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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

March 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: (24989262837@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 2498 926 2837

Password: MarchLMC2023 (62724562 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=m6acaf48e26f2b1db2f4b439145a93174>

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 | |
| | - February 6, 2023, regular meeting minutes | |
| IV. | Overview of Housing Department Programs in Historic Districts | Housing Department Staff |
| V. | Staff Reports/Briefings | Office of Historic Preservation |
| VI. | Briefing Items | |
| | - Certificate of Eligibility (CE) Items | |
| | - Consent Items | |
| | - Courtesy Review Item | |
| | - Discussion Items | |
| VII. | Public Hearing | |
| VIII. | 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. 300 N ROSEMONT

Winnetka Heights Historic District
CE223-001(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$137,835 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Day, Benjamin C

Application Filed: 08/23/2022

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$137,835 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 303 N CLINTON

Winnetka Heights Historic District
CE223-002(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$41,829 in expenditures spent on completed rehabilitation and an estimated \$41,023 in expenditures to be spent prior to the issuance of the Certificate of Eligibility.

Applicant: Jantzi, Colleen and Macfarland, Henry

Application Filed: 09/24/2021

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$41,829 in expenditures spent on completed rehabilitation and an estimated \$41,023 in expenditures to be spent prior to the issuance of the Certificate of Eligibility.

3. 2807 TANNER

Wheatley Place Historic District
CE223-003(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$33,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Gonzales, Brenda

Application Filed: 09/15/2022

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$33,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

4. 111 S ROSEMONT

Winnetka Heights Historic District
CE223-004(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$83,905 in expenditures spent on completed rehabilitation and an estimated \$38,101 in expenditures to be spent prior to the issuance of the Certificate of Eligibility.

Applicant: Elizabeth and Christian Eager

Application Filed: 12/01/2022

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$83,905 in expenditures spent on completed rehabilitation and an estimated \$38,101 in expenditures to be spent prior to the issuance of the Certificate of Eligibility.

5. 2501 FLORA ST

Booker T. Washington High School
CA223-229(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to install color changing (LED) lights.

Applicant: Victory Lighting and Electrical Service

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to install color changing (LED) lights be approved in accordance with specifications dated 3/6/23 with the following conditions: that new lighting be connected to the existing conduit leading to the flag pole; that holes not be drilled into foundation to install lighting; that submitted light fixtures be used; and that new lights be anchored to 12 inch by 12 inch concrete pads, which are flush to the ground. Implementation of the recommended conditions would allow the proposed work to be consistent with Booker T. Washington School's preservation criterion Section 1.3 pertaining to site and site elements; 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 for a Certificate of Appropriateness to install color changing (LED) lights be approved with the following conditions: that submitted light fixtures be used; and that light fixtures and associated conduit and wiring are to be installed on the, or in the ground and not attached to the building.

6. 300 N AKARD ST

Fidelity Union Life Complex
CA223-227(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to repair exterior limestone cladding.

Applicant: Kousgaard, Ariel

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to repair exterior limestone cladding be approved in accordance with drawings and specifications dated 3/6/23. The proposed work is consistent with Fidelity Union Life Complex's preservation criteria Section 4.1(b) under protected facades and Sections 4.3 and 4.6 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.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to repair exterior limestone cladding be approved as submitted.

7. 727 LIPSCOMB AVE

Junius Heights Historic District
CA223-237(CM)
Christina Mankowski

Request

1. A Certificate of Appropriateness to replace existing awning over front door with matching extended awning.
2. A Certificate of Appropriateness to replace existing front door.

Applicant: Einspanier, Julia

Application Filed: 2/2/23

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace existing awning over front door with matching extended awning be approved in accordance with drawings and specifications dated 3/6/2023. The proposed work is consistent with Junius Heights preservation criteria Section 7; 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 replace existing front door be approved in accordance with drawings and specifications dated 3/6/2023. The proposed work is consistent with Junius Heights preservation criteria Section 5.1 and 5.3; 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. Approve - Approve modifications as shown to match existing.
2. Approve - Approve as shown. Recommend considering 12 lite doors rather than 8 lite.

8. 4823 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA223-232(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to replace missing and deteriorating aluminum windows with new aluminum windows.

Applicant: Lee, Josh

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace missing and deteriorating aluminum windows with new aluminum windows be approved in accordance with drawings and specifications dated 3/6/23 with the following condition: that replacement windows be of the same dimensions and lite configuration as the existing. Implementation of the recommended condition 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; 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 missing and deteriorating aluminum windows with new aluminum windows be approved with the condition that the replacement windows be aluminum.

9. 2431 PARK ROW AVE

South Blvd/Park Row Historic District
CA223-240(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to increase second floor plate from eight feet to 10 feet.

Applicant: Shaw, Bernard

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to increase second story floor plate from eight feet to 10 feet be approved in accordance with drawings and specifications dated 1/31/2023. The proposed work is consistent with South Blvd-Park Row preservation criteria Section 3(b)(1); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

No quorum. Task force is in favor of the modification.

10. 2621 SOUTH BLVD

South Blvd/Park Row Historic District
CA223-241(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to construct a new accessory building in the rear yard.

Applicant: Ellis, Southern

Application Filed: 2/2/23

Staff Recommendation:

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That the request for a Certificate of Appropriateness to construct a new accessory building in the rear yard be approved in accordance with drawings and specifications dated 2/10/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Task Force Recommendation:

No quorum. Task force members are in favor of the design of the one-story carriage house.

11. 4938 SWISS AVE

Swiss Avenue Historic District
CA223-238(CM)
Christina Mankowski

Request

A Certificate of Appropriateness to enclose existing back patio.

Applicant: Nixon, Austin

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to enclose existing back patio be approved in accordance with drawings and specifications dated 1/30/2023. The proposed work is consistent with Swiss Avenue preservation criteria Section 51P-63.116(1)(B) for accessory buildings; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

Approve - Approved as submitted.

12. 5521 SWISS AVE

Swiss Avenue Historic District
CA223-239(CM)
Christina Mankowski

Request

A Certificate of Appropriateness to build an open wood pergola over existing back patio.

Applicant: Pederson, Eric

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to build an open wood pergola over existing back patio be approved in accordance with drawings and specifications dated 1/30/2023. The proposed work is consistent with Swiss Avenue preservation criteria Section 51P-63.116(1)(B) for accessory buildings; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

Approve - Approve as submitted.

13. 3618 JEFFRIES ST

Wheatley Place Historic District
CA223-226(RD)
Rhonda Dunn

Request

1. A Certificate of Appropriateness to replace all existing aluminum windows with new aluminum windows (17 total).

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2. A Certificate of Appropriateness to install new full concrete driveway.
3. A Certificate of Appropriateness to resurface front porch with brush finished concrete.
4. A Certificate of Appropriateness to replace front entry door.

Applicant: Ortiz, Roger

Application Filed: 2/2/23

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace all existing aluminum windows with new aluminum windows (17 total) be approved in accordance with specifications dated 3/6/23 with the following conditions: that replacement frames be matte silver anodized aluminum to match the existing; and that lite configuration be one over one (1 over 1). Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criterion Section 5.3 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 install new full concrete driveway be approved in accordance with specifications dated 3/6/23 with the following condition: that driveway be constructed of brush finish concrete. Implementation of the recommended condition would allow the proposed work to be consistent with Wheatley Place's 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).
3. That the request for a Certificate of Appropriateness to resurface front porch with brush finished concrete be approved in accordance with specifications dated 3/6/23 with the following condition: that deteriorating porch steps be repaired with in-kind materials (i.e., bricks) matching in module size and color. Implementation of the recommended condition would allow the proposed work to be consistent with Wheatley Place's preservation criterion Section 7.4 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.
4. That the request for a Certificate of Appropriateness to replace front entry door be approved in accordance with specifications dated 3/6/23 with the following condition:

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that replacement door be Craftsman style with a minimum of three top lites. Implementation of the recommended condition would allow the proposed work to be consistent with Wheatley Place's preservation criterion Section 5.2 under 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.

Task Force Recommendation:

1. No quorum -- comments only. Supportive.
2. No quorum -- comments only. Supportive.
3. No quorum -- comments only. Supportive with the condition that brick front steps be repaired with in-kind materials.
4. No quorum -- comments only. Supportive with the condition that door be Craftsman style with a minimum of six top lites.

Request

A Certificate of Appropriateness to paint main structure. (Body: SW6450 "Easy Green"; Trim: SW2833 "Roycroft Vellum"; and Accent: SW0041 "Dark Hunter Green").

Applicant: Bare, Mike

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to paint main structure (Body: SW6450 "Easy Green"; Trim: SW2833 "Roycroft Vellum"; and Accent: SW0041 "Dark Hunter Green") be approved. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(8); 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:

Approve - Approve as submitted with the comment to provide more detail of the individual parts to be painted.

Applicant submitted revised detail of paint distribution.

14. 327 S ROSEMONT AVE

Winnetka Heights Historic District
CA223-235(CM)
Christina Mankowski

COURTESY REVIEW

1. 100 N Moore St

Tenth Street Historic District
CR223-003(RD)
Rhonda Dunn

Request:

Courtesy Review – Reconstruct 10th St between I-35 and Clarendon.

Applicant: City of Dallas – Department of Public Works

Application Filed: 2/2/23

Staff Feedback:

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That the proposal to reconstruct 10th St between I-35 and Clarendon be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for final Landmark Commission review.

Task Force Feedback:

No quorum -- comments only. Supportive with conditions. Conditions: That graves along southern border of cemetery is not disturbed; that proposed engineered wall have guaranteed 50-year longevity; and that community receive engineering report on proposed wall.

DISCUSSION ITEMS:

1. 2002 COMMERCE ST

Harwood Historic District
CA223-228(RD)
Rhonda Dunn

Request:

A Certificate of Appropriateness to construct addition to previously approved new construction.

Applicant: CADG Jackson Parking A LLC – Yen Ong

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct addition to previously approved new construction be denied without prejudice. The proposed work is inconsistent with Harwood district's preservation criteria Sections 4.1, 4.3, and 4.6 pertaining to 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 addition to previously approved new construction be denied without prejudice. Design is still not compatible with the character and design of contributing buildings in the Harwood Historic Overlay District. A partial list of examples of the incompatible characteristics are: 1) Remove the top brow at the roof and replace it with a vertical parapet 2) The glass band on the third level should be removed and replaced with punched openings. 3) Add a column at the ground level Commerce and Harwood corner to support the overhang. Provide evidence as to why a corner cut and overhang is installed at that same location. There are no other similar corner cuts in the District.

2. 4306 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA223-231(RD)

Request:

1. A Certificate of Appropriateness to add accessible ramp with access aisle (in front).

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2. A Certificate of Appropriateness to remove existing front door and reinstall as out-swing door.
3. A Certificate of Appropriateness to alter rear fenestration -- replace window with door.
4. A Certificate of Appropriateness to relocate AC condenser units (two), between the building and the storage shed in rear yard.

Applicant: Zilbermann, Aaron

Application Filed: 2/2/2023

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to add accessible ramp with access aisle (in front) be approved in accordance with drawings and specifications dated 3/6/23 with the following conditions: that accessible ramp be constructed in accordance with ADA ramp requirements; that ramp be constructed of pressure-treated lumber; that access aisle be a minimum of 60 inches in width; and that aisle be constructed of brush finish concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with Peak's Suburban Addition's preservation criterion Section 2.3 under site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Americans with Disabilities Act Compliance, Section 4.8 pertaining to ramps and Section 4.6 pertaining to parking and passenger loading zones.
2. That the request for a Certificate of Appropriateness to remove existing front door and reinstall as out-swing door be approved in accordance with drawings and specifications dated 3/6/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the National Fire Protection Association guidelines pertaining to door swing direction.
3. That the request for a Certificate of Appropriateness to alter rear fenestration -- replace window with door be approved in accordance with drawings and specifications dated 3/6/23 with the following conditions: that single window on north east (left) side, rear inset be replaced with exterior door -- as opposed to submitted ganged rear window; that door dimensions adhere to ADA door requirements; and that new door match existing exterior doors in mullion expression, lite configuration and material composition. Implementation of the recommended conditions would allow the proposed work to be consistent with Peak's Suburban Addition's preservation criterion Section 3.3 pertaining to facades;

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the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Americans with Disabilities Act Compliance Section 4.13 pertaining to doors.

4. That the request for a Certificate of Appropriateness to relocate AC condenser units (two), between the building and the storage shed in rear yard be approved in accordance with drawings and specifications dated 3/6/23. The proposed work is consistent with Peak's Suburban Addition's preservation criterion Section 2.7 under site and site elements; 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 add accessible ramp with access aisle (in front) be approved with conditions. Recommend ramp be constructed of wood with 2x4 treated decking with appropriate balustrades, newel posts, and railing with skirting to mimic existing foundation wall. This will allow for removal in the future if priorities/ use of structure changes. Recommend applicant provide Landmark Commission with details regarding plant materials to be installed in front of ramp and window bank of property.
2. That the request for a Certificate of Appropriateness to remove existing front door and reinstall as out-swing door be approved with the condition that the applicant do due diligence to investigate that an outside swing door is required by code.
3. That the request for a Certificate of Appropriateness to alter rear fenestration -- replace window with door be denied without prejudice. Recommend that the back door be installed in the inset area where a single window exists. in order to best preserve the original four-ganged window and soldier course of brick trim.
4. That the request for a Certificate of Appropriateness to relocate AC condenser units (two), between the building and the storage shed in rear yard be approved as submitted.

3. 2626 THOMAS AVE

State Thomas Historic District
CA223-230(RD)
Rhonda Dunn

Request:

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

Applicant: Ferrara/Griffin Thomas Ave, LLC - James Ferrara

Application Filed: 2/2/23

Staff Recommendation:

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That the request for a Certificate of Appropriateness to construct new main commercial building (on a vacant lot) be approved in accordance with drawings and specifications dated 3/6/23 with the following condition: that front façade second story triple ganged window be redesigned as a bay window. Implementation of the recommended condition would allow the proposed work to be consistent with State Thomas district's preservation criterion Section 51P-225.109(a)(3) pertaining to architectural details; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation:

No quorum -- comments only. Supportive with conditions. Condition: That front facade second story triple ganged window(s) be replaced with two windows (separated not paired).

4. 3520 MEADOW ST

Wheatley Place Historic District
CA223-225(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to construct new main residential building (on a vacant lot).
2. A Certificate of Appropriateness to construct accessory structure (a detached garage).

Applicant: Jawadwala, Mustafa

Application Filed: 2/2/23

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 3/6/23 with the following conditions: that exposed rafter tails are to be expressed; that wood trim be applied to exterior siding and not flush with siding; and that fascia board height be between eight and 12 inches. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) pertaining to 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).
2. That the request for a Certificate of Appropriateness to Construct accessory structure (a detached garage) be approved in accordance with drawings and specifications dated 3/6/23 with the following condition: that exterior (wall) cladding be horizontal wood siding pattern #105. Implementation of the recommended condition would

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allow the proposed work to be consistent with Wheatley Place's preservation criteria Sections 10.1, 10.2, 10.3, 10.4, 10.6, and 10.7 pertaining to 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:

1. No quorum -- comments only. Supportive with conditions. Conditions: That front porch be made flush with the front facade; that porch depth behind columns be at least six feet; that front door be moved to center of front facade; and that left and right-side windows be paired in front 50 percent of elevations.
2. No quorum -- comments only. Supportive.

Note: The applicant provided revised plans and drawings in response to Task Force and Staff feedback; including an updated front façade with inset porch, and paired windows on the front 50 percent of side elevations.

5. 416 S CLINTON AVE

Winnetka Heights Historic District
CA223-234(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to replace existing garage.

Applicant: Peters Cates Design

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace existing garage be approved in accordance with the specifications dated 3/6/2023. The proposed work is compatible with the historic overlay district and consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

Task Force Recommendation:

Denial without prejudice - Certificate of Appropriateness application need to show pool on proposed site plan; propose structure does not appear to fit within the property/pool area; provide more photos of existing house - very few provided.

6. 416 S CLINTON AVE

Winnetka Heights Historic District
CD223-005(CM)
Christina Mankowski

Request:

A Certificate of Demolition to remove noncontributing structure.

Applicant: Peters Cates Design

Application Filed: 2/2/23

Staff Recommendation:

That the request for a Certificate for Demolition to remove noncontributing structure be approved in accordance with drawings and specifications dated 3/6/2023. The proposed

work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

Task Force Recommendation:

Denial without prejudice - The Certificate of Demolition application needs to provide more evidence that the structure is unsound or non-contributing; insufficient evidence/proof as to why it needs to be demolished; no age of structure given; no engineer report as to the condition of the structure; overall need to develop more information.

7. 419 N WINNETKA AVE

Winnetka Heights Historic District
CA223-233(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to replace and repair fence along corner side and extend front fence by 36 feet.

Applicant: Towler, Amanda

Application Filed: 2/1/23

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace and repair along corner and extend front fence by 36 feet be approved in accordance with the specifications dated 2/1/2023. The proposed work is compatible with the historic overlay district and consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

Task Force Recommendation:

Approve with conditions - Recommend more detail such as site line and replacement of new fence on the survey. Recommend that the fence height be lowered to 6ft and be setback 2ft from sidewalk. Provide additional pictures to show height of proposed fence in relation to house and how much it would cover.

Applicant submitted addition photos to depict height of fence in relation to the house and sidewalk.

8. PAULUS AVE

Raworth Williams House
Rhonda Dunn

Request a public hearing to consider initiation of the historic designation process for 700 Paulus Ave (the Raworth Williams House).

Owner: Slocum, William C. III

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.