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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

February 6, 2023, Briefing at 10:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: ([24873690502@dallascityhall.webex.com](mailto:24873690502@dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2487 369 0502

Password (if required) Feb2023LMC (33220235 from phones)

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=m00b6b718104884fbc80a96520d003da0>

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. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
  - January 9, 2023, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
  - Ethics Training City Attorney's Office
  - Consent 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. 6034 JUNIUS ST**

Junius Heights Historic District  
CA223-190(LVO)  
Laura Groves van Onna

**Request**

A Certificate of Appropriateness to rehabilitate hardscape and landscape.

**Applicant:** Szklarski, Jennifer

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to rehabilitate hardscape and landscape be approved in accordance with drawings and specifications dated 2/6/23. The proposed work is consistent with Junius Heights preservation criteria Section 3 for site and site elements; 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 rehabilitate hardscape and landscape be approved as submitted with the exception of agave and gravel in parkway.

*After the Task Force meeting, the applicant submitted clarifications and amendments including omission of the request for agave and gravel in parkway in response to comments from Task Force.*

**2. 629 N PEAK ST**

Peak's Suburban Addition Neighborhood Historic District  
CA223-179(RD)  
Rhonda Dunn

**Request**

A Certificate of Appropriateness to replace accessible ramp and re-stripe parking lot, for (current) ADA compliance.

**Applicant:** Brookover, Steve

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace accessible ramp and re-stripe parking lot, for (current) ADA compliance be approved in accordance with specifications dated 2/6/23 with the following conditions: that horizontal surface of new ramp be brush finish concrete; that vertical surface of new ramp be same finish, and color as existing foundation wall; that new parking lot striping be white (in color); and that no mature trees be removed. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 2.3 and 2.8 pertaining to site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for

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contributing 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 replace accessible ramp and re-stripe parking lot, for (current) ADA compliance be approved with the following conditions: concrete surface on horizontal of ramp must be brushed concrete; vertical surface of ramp must be consistent with the finish of the perimeter wall of the structure (foundation wall) and should match the existing paint color; landscape/green-screen must be applied to side of ramp (applicant, to provide landscape plan for Landmark Commission review); stripes in parking lot to be painted white; and all existing trees must remain.

**3. 5731 SWISS AVE**

Swiss Avenue Historic District  
CA223-189(LVO)  
Laura Groves van Onna

**Request**

A Certificate of Appropriateness to replace front entry portico with metal awning and front door with wood-framed door consisting of 12 divided lights.

**Applicant:** Nepveux, Leslie

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace front entry portico with metal awning and front door with wood-framed door consisting of 12 divided lights be approved in accordance with drawings and specifications dated 2/6/23. The proposed work is consistent with Swiss Avenue preservation criteria Sections 51P-63.116(1)(D)(ii) for awnings and 51P-63.116(1)(P)(vi) for windows and doors; 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 replace front entry portico with metal awning and front door with wood-framed door consisting of 12 divided lights be approved as submitted.

**4. 2939 LENWAY ST**

Wheatley Place Historic District  
CA223-185(RD)  
Rhonda Dunn

**Request**

1. A Certificate of Appropriateness to replace asphalt in front parking area with brush finish concrete.
2. A Certificate of Appropriateness to install landscaping (hedges, as green-screening) in corner side yard, parallel to sidewalk.

**Applicant:** Hale, Shirley

**Application Filed:** 1/5/23

**Staff Recommendation:**

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1. That the request for a Certificate of Appropriateness to replace asphalt in front parking area with brush finish concrete be approved in accordance with specifications dated 2/6/23. The proposed work is consistent with preservation criterion Section 3.3 under building site and landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install landscaping (hedges, as green-screening) in corner side yard, parallel to sidewalk be approved in accordance with specifications dated 2/6/23 with the following condition: that the maximum height of the hedges – measured from the surface of the adjacent sidewalk – be no more than four feet. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.7 under building site and landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace asphalt in front parking area with brush finish concrete be approved as submitted.
2. That the request for a Certificate of Appropriateness to install landscaping (hedges) in corner side yard parallel to sidewalk be approved as submitted.

**Request:**

1. A Certificate of Appropriateness to replace vinyl windows with aluminum windows (12 total).
2. A Certificate of Appropriateness to replace vertical engineered wood siding with horizontal wood siding (millwork pattern #117).
3. A Certificate of Appropriateness to restore paired windows (four total) on side elevations, of primary building.
4. A Certificate of Appropriateness to paint exterior. (Body: Light Grey; Trim: White)

**Applicant:** D'Silva, Jordan

**Application Filed:** 1/5/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace vinyl windows with aluminum windows (12 total) be approved in accordance with specifications dated 2/6/23. The proposed work is consistent with

**5. 3627 MEYERS ST**

Wheatley Place Historic District  
CA223-187(RD)  
Rhonda Dunn

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preservation criterion Section 5.2 pertaining to windows and doors; 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 vertical engineered wood siding with horizontal wood siding (millwork pattern #117) be approved in accordance with specifications dated 2/6/23. The proposed work is consistent with preservation criteria Sections 4.1(b) and 4.3 pertaining to 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.
3. That the request for a Certificate of Appropriateness to restore paired windows (four total) on side elevations, of primary building be approved in accordance with specifications dated 2/6/23. The proposed work is consistent with preservation criteria Section 4.1(c) under protected facades and Section 5.7 pertaining to windows and doors; 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.
4. That the request for a Certificate of Appropriateness to paint exterior (Body: Light Grey; Trim: White) be approved in accordance with specifications dated 2/6/23. The proposed work is consistent with preservation criteria Section 4.4 pertaining to facades and Section 4.8(c) under 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.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace vinyl windows with aluminum windows (12 total) be approved as submitted.
2. That the request for a Certificate of Appropriateness to replace vertical engineered wood siding with horizontal wood siding (millwork pattern #117) be approved as submitted.
3. That the request for a Certificate of Appropriateness to restore paired windows (four total) on side elevations, of primary building be approved as submitted.
4. That the request for a Certificate of Appropriateness to paint exterior (Body: Light Grey; Trim: White) be approved as submitted.

**6. 400 N CLINTON AVE**

Winnetka Heights Historic District  
CA223-174(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to install three foot lattice on six foot high wood fence.

**Applicant:** Barnes, James

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install three foot lattice on six foot high wood fence be approved. 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 Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install three foot lattice on six foot high wood fence be approved. TF notes that the new fence height is nine feet tall which is allowed per ordinance. TF takes no exception to the lattice design however their discussion about the WH ordinance's language of "solid fence must be made of wood" on whether this means the material quality vs. the board spacing.

Note: TF recommends the lattice would look better at two feet with a total height of eight feet.

**DISCUSSION ITEMS:**

**1. 515 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-176(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to replace doors and windows.
2. A Certificate of Appropriateness to update entry way.
3. A Certificate of Appropriateness to paint exterior brick SW 7036 "Accessible Beige", siding SW 2829 "Classical White", unit doors SW2851 "Sage Green Light", low partition wall SW2860 "Sage", and the building trim SW7048 "Urban Bronze".
4. A Certificate of Appropriateness to replace numbering, lighting, and signage.

**Applicant:** Dent, Jennifer

**Application Filed:** 1/5/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace doors and windows be approved in accordance with drawings and specifications dated 1/4/2023. 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 Standards.
2. That the request for a Certificate of Appropriateness to update entry way be denied without prejudice. The

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proposed work 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 Standards.

3. That the request for a Certificate of Appropriateness to paint exterior be approved in accordance with specifications dated 1/4/2023. 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 Standards.
4. That the request for a Certificate of Appropriateness to replace numbering, lighting and signage be approved in accordance with drawings and specifications dated 1/4/2023. 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 Standards.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace doors and windows be approved. Windows appear to be same windows and TF takes no exception with bronze color frames since LC approved them on the sister property in previous CA.
2. That the request for a Certificate of Appropriateness to update entry way denied without prejudice. The wood railing appears to be an original historic element; there is extensive wood detailing at the guardrail line with the ribbon like wood plank style railing, the ribbon railing that wraps around stair and follows down the slope of the stair, the dental like boards at the balcony floor structure, the vertical screen boards on the inside face of the stair that align with the balcony floor structure. TF recommends repair / replace with style that matches the existing style of the railing / wood detailing. At the front courtyard wall, there does not appear to be any evidence based on the photos and design of the current brick work that there was an original metal fence. Many Lake Cliff MF properties historically have non-fenced courtyards where the walls were low brick walls. TF recommends the removal of metal fence. TF is sympathetic to the desire to secure the courtyard.
3. That the request for a Certificate of Appropriateness to paint exterior be approved. Colors appear to be historically appropriate. TF suggestion the low brick wall.
4. That the request for a Certificate of Appropriateness to replace numbering, lighting and signage be approved. TF takes no exception with lighting submissions.

*Note - Cabana is not included in Ca application.*

## 2. 723 N MARSALIS AVE

Lake Cliff Historic District  
CA223-177(CM)  
Christina Mankowski

**Request:** A Certificate of Appropriateness to install a vehicle and pedestrian wrought iron gate.

**Applicant:** Nylund, Jon

**Application Filed:** 1/12/2023

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a vehicle and pedestrian wrought iron gate in accordance with drawings and specifications dated 1/26/2023 be approved. 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 Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install a vehicle and pedestrian wrought iron gate be denied without prejudice. TF does not recommend the approval of the vehicle gate. It is not historically accurate to this mid-century modern building. The existing building has wonderful metal railing detailing that has distinct mid-century character style. Make reference to the decorative metal panels on the front of the building for a style appropriate gate design. The manufacturer's image of the gate clearly indicates the different style intent of this proposal. TF does not agree with the approval of this gate in any Lake Cliff mid-century or craftsmen / prairie style properties.

*Revision submitted by application on 1/26/2023 with a more appropriate gate style.*

## 3. 4408 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA223-180(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to alter storefront fenestration -- install new windows (four), center double doors, and paint brick.
2. A Certificate of Appropriateness to install ADA compliant entrance -- add concrete pad and ramps.
3. A Certificate of Appropriateness to install metal awning with gabled center.
4. A Certificate of Appropriateness to replace eight missing windows on rear elevation.

**Applicant:** Rylander, Nathan

**Application Filed:** 1/5/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to alter storefront fenestration -- install new windows (four), center double doors, and paint brick -- be denied without

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- prejudice. The proposed work does not meet 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 ADA compliant entrance -- add concrete pad and ramps -- be approved in accordance with specifications dated 2/6/23 with the following conditions: that concrete pad and ramps be designed to correlate with the existing front entrance; and that concrete be brush finished. Implementation of the recommended conditions would allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; the Secretary of the Interior's Guidelines for Setting (District/Neighborhood); and Title III of the Americans with Disabilities Act.
  3. That the request for a Certificate of Appropriateness to install metal awning with gabled center be denied without prejudice. The proposed work does not meet 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 replace eight missing windows on rear elevation be approved in accordance with specifications dated 2/6/23. The proposed work meets 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 alter storefront fenestration -- install new windows (four), center double doors, and paint brick -- be denied without prejudice. "Mid-century modern architectural style is highly desirable ... and is repeatedly woven into the fabric of the neighborhood."
2. That the request for a Certificate of Appropriateness to install ADA compliant entrance -- add concrete pad and ramps -- be denied without prejudice.
3. That the request for a Certificate of Appropriateness to install metal awning with gabled center be denied without prejudice.
4. That the request for a Certificate of Appropriateness to replace eight missing windows on rear elevation be approved with the condition that clear glass be used, as opposed to plexiglass.

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**4. 4721 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-181(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to install exterior staircase on accessory dwelling unit (a duplex). Work done without a Certificate of Appropriateness.
2. A Certificate of Appropriateness to alter fenestration on accessory dwelling unit.
3. A Certificate of Appropriateness to paint accessory dwelling unit. (Body -- off-white [Behr: Cotton Sheets]; Trim/Accents -- black [Behr: Black-out]).

**Applicant:** Alvarez, Yvonne

**Application Filed:** 1/5/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to install exterior staircase on accessory dwelling unit (a duplex) be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 6.2 under accessory buildings; 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 alter fenestration on accessory dwelling unit be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 3.3 pertaining to non-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.
3. That the request for a Certificate of Appropriateness to paint accessory dwelling unit (Body -- off-white [Behr: Cotton Sheets]; Trim/Accents -- black [Behr: Black-out]) be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 3.7 under facades and Section 6.2 under accessory buildings; 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 install exterior staircase on accessory dwelling unit (a duplex) be denied without prejudice. Exterior staircase is not consistent with historic character of the house. Submit new design in keeping with Prairie design and consider alternate locations to minimize visibility.
2. That the request for a Certificate of Appropriateness to alter fenestration on accessory dwelling unit be denied without prejudice. Inconsistent drawings with respect to which windows are removed. Run on stairs is not drawn to scale, as it concerns blocking windows on front right.

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3. That the request for a Certificate of Appropriateness to paint accessory dwelling unit (Body -- off-white [Behr: Cotton Sheets]; Trim/Accents -- black [Behr: Black-out]) be approved as submitted.

**5. 208 LANDIS ST**

Tenth Street Neighborhood Historic District  
CA223-182(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** New Vision Property & Land Inc - Kelvin Williams

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new primary residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 2/6/23 with the following conditions: that roof shingles be asphalt composition shingles; that exterior siding be wood horizontal lap siding; that skirting material be impervious to moisture or rot; that windows be all wood framed or all aluminum framed (not clad) with lite configuration of nine over one (9 over 1) or one over one (1 over 1); that exterior doors be Craftsman style with a minimum of six lites; that front yard setback be within five percent of the average setback for the blockface; that top of foundation be a minimum of 18 inches above grade; and that depth of front porch be a minimum of six feet, behind porch columns. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b) and (c) 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 new primary residential building (on a vacant lot) be approved with the following conditions: elevation of lot should be the same as others on the blockface; front setback should be the same as that of neighboring houses; house should have a front porch with gable roof overhang; depth of front porch should be six feet behind porch columns; foundation should be pier and beam; windows – lite configuration, nine over one or one over one -- and doors should be Craftsman style; and parking should be in rear of building.

*Note: After the Task Force meeting, the applicant submitted revised plans illustrating horizontal wood lap siding (#117),*

*a gabled roof front porch, and an 18 inch above grade foundation slab.*

**6. 3518 MEADOW ST**

Wheatley Place Historic District  
CA223-186(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** Andrews, Queenetra

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new primary residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 2/6/23 with the following conditions: that roof shingles be asphalt composition shingles; that exterior siding be wood horizontal lap siding; that skirting material be impervious to moisture or rot; that windows be all wood framed or all aluminum framed (not clad) with lite configuration of six over one (6 over 1) or one over one (1 over 1); that exterior doors be Craftsman style with a minimum of six lites; that front yard setback be within ten feet, of the average setback for the blockface; that top of foundation be a minimum of 18 inches above grade; that depth of front porch be a minimum of six feet, behind porch columns; that porch columns be 10 to 12 inches in diameter; and that exterior paint colors be selected from a historic palette such as Sherwin Williams, Historic Paint Colors – Arts & Crafts. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.2, 9.3, 9.7, 9.9 and 9.11(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:**

That the request for a Certificate of Appropriateness to construct new primary residential building (on a vacant lot) be approved with the following conditions: windows should be all wood with exterior grid and lite configuration of six over one; height of concrete slab foundation should be 18 inches; porch depth should be six feet behind columns; porch columns should be 10 to 12 inches in diameter; siding should be wood, pattern #117; and a historic color palette should be used for (exterior) paint selection.

*Note: After the Task Force meeting, the applicant submitted revised plans illustrating horizontal wood lap siding (#117), six over one wood windows, and an 18 inch above grade foundation slab.*

**7. 2815 TANNER ST**

Wheatley Place Historic District  
CA223-183(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof.

**Applicant:** Johnson, Monica

**Application Filed:** 1/5/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 6.4 pertaining to roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation:**

No quorum – comments only. Non-supportive. Panels not allowed on front of roof according to Wheatley Place district ordinance.

**8. 2915 WARREN AVE**

Wheatley Place Historic District  
CA223-184(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to repair fire-gutted main residential building.
2. A Certificate of Appropriateness to alter fenestration of front and right elevations -- elevations impacted by the fire.

**Applicant:** Cruz, Alfredo

**Application Filed:** 1/5/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to repair fire-gutted main residential building be approved in accordance with drawings and specifications dated 2/6/23 with the following conditions: that front porch not be altered; that damaged exterior siding be replaced with matching pattern #117, horizontal wood siding; that replacement windows be all wood, with lite configuration one over one (1 over 1); that replacement doors be wood with a minimum of six lites; that replacement trim be wood with profile and dimensions to match existing; and that damaged or missing roof shingles be replaced with new shingles matching the existing, in color, material and dimensionality. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 4.1(b), 4.3, and 4.5 under facades, Sections 5.1 and 5.3 pertaining

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to windows and doors, Sections 6.1 and 6.2 pertaining to roofs, and Section 7.1 pertaining to porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

2. That the request for a Certificate of Appropriateness to alter fenestration of front and right elevations -- elevations impacted by the fire -- be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 4.1(c) under protected facades, Section 5.7 under windows and doors, and Section 7.2 under porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to repair fire-gutted main residential building be approved.
2. That the request for a Certificate of Appropriateness to alter fenestration of front and right elevations -- elevations impacted by the fire -- be denied without prejudice. Deny changing window and door layout and extending living area to porch.

### **9. 4107 TURTLE CREEK BLVD**

Burgher House  
Rhonda Dunn

Request a public hearing to consider initiation of the historic designation process for 4107 Turtle Creek Blvd (the Burgher House).

**Owner:** Ray, Beverly K Trust

### **10. 4577 W JEFFERSON BLVD**

Mountain Creek Interurban Bridge  
Rhonda Dunn

Request a public hearing to consider [re]initiation of the historic designation process for the Mountain Creek Interurban Bridge.

**Owner:** City of Dallas

**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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.