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CITY SECRETARY
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City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

Public Notice

250765

CITY SECRETARY

POSTED DALLAS, TX

September 2, 2025, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference

Video Conference: (24871860604 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2487 186 0604

Password Sept25LMC (73782556 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=m497f4a0218cfcdd071735a6a8ff799fb>

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 | |
| | - August 4, 2025, regular meeting minutes | |
| IV. | Staff Reports/Briefings | Historic Preservation Staff |
| V. | Briefing Items | |
| | - Designation Committee Activity Update | Commissioner David Preziosi |
| | - Presentation regarding Colonial Hills & Wheatley Place | Historic Preservation Staff |
| | - Presentation regarding Agenda and Docket Viewing and Navigation | Historic Preservation Staff |
| | - Consent Items | |
| | - Courtesy Review Items | |
| | - Discussion Items | |
| VI. | Public Hearing - | |
| | - Approval of the Landmark Commission meeting calendar for 2026-2027 | |
| | - Approval of Task Force Members for 2026-2028 | |
| 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 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. 2013 JACKSON ST.

Downtown (CBD) Individual Historic District
COA-25-000229
Rhonda Dunn

Request

1. A Certificate of Appropriateness to install an illuminated sign on south (Jackson Street) elevation, facing Harwood Park.
2. A Certificate of Appropriateness to install two non-illuminated signs on the west (S. Harwood Street) elevation.

Applicant Nyasha Magocha

Application Filed 7/28/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install an illuminated sign on south (Jackson Street) elevation facing Harwood Park be **approved** in accordance with drawings and specifications dated 07/28/2025. The proposed work is consistent with preservation criterion Section 7.1 pertaining to signs in Tract A; 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 install two non-illuminated signs on the west (S. Harwood Street) elevation be **approved** in accordance with drawings and specifications dated 07/28/2025. The proposed work is consistent with preservation criterion Section 7.1 pertaining to signs in Tract A; 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 an illuminated sign on south (Jackson Street) elevation, facing Harwood Park be approved as submitted.
2. That the request for a Certificate of Appropriateness to install two non-illuminated signs on the west (S. Harwood Street) elevation be approved as submitted.

2. 214 N. WILLOMET AVE.

Winnetka Heights Historic District
COA-25-000136
Christina Paress

Request

A Certificate of Appropriateness to install a 6'x9' outswing gate fifteen (15) feet in from northwest front corner of main structure.

Applicant Erika Ellis

Application Filed 7/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install a 6'x9' outswing gate fifteen (15) feet in from northwest front corner of main structure be **approved** with a finding of fact that the proposed fence placement is optimal for protection of an existing tree and does not screen any portion of a significant architectural feature of the main building on the same or an adjacent lot. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87.111(b)(2); 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) and will not have adverse effect on the district.

Task Force Recommendation

No quorum. Task force in favor of installing a 6'x9' outswing gate fifteen (15) feet in from northwest front corner of main structure.

3. 218 N. WILLOMET AVE.

Winnetka Heights Historic District

COA-25-000188

Christina Paress

Request

1. A Certificate of Appropriateness to extend eight (8) foot tall black chain link fence thirteen (13) feet forward of the 50% line of the main structure to enclose A/C unit.
2. A Certificate of Appropriateness to install 6'x4' black metal gate setback 21' from front southern corner of main structure.

Applicant Carol Ibarra

Application Filed 7/28/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to extend eight (8) foot tall black chain link fence thirteen (13) feet forward of the 50% line of the main structure to enclose A/C unit be **approved** with a finding of fact that the proposed fence placement is optimal for protection of an existing tree and does not screen any portion of a significant architectural feature of the main building on the same or an adjacent lot. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87.111(b)(2); 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) and will not have adverse effect on the district.
2. That the request for a Certificate of Appropriateness to install 6'x4' black metal gate setback 21' from front southern corner of main structure be **approved** with a finding of fact that the proposed fence placement is optimal for protection of an existing tree and does not screen any portion of a significant architectural feature of the main building on the same or an adjacent lot. The proposed work is, therefore, consistent with preservation criteria Sec. 51P-87.111(b)(2); 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) and will not have adverse effect on the district.

Task Force Recommendation

No quorum. Task force in favor of 1.) extending eight (8) foot tall black chain link fence thirteen (13) feet forward of the 50% line of the main structure to enclose A/C unit and 2.) installing 6'x4' black metal gate setback 21' from front southern corner of main structure.

4. 407 S. WINDOMERE AVE.

Winnetka Heights Historic District

COA-25-000166

Christina Paress

Request

A Certificate of Appropriateness to install solar panels on rear 75% of the roof on main structure.

Applicant Wade Jackson

Application Filed 7/28/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install solar panels on rear 75% of the roof on main structure be **approved** in accordance with drawings and specifications dated 9/6/2025 **with the condition** that the solar panels are installed only on the rear 50% of the main structure roof. Implementation of the recommended condition will allow the proposed work to be consistent with preservation criteria Sec. 51P-87.111(a)(14)(E); 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 install solar panels on rear 75% of the roof on main structure be denied without prejudice.

COURTESY REVIEWS

1. 2609 DATHE ST.

Queen City Predesignation Moratorium

COA-25-000263

Rhonda Dunn

Request

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

Applicant Roddrick West

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

1. Massing is inappropriate for that area of the district.
 2. Ganged windows are not common in the district.
 3. Select a paint color from a historical paint palette for the main body of the building.
-
-

2. 3426 MYRTLE ST.

Queen City Predesignation Moratorium

COA-25-000244

Rhonda Dunn

Request

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

Applicant Kevin Jara

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s): architectural style chosen is too contemporary for the district. Please tour/study the district and select a more appropriate style. Some possible examples are 3410 Pondrom Street, 3400 Pondrom Street and 2301 Jordan Street.

3. 3824 MYRTLE ST.

Queen City Predesignation Moratorium

COA-25-000261

Rhonda Dunn

Request

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

Applicant Roddrick West

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

1. Stucco is not an appropriate exterior cladding material.
 2. Extend the gable roof over the entirety of the main building.
 3. Create a covered patio or courtyard adjacent to the “hyphen”.
-
-

4. 2626 THOMAS AVE.

State Thomas Historic District

COA-25-000245

Marcus Watson

Request

Courtesy Review: New Construction of mixed-use building.

Applicant Ben Reavis

Application Filed 7/28/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main mixed-use 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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

- Porch should not be engaged under the second floor in this particular design.
 - No cantilever on the side.
 - Windows on right side are too modern and not appropriate.
 - All window configurations are too modern. Need to be typical historic sash configurations.
 - Siding should be horizontal, not vertical.
 - No trellis is necessary on front if porch is correct; not typical.
 - What will happen to the tree on the right side?
-
-

5. 304 S. FLEMING AVE.

Tenth Street Historic District

COA-25-000258

Rhonda Dunn

Request

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

Applicant Brad Gause

Application Filed 7/28/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant lot), a duplex, with an accessory structure – a rear detached 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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

1. Massing is inappropriate, there are no side yards.
 2. Bay windows are not common in the district.
 3. Please tour/study the district and create a design more appropriate in architectural style and size to the district.
-
-

6. 1128 CHURCH ST.

Tenth Street Historic District

COA-25-000206

Rhonda Dunn

Request

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

Applicant Pedro Acevedo

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

1. Add frieze board above front porch columns.
 2. Porch column bottoms should be a maximum of three feet above grade.
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7. 2801 TWYMAN AVE.

Wheatley Place Historic District

COA25-000253

Rhonda Dunn

Request

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

Applicant Blanca Cardenas

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s): exterior doors should be all wood and Craftsman style with a minimum of three top lites.

8. 3621 MEYERS ST.

Wheatley Place Historic District

COA-25-000254

Rhonda Dunn

Request

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

Applicant Blanca Cardenas

Application Filed 7/28/2025

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 Recommendation

Courtesy Review – Comments only. Supportive with the following comment(s):

1. Exterior doors should be all wood and Craftsman style with a minimum of three top lites.
2. Alter the exterior siding to novelty pattern #117 and the exterior paint colors to differentiate from previous submission for 2801 Twyman Avenue.
3. Replace the window in the main gable with a louvered vent.

DISCUSSION AGENDA

1. 805 ELM ST.

West End Historic District

COA-25-000279

Rhonda Dunn

Request

1. A Certificate of Appropriateness to amend partially approved #COA-25-000154 by revising the fenestration of the proposed new (south) side and rear (east) horizontal addition(s), to the main building.
2. A Certificate of Appropriateness to install vinyl windows in the proposed new addition(s), and the rear wall of the main building (facing proposed courtyard).

Applicant Adam Jones

Application Filed 7/28/2025

Staff Recommendation

1. That the request to amend partially approved #COA-25-000154 by revising the fenestration of the proposed new (south) side and rear (east) horizontal addition(s), to the main building be **approved** in accordance with drawings and specifications dated 7/28/2025. The proposed

work is consistent with preservation criteria Sections 5.2, 5.3 and 5.4 under Construction and Renovation Criteria; 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 to install vinyl windows in the proposed new addition(s), and the rear wall of the main building (facing proposed courtyard) be **approved** in accordance with drawings and specifications dated 7/28/2025 with the following condition: that new windows be aluminum NOT vinyl with light configuration of one-over-one, with a finding of fact that vinyl windows are not an appropriate material in the historic district and would, therefore, have an adverse effect. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

1. No quorum – comments only. Non-supportive with the following comment(s): The addition is not sympathetic to the historic building or district and the windows contribute to that. The windows need further refinement. The rhythm, size and ratio of the addition's windows do not relate to the historic building. The addition windows should be adjusted to match the major and minor rhythm of the historic windows (Major rhythm: masonry spacing between pairs of windows. Minor rhythm: spacing between window units of a window pair). The masonry frame of windows also contributes to a disjointed rhythm, adjust to enhance rhythm. Additionally, stacked bond masonry is inappropriate for the district. The brick should be standard size and running bond, including the spandrel panels.
2. No quorum – comments only. Non-supportive with the following comment(s): it is doubtful that THC or NPS would approve vinyl windows.

Note: Applicant has submitted revisions in response to task force comments.

2. 5733 VICTOR ST.

Junius Heights Historic District

COA-25-000259

Christina Paress

Request

A Certificate of Appropriateness to extend eight (8) foot board-on-board wood fence from existing location to the north front side of main structure to prevent further destruction to the structure from vehicular collisions.

Applicant Rachel Feig

Application Filed 7/28/2025

Staff Recommendation

That the request to extend eight (8) foot board on board wood fence from existing location to the north front side of main structure to prevent further destruction to the structure from vehicular collisions be **denied without prejudice** with findings of fact that the proposed fence location screens a significant portion of the architecture of the house on the cornerside and that evidence has not been provided that proves a need for additional screening. The proposed work, therefore, would have an adverse effect on the architectural features of the structure, would have an adverse effect on the district, and is inconsistent with preservation criteria Section 3.6

(a)(3); 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

That the request extends eight (8) foot board-on-board wood fence from existing location to the north front side of main structure to prevent further destruction to the structure from vehicular collisions be approved as shown per Section 3.6(a)(3) due to safety concerns.

3. 5016 VICTOR ST.

Munger Place Historic District

COA-25-000242

Christina Paress

Request

1. A Certificate of Appropriateness to replace all side and rear windows with new Anderson Fibrex 100 Series windows.
2. A Certificate of Appropriateness to replace both sets of three (3) windows of rear first story side of main structure with a three (3) paneled sliding door to allow access to rear yard.

Applicant Susan Stich

Application Filed 7/28/2025

Staff Recommendation

1. That the request to replace all side and rear windows with Anderson Fibrex 100 Series windows be **denied without prejudice** with findings of fact that there is insufficient evidence that the existing windows need to be replaced, that the preservation criteria contain an error in Section 51P-97.111(c)(1)(S)(iii), and that vinyl windows are not an appropriate material in for a contributing structure or in this historic district. The proposed work, therefore, would have an adverse effect on the architectural features of the structure and on the district and is inconsistent 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).
2. That the request to replace both sets of three (3) windows of rear first story side of main structure with a three (3) paneled sliding door to allow access to rear yard be **approved** in accordance with drawings and specifications dated 9/6/2025. The proposed work is consistent with preservation criteria Sec. 51P-97.111(c)(1)(S); 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 all side and rear windows with Anderson Fibrex 100 Series windows be denied without prejudice. Replacing wood windows with vinyl/aluminum windows is not in keeping with the style or period of the building if it becomes a conforming structure – should follow Exhibit 97K. (Sec. 51P-97.111(c)(1)(S)(iii) is a typo.
 2. That the request to replace both sets of three (3) windows of rear first story side of main structure with a three (3) paneled sliding door to allow access to rear yard be approved.
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4. 617 N. CARROLL ST.

Peak's Suburban Addition Historic District

COA-25-000267

Christina Paress

Request

A Certificate of Appropriateness to construct a new carport in the side yard.

Applicant Paul Gordon

Application Filed 7/28/2025

Staff Recommendation

That the request to construct a new carport in the side yard be **approved** in accordance with drawings and specifications dated 9/6/2025 with the finding of fact that there is not enough square footage in the rear yard to accommodate an accessory structure and proposed work will not have an adverse effect on the district. The proposed work is consistent with preservation criteria Section 4; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

No quorum: Task force in favor of carport – recommends trim on carport to match the house and Columns to be wrapped and at least 8"x 8".

Note: Drawings were revised.

5. 2802 TANNER ST.

Wheatley Place Historic District

COA-25-000200

Rhonda Dunn

Request

A Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) with an accessory structure – a rear two car garage.

Applicant Diamond Hickey

Application Filed 7/28/2025

Staff Recommendation

That the request to construct a new main residential building (on a vacant, corner lot) with an accessory structure – a rear two car garage be **approved** in accordance with drawings and specifications dated 7/28/25 **with the following conditions:** **(1)** that orientation of front gable window be altered from portrait to landscape with a minimum height of 24 inches and a minimum width of 36 inches; **(2)** that rafter tails be expressed (i.e., exposed) on both the main building and the accessory structure with eaves extending a minimum of 18 inches beyond exterior walls; **(3)** that front porch column bottoms be a minimum of 14 inches wide; **(4)** that foundation be a minimum of 15 inches above grade (with a minimum of one step, leading to the rear entrance); and **(5)** that paired windows be added to the rear (right) elevation (in bedroom three). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) under New Construction and Additions, and Sections 10.1, 10.2 and 10.3 under Accessory Buildings; the standards in City

Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request to construct a new main residential building (on a vacant, corner lot) with an accessory structure – a rear two car garage be approved with the following conditions: that front porch column bottoms be brick NOT stone veneer; that window in front gable be smaller than the other windows on the front elevation; that tops of porch columns be at least eight to ten inches across; that windows be light configuration one-over-one all wood or all aluminum; that trim piece between paired windows be all wood; that exterior lighting, front door and door hardware be Craftsman Style; and that rear door have a shed roof or some kind of covering. Also, provide missing Contextual Site Plan and Materials Schedule.

6. 123 S. MONTCLAIR AVE.

Winnetka Heights Historic District
COA-25-00234

Request

A Certificate of Demolition to demolish existing accessory structure due to disrepair and health and safety issues. Standard: Imminent threat to public health and safety.

Applicant Bryson Hammond

Application Filed 7/28/2025

Staff Recommendation

That the request to demolish rear yard accessory building be **approved with the condition** that submitted structural report demonstrates imminent threat to public health and safety. Implementation of the proposed condition will allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

Task Force Recommendation

No quorum. Task force recommends researching Sanborn maps to determine period of significance, if outside period of significance then in favor of demolition.

7. 123 S. MONTCLAIR AVE.

Winnetka Heights
COA-25-000272
Christina Paress

Request

A Certificate of Appropriateness to construct a new carport in rear yard.

Applicant Bryson Hammond

Application Filed 7/28/2025

Staff Recommendation

That the request to construct a new carport in rear yard be **approved with the condition** that the demolition of the existing accessory structure is approved. The proposed work is consistent preservation criteria Sec. 51P-87.111(a)(1); the standards in City Code Section 51A-

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

Task Force Recommendation

No quorum. Recommendation – carport not more appropriate and submit additional dimensions and drawings.

8. 407 S. WINDOMERE AVE.

Winnetka Heights Historic District

COA-25-000235

Christina Paress

Request

1. A Certificate of Appropriateness to paint main structure: Body – Behr “Navy Blue” and Trim – Behr “Creamy White”.
2. A Certificate of Appropriateness to replace columns on main structure.
3. A Certificate of Appropriateness to install landscaping in front yard.

Applicant Roberto Sandoval

Application Filed 7/28/2025

Staff Recommendation

1. That the request to paint main structure: Body – Behr “Navy Blue” and Trim – Behr “Creamy White” be **approved**. The proposed work is consistent preservation criteria Sec. 51P-87.111(a)(8); 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 to replace columns on main structure be **approved with conditions**. (AWAIT FINAL SUBMISSION). The proposed work is consistent preservation criteria Sec. 51P-87.111(a)(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 Rehabilitation.
3. That the request to install landscaping be **approved**. The proposed work is consistent preservation criteria Sec. 51P-87.111(b)(1); 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.

Task Force Recommendation

No quorum. Task force recommends 1.) that the blue paint color matches brick, 2.) that existing columns be repaired, and 4.) are in favor of landscaping.

9. 126 N. WINDOMERE AVE.

Winnetka Heights Historic District

COA-25-000194

Christina Paress

Request

A Certificate of Appropriateness to replace sixteen (16) existing windows with Krestmark Collection 220 Series vinyl windows.

Applicant Sydney Budke

Application Filed 7/28/2025

Staff Recommendation

That the request to replace sixteen (16) existing windows with Krestmark Collection 220 Series vinyl windows be **denied without prejudice** with findings of fact that there is insufficient evidence that the existing windows need to be replaced, and that vinyl windows are not an appropriate material in for a contributing structure or in this historic district. The proposed work is inconsistent with preservation criteria Sec. 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 Rehabilitation.

Task Force Recommendation

No quorum. Task force recommends denying without prejudice the replacement of sixteen (16) existing windows with Krestmark Collection 220 Series vinyl windows.

10. 315 S. ROSEMONT AVE.

Winnetka Heights Historic District

COA-25-000236

Christina Paress

Request

A Certificate of Appropriateness to renovate existing accessory structure.

Applicant Chris Chiles

Application Filed 7/28/2025

Staff Recommendation

That the request to renovate existing accessory structure be **approved** in accordance with drawings and specifications dated 9/2/2025. The proposed work is consistent with preservation criteria Sec. 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

No quorum. Task force recommends denial without prejudice for the following reasons:

1. Roof change doesn't reflect Secretary of Interiors Standards for Rehabilitation – Changing exposed rafter tails to soffits.
2. There no door specifications included to coincide with the drawings.
3. Removal of all siding will remove instead of maintaining original history of structure.
4. Windows indicated are clad not all wood – need more detailed window specifications.
5. Confusion caused by application summary indicating renovation of the structure, but drawings indicate removal of the structure. Which is it?
6. Need specifications on how the barn doors will be rebuilt.
7. Which option are you proposing for renovation? Choose one or move forward with the three as a Courtesy Review.

Note: Task force recommendation and revisions have been submitted.

<u>DESIGNATION COMMITTEE:</u>

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