Watson

Request:

A Certificate of Appropriateness to construct an 8-foot-tall brick fence partially on the west and south boundaries of the west side yard, painted to match main structure, with two (2) wooden gates.

Applicant: Pacifico, Sandro

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct an 8-foot-tall brick fence partially on the west and south boundaries of the west side yard, painted to match main structure, with two (2) wooden gates be approved in accordance with materials dated 6/6/24 with the conditions that the fence include vertical pillars at approximately 8-foot intervals and cast stone coping in a natural buff color at the top with the final design to be approved by staff; that the fence be placed at least one (1) foot behind the public sidewalk; and with the finding that more screening is necessary to ensure privacy due to unusually high pedestrian and vehicular traffic and that the fence does not screen any portion of a significant architectural feature of the main structure. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 2.10 and 2.11; City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

No quorum. Comments only: Cast stone caps along the top in a natural or buff color; add architectural relief such as pillars or columns; must be at least 50% behind the front corner of the building; move at least one foot off the sidewalk for pedestrian comfort; recommend checking with Building Inspections regarding location with respect to the visibility triangle.

3. 4043 MARTIN LUTHER KING BLVD

Fair Park Historic District
CA234-384(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to install a gated opening/entrance with ramp on the west elevation of the main building.
2. A Certificate of Appropriateness to raise the roof line at the south entrance (facing the Coliseum) of the main building.

Applicant: State Fair of Texas – Steven McCurdy

Application Filed: 5/27/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to install a gated opening/entrance with ramp on the west elevation of the main building be approved in accordance with drawings and specifications dated 5/27/2024 with the following conditions: that bricks removed to create opening be salvaged; that steel gate height match or exceed the height of the (remaining) brick wall; that the infill on the sides of the steel gate be chain-link fencing; and that the height of the infill match the gate height. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.11 pertaining to fencing; 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 raise the roof line at the south entrance (facing the Coliseum) of the main building be approved in accordance with drawings and specifications dated 5/27/2024. The proposed work is consistent with 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 install a gated opening/entrance with ramp on the west elevation of the main building be approved with the following conditions:
 - a. Infill with chain-link fencing at sides of chain-link gate to match gate height.
 - b. Submit intended design for temporary protection from rain above gate.
 - c. Submit intended repairs to brick wall and louvers (a separate Certificate of Appropriateness application).

2. That the request for a Certificate of Appropriateness to raise the roof line at the south entrance (facing the Coliseum) of the main building be approved as submitted.

4. 5733 TREMONT ST

Junius Heights Historic District
CD234-009(CM)
Christina Mankowski

Request:

A Certificate of Demolition to demolish a noncontributing accessory structure. Standard: Demolition of noncontributing structure because newer than the period of significance.

Applicant: Kostohryz, Kim

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Demolition to demolish a noncontributing accessory structure that is newer than the period of significance be approved with specifications dated 7/1/2024. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(D).

Task Force Recommendation:

That the request for a Certificate of Demolition to demolish a noncontributing accessory structure that is newer than the period of significance be approved. Approve demolition of existing garage because it is not original.

5. 4903 Reiger Ave

Munger Place Historic District
CA234-393(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to replace existing scalloped asphalt roof with option 1.) F Wave Revia Designer Slate Estate Series Premium Synthetic Shingle or option 2.) F Wave Revia Hand Split Shake Collection Premium Synthetic Shingle.

Applicant: Montague, Caryn

Application Filed: 6/5/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace existing scalloped asphalt roof with either option be approved in accordance with plans and specification dated 7/1/24. The proposed work is consistent with preservation criteria Sec. 57P-97.111(c)(1)(P)(i)(aa); 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 replace Scalloped Asphalt Roof be approved with either option. Task Force recommends brings samples to the LMC Meeting.

6. 210 N CLINTON AVE

Winnetka Heights Historic District
CA234-397(MW)
Marcus Watson

Request:

A Certificate of Appropriateness to install a CertainTeed architectural composite shingle roof in "Hunter Green" color.

Applicant: Burns, John

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to install a CertainTeed architectural composite shingle roof in "Hunter Green" color be approved in accordance with materials submitted 6/3/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(E); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

No quorum. Supportive. Comments: "Green dormers too close to roof color? Show photos of neighboring houses."

7. 217 N ROSEMONT AVE

Winnetka Heights Historic District
CA234-398(MW)
Marcus Watson

Request:

A Certificate of Appropriateness for a master landscape/hardscape plan for the front and side yards, and removal of one (1) tree in the front yard.

Applicant: Thomas, William

Application Filed: 5/27/2024

Staff Recommendation:

That a Certificate of Appropriateness for a master landscape/hardscape plan for the front and side yards, and removal of one (1) tree in the front yard be approved in accordance with materials dated June 2024 with the finding that the tree proposed to be removed poses a threat to the front porch foundation and that a new tree is proposed in the front yard to mitigate the loss. The proposed work is consistent with preservation criteria Sections 51P-87.111(b)(1), (b)(3), (b)(6) and (b)(9); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

No quorum. Supportive, including removal of the subject tree. It appears to be detrimental to the porch foundation.

8. 307 S ROSEMONT AVE

Winnetka Heights Historic District
CA234-399(MW)
Marcus Watson

Request:

A Certificate of Appropriateness to amend CA234-191(MW) for a rear addition on the main structure to include a small addition to the existing accessory structure with a stair egress from the basement.

Applicant: Ibarra, Enrique

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to amend CA234-191(MW) for a rear addition on the main structure to include a small addition to the existing accessory structure with a stair egress from the basement be approved in accordance with plans and specifications dated 5/7/24 with the condition that all materials, details, colors, and design match the previously approved plans in CA234-191(MW), as conditioned. Implementation of this recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(2), (a)(3), (a)(10), and (a)(14); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

No quorum. Supportive. Are the roofs too close together? Check building code. Send to Building Inspections for preliminary review.

COURTESY REVIEW

1. 715 N MARSALIS AVE

Lake Cliff Historic District
CR234-020(MW)
Marcus Watson

Request:

A Courtesy Review for a request to construct a new multi-family building on a vacant lot.

Applicant: Canoura, Federico

Application Filed: 5/27/2024

Staff Feedback:

Courtesy review – no action required. That a request to construct a new multi-family development be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback:

Courtesy review – no action required. No quorum. Generally supportive of new construction if configured differently (Note: Applicant has complied). Need new front doors. Rework concept into all one building. Avoid central alley driveway. Does not have to be Craftsman.

2. 1000 N PEAK ST

Peak's Suburban Addition Neighborhood Historic District
CR234-021(MW)
Marcus Watson

Request:

A Courtesy Review of a request to construct a new multi-family building on a vacant lot created from the loss of the previous building to fire.

Applicant: Till, Brian

Application Filed: 5/27/2024

Staff Feedback:

Courtesy review – no action required. That a request to construct a new multi-family building on a vacant lot created from the loss of the previous building to fire be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback:

Courtesy review – no action required. Comments:

1. It was confirmed that the Historic District Ordinance supersedes language in PD 298. As such, the building proposed is too tall.
2. Parking is inadequate given the number of units proposed.
3. There is no defined “style” to this building. We recommended that the applicant choose a style. For example: Craftsman / Prairie in this neighborhood is typically a one-story bungalow, a two and a half-story single family house, and in some instances a duplex or four-plex. The only apartment buildings of greater mass than a fourplex which are within the period of significance are: Viola Courts (4845 Swiss), Spanish Steps (4806 Swiss), and the multi-family at 4400 Gaston Avenue. We recommended that the applicant use these structures as an example of the historic architecture that would be appropriate rather than borrowing from multiple historic architectural styles.
4. It was also noted that the plans call for Hardie cementitious siding, and vinyl windows, neither of which are consistent with our ordinance. We urged the applicant to change the windows to wood-on-wood, and to consider an all-brick building, or to change the siding materials to wood siding consistent with the architectural style chosen.

Note: The design has changed since Task Force Review.

Request:

Courtesy Review -- Construct a new main residential building (on a vacant, interior lot).

Applicant: Sharifi, Kaveh

Application Filed: 5/27/2024

Staff Feedback:

Courtesy review – no action required. That the 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 any associated site plans,

3. 2826 METROPOLITAN AVE

Wheatley Place Historic District

CR234-019(RD)

Rhonda Dunn

Landmark Commission Agenda
Monday, July 1, 2024

elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback:

Courtesy Review -- Comments only, which are as follows:

1. Extend rear roof for a larger rear porch.
2. Add a window to rear bedroom.
3. Add brackets to front porch gable (wall).
4. Have (front) porch columns touch the ground.

Request:

A Courtesy Review for a request to construct a rear addition on the main structure.

Applicant: Pickard, Stephen

Application Filed: 5/27/2024

Staff Feedback:

Courtesy Review – No action required. That a request to construct a rear addition on the main structure be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback:

A Courtesy Review for a request to construct a rear addition on the main structure. No quorum. Supportive. Will need more detailed plans for actual review. Add a photo of existing back of house showing full back (only partial included). Consider other options for small side windows.

4. 407 N WILLOMET AVE

Winnetka Heights Historic District

CR234-022(MW)

Marcus Watson

DISCUSSION ITEMS:

1. 601 ELM ST

West End Historic District

CE234-008(CM)

Christina Mankowski

Request:

An extension on the 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 \$1,268,138 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Ragan, Tanya

Application Filed: 6/6/2018

Staff Recommendation:

Approval of the extension of the Certificate of Eligibility and approval of an estimated \$1,268,138 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility with the condition that all required documentation for Step 2 of the Tax Exemption Program process is submitted prior to receiving approved CE extension.

Landmark Commission Agenda
Monday, July 1, 2024

2. 702 N GLASGOW DR

Junius Heights Historic District
CA234-389(CM)
Christina Mankowski

Request:

1. A Certificate of Appropriateness to construct a new arch to the front facade.
2. A Certificate of Appropriateness to change trim paint colors to: Stucco - SW7076 "Cyberspace" and trim - SW6993 "Black of Night".
3. A Certificate of Appropriateness to install new landscaping per landscape plan date 5/23/2024.

Applicant: Guest, Ron

Application Filed: 5/27/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to construct a new arch to the front facade be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 4.1 pertaining to Protected Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to change trim paint colors to: Stucco - SW7076 "Cyberspace" and trim - SW6993 "Black of Night" be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 4.8 and 4.9 pertaining to facade paint colors; 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 landscaping per landscape plan dated 5/23/2024 be approved. The proposed work is consistent with preservation criteria Section 3.5 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:

1. That the request for a Certificate of Appropriateness to construct a new arch to the front facade be denied without prejudice per 4.1(a) and (e) of the preservation criteria as there appears to be no historical existing arched porch.
2. That the request for a Certificate of Appropriateness to change trim paint colors to: Stucco - SW7076 "" and trim - SW6993 "Black of Night." Approve paint colors but recommends the use of a lighter color for the non-trim elements.
3. That the request for a Certificate of Appropriateness to install new landscaping per landscape plan date 5/23/2024 be approved as shown.

3. 5406 JUNIUS ST

Junius Heights Historic District
CA234-390(CM)
Christina Mankowski

Request:

1. A Certificate of Appropriateness to enclose existing rear screened in porch of main structure.
2. A Certificate of Appropriateness to modify fenestration on rear elevation of main structure.
3. A Certificate of Appropriateness to replace all original wood windows with new Sitaline Wood Double Hung windows.

Applicant: Trecartin, Aaron

Application Filed: 5/27/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to enclose existing rear screened in porch of main structure be approved in accordance with drawings and specifications dated 5/27/2024. The proposed work is consistent with preservation criteria Section 4.1 pertaining to Protected facades and Section 7 pertaining to Porches and Balcones; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to modify fenestration on rear elevation of main structure be approved in accordance with drawings and specifications dated 5/27/2024. The proposed work is consistent with preservation criteria Section 4.1 pertaining to Protected facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace all original wood windows with new Sitaline Wood Double Hung windows be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 5.1 pertaining to Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to enclose existing rear screened in porch of main structure be approved as shown.
2. That the request for a Certificate of Appropriateness to modify fenestration on rear elevation of main structure be approved as shown.
3. That the request for a Certificate of Appropriateness to replace all original wood windows with new Sitaline

Landmark Commission Agenda
Monday, July 1, 2024

Wood Double Hung windows be approve as presented and recommend repair/restoration of the windows rather than replacing, especially those in the front 50% of the main structure.

4. 5733 TREMONT ST

Junius Heights Historic District
CA234-392(CM)
Christina Mankowski

Request:

1. A Certificate of Appropriateness to build a two-car garage.
2. A Certificate of Appropriateness to build an addition to add a partial second story to the one-story main structure.

Applicant: Pena, Fred

Application Filed: 5/27/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to build a two-car garage be approved in accordance with plans and specification dated 5/28/24 with condition that the setback is moved to accommodate the three foot side yard setback per preservation criteria. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 9.9 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 Rehabilitation.
2. That the request for a Certificate of Appropriateness to build an addition to add a partial second story to the one-story main structure be approved in accordance with the plans and specifications dated 5/28/24 with the condition that the contextual rendering is provided to demonstrate that the partial second story addition does not exceed the height of similar structures on the block. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 8 pertaining to Main Structure: New Construction and Additions; 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 build a two-car garage be approved with the condition that there is a three-foot side yard setback per section 9.9.
2. That the request for a Certificate of Appropriateness to build an addition to add a partial second story to the one-story main structure be approve with the condition that height of the addition does not exceed height of the other main structure on the block per Section 8.6.

5. 2515 THOMAS AVE

State Thomas Historic District
CA234-375(MW)
Marcus Watson

Request:

A Certificate of Appropriateness to install artificial grass/groundcover in the front yard.

Applicant: Blancett, Joshua

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to install artificial grass/groundcover in the front yard be denied with the finding that artificial plant material is not compatible with historic landscaping in the district, would have an adverse effect on the district, and is inconsistent with preservation criteria Section 51P-225.121(j)(3)(A) and (m)(1), City Code Section 4.501(g)(6)(i) for contributing structures and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

No quorum. Not supportive. The work is not consistent with preservation criteria 51P-225.121(j)(3)(A), which does not allow artificial plant materials.

6. 6205 LA VISTA DR

Swiss Avenue Historic District
CA234-395(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to replace existing slate shingle roof with DaVinci Province Synthetic Slate in the color "Vineyard".

Applicant: Rumba LLC

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace existing slate shingle roof with DaVinci Province Synthetic Slate in the color "Vineyard" be denied without prejudice. The proposed work is inconsistent with 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 replace existing slate shingle roof with DaVinci Province Synthetic Slate in the color "Vineyard" be denied without prejudice. Materials are not typical of the style and period of the home. The existing slate should be replaced with natural slate rather than synthetic slate.

7. 207 N CLIFF ST

Tenth Street Neighborhood Historic District
CA234-385(RD)
Rhonda Dunn

Request:

A Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) -- with an attached accessory dwelling unit.

Applicant: Lamont, Adam

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) -- with an attached accessory dwelling unit be approved in accordance with drawings and specifications dated 5/27/2024 with the following conditions: that foundation type be a crawl space foundation; that face brick skirting be extended to grade/ground level on all elevations -- concealing concrete foundation; and 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:

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) -- with an attached accessory dwelling unit be approved as submitted.

Request:

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

Applicant: Ward, Brandon

Application Filed: 5/27/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) be approved in accordance with drawings and specifications dated 5/27/2024 with the following conditions: that foundation type be a crawl space foundation; that water resistant skirting with a profile to match exterior lap-siding be installed and extended to grade/ground level on all elevations -- concealing concrete foundation; that driveway(s), walkway(s) and steps be of brush finished concrete; that exterior window trim (headers, sides and aprons) and mullions be solid wood with a minimum width of four inches; and that exterior windows be all wood (framed, not clad) with lite configuration of one over one (1-over-1). 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

8. 212 S CLIFF ST

Tenth Street Neighborhood Historic District
CA234-386(RD)
Rhonda Dunn

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:

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) be approved as submitted.

Request:

A Landmark Commission Authorized Hearing to consider a historic overlay for the Belmont Motor Hotel, on the north side of Fort Worth Avenue and west of Sylvan Avenue (at the intersection).

Owner: DIAMOND BELMONT HOLDINGS LLC

Filed: 6/18/2024

Staff Recommendation:

Approve, subject to preservation criteria.

Designation Committee Recommendation:

Approve with conditions, subject to preservation criteria, and with Designation Committee edits to nomination report and preservation criteria.

Note: Staff has made the recommended revisions requested by the Designation Committee.

9. 901 FORT WORTH AVE

Belmont Motor Hotel

Rhonda Dunn

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.