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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

**REVISED**

**May 1, 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:** ([24837679956@dallascityhall.webex.com](mailto:24837679956@dallascityhall.webex.com))

**Telephone:** (408) 418-9388, Access Code: 2483 767 9956

**Password:** MayLMC23 (62956223 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=mfacc165581b5896f85b81bad9cdfaf5ab>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time.

#### **AGENDA**

- |       |  |                                       |
|-------|--|---------------------------------------|
| I.    | <b>Call to Order</b>                                     | Evelyn Montgomery, Chair              |
| II.   | <b>Public Speakers</b>                                   |                                       |
| III.  | <b>Approval of Minutes</b>                               |                                       |
|       | - April 3, 2023, regular meeting minutes                 |                                       |
| IV.   | <b>Staff Reports/Briefings</b>                           | Office of Historic Preservation (OHP) |
| V.    | <b>Overview of Historic Preservation Plan Engagement</b> | OHP Staff & Consultant                |
| VI.   | <b>Briefing Items</b>                                    |                                       |
|       | - Consent Items  |                                       |
|       | - Discussion Items                                       |                                       |
| VII.  | <b>Public Hearing</b>                                    |                                       |
| VIII. | <b>Adjournment</b>                                       |                                       |

**Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

**CONSENT AGENDA**

**1. 501 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-328(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to change exterior paint color palette.
2. A Certificate of Appropriateness to replace railing.
3. A Certificate of Appropriateness to replace interior courtyard landscape design.
4. A Certificate of Appropriateness to replace exterior courtyard landscape design.

**Applicant:** Dent, Jennifer

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to change exterior paint color palette to include SW 7036 "Accessible Beige" (Brick), SW 2829 "Classical White" (Siding), SW 2851 "Sage Green Light" (Unit doors), SW 2860 "Sage" (Low partition wall), and SW 7048 "Urban Bronze" (Building trim) be approved in accordance with drawings and specifications dated 4/6/2023. 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 replace railing be approved in accordance with drawings and specifications dated 4/6/2023. 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.
3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be approved in accordance with drawings and specifications dated 4/6/2023. 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 exterior courtyard landscape design be approved in accordance with drawings and specifications dated 4/6/2023. 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:**

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1. That the request for a Certificate of Appropriateness to change exterior paint color palette to include SW 7036 “Accessible Beige” (Brick), SW 2829 “Classical White” (Siding), SW 2851 “Sage Green Light” (Unit doors), SW 2860 “Sage” (Low partition wall), and SW 7048 “Urban Bronze” (Building trim) be approved. Task force notes that the unit number sign color (orange) is too saturated and suggests selecting different color.
2. That the request for a Certificate of Appropriateness to replace railing be approved as submitted.
3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be approved as submitted.
4. That the request for a Certificate of Appropriateness to replace exterior courtyard landscape design be approved as submitted.

### **2. 515 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-329(CM)  
Christina Mankowski

#### **Request:**

1. A Certificate of Appropriateness to replace railing.
2. A Certificate of Appropriateness to replace exterior courtyard and building entry landscape design.
3. A Certificate of Appropriateness to replace interior landscape design.

**Applicant:** Dent, Jennifer

**Application Filed:** 4/6/23

#### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace railing be approved in accordance with drawings and specifications dated 4/6/2023. 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 replace exterior courtyard and building entry landscape design be approved in accordance with drawings and specifications dated 4/6/2023. 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.
3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be approved in accordance with drawings and specifications dated 4/6/2023. 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:**

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1. That the request for a Certificate of Appropriateness to replace railing be approved as submitted.
2. That the request for a Certificate of Appropriateness to replace exterior courtyard and building entry landscape design be approved as submitted.
3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be approved with conditions that the applicant investigate existing brick for remediations and salvage and the revision of renderings of brick for landscape package to approve paint colors. Task force appreciates baluster repair and the tribute to the pool with blue pavers and the cabana/pergola appears to be in keeping with mid-century style. Task force notes that plant selection was not reviewed.

### 3. 4603 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA223-343(RD)  
Rhonda Dunn

#### **Request:**

1. A Certificate of Appropriateness to alter fenestration on rear addition -- remove two windows, keep traditional casing/window trim.
2. A Certificate of Appropriateness to replace deteriorated wood siding with in-kind materials.
3. A Certificate of Appropriateness to paint replacement wood siding and trim, to match existing colors. (Body: Blue-Gray, Trim: Pink/Mauve, Accents: Purple – “Dark Eggplant”)

**Applicant:** Montgomery, Evelyn

**Application Filed:** 4/6/23

#### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to alter fenestration on rear addition -- remove two windows, keep traditional casing/window trim -- be approved in accordance with specifications dated 5/1/23. The proposed work meets 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 replace deteriorated wood siding with in-kind materials be approved in accordance with specifications dated 5/1/23 with the following condition: that any replacement exterior siding be an exact match to the profile, dimensions, and material of the existing wood. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.6 under facades; 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 Standards for Rehabilitation.

3. That the request for a Certificate of Appropriateness to paint replacement wood siding and trim, to match existing colors (Body: Blue-Gray, Trim: Pink/Mauve, Accents: Purple – “Dark Eggplant”) be approved in accordance with specifications dated 5/1/23. The proposed work is consistent with preservation criteria Sections 3.6 and 3.7 under facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to alter fenestration on rear addition -- remove two windows, keep traditional casing/window trim -- be approved as submitted. Support infill of sash area on shed porch side since there is no visibility from street.
2. That the request for a Certificate of Appropriateness to replace deteriorated wood siding with in-kind materials be approved as submitted.
3. That the request for a Certificate of Appropriateness to paint replacement wood siding and trim, to match existing colors (Body: Blue-Gray, Trim: Pink/Mauve, Accents: Purple – “Dark Eggplant”) be approved as submitted.

**4. 4823 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-344(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to install exterior lighting on front facade.

**Applicant:** Lee, Josh

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install exterior lighting on front facade be approved in accordance with drawings and specifications dated 5/1/23. The proposed work is consistent with preservation criterion Section 2.5 under site and site elements; 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, of light fixture that is at least 24” in height, as smaller appears too diminutive.

**5. 5416 SWISS AVE**

Swiss Avenue Historic District  
CA223-324(CM)

**Request:**

A Certificate of Appropriateness to install historical sidewalk plaque.

Christina Mankowski

**Applicant:** Hooper, Matthew

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install historical sidewalk plaque be approved in accordance with drawings and specifications dated 3/28/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) pertaining to sidewalks, driveways, and curbing and City code Section 51A-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install historical sidewalk plaque be approved. Task force suggests adding builder name and original owner name.

## 6. 1800 N MARKET ST

West End Historic District  
CA223-341(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to replace existing side patio with new wood framed patio.

**Applicant:** Adams, James

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing side patio with new wood framed patio be approved in accordance with specifications dated 5/1/23. The proposed work meets 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 replace existing side patio with new wood framed patio be approved as submitted.

## 7. 2916 WARREN AVE

Wheatley Place Historic District  
CA223-337(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to repair fire damaged main residential building.
2. A Certificate of Appropriateness to reconstruct deteriorated front porch.
3. A Certificate of Appropriateness to paint exterior (Body: Grey; Trim: White).

**Applicant:** Derbew, Meskerem

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to repair fire damaged main residential building be approved in accordance with specifications dated 5/1/23 with the following conditions: that damaged exterior

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siding be replaced with matching pattern #117, horizontal wood siding; that replacement windows be all wood framed, with lite configuration six over six (6 over 6) and exterior muntins (i.e., grids); that replacement doors be Craftsman style with a minimum of three top 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 to windows and doors, and Sections 6.1 and 6.2 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.

2. That the request for a Certificate of Appropriateness to reconstruct deteriorated front porch be approved in accordance with specifications dated 5/1/23 with the following conditions: that replacement steps be brush finished concrete; that replacement porch (floor and foundation) be concrete -- consisting of a brush finished concrete slab and a concrete retaining wall foundation; that two-part tapered, box porch columns (two total) be stabilized and repaired; and that replacement roof be gabled. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 7.3 and 7.4 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.
3. That the request for a Certificate of Appropriateness to paint exterior (Body: Grey; Trim: White) be approved in accordance with specifications dated 5/1/23 with the following condition: that wood portion (top) of tapered porch columns be painted white. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 4.8 pertaining to 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 repair fire damaged main residential building be approved as submitted.



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2. That the request for a Certificate of Appropriateness to reconstruct deteriorated front porch be approved with the following conditions that it be restored to its historic appearance.
3. That the request for a Certificate of Appropriateness to paint exterior (Body: Grey; Trim: White) be approved as submitted.

**8. 130 N WINDOMERE AVE**

Winnetka Heights Historic District  
CA223-332(CM)  
Christina Mankowski

**Request**

A Certificate of Appropriateness to remove attic vents on north and south exterior walls and replace with five double hung all wood windows.

**Applicant:** Madabhushi, Ram

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing attic wall vents on the south and north exterior walls with five double hung all wood windows be approved in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(17); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace existing attic wall vents on the south and north exterior walls with five double hung all wood windows be approved with conditions that include the submission of the elevation drawings to show size and proportions, proposed photoshop images to see more easily the straight on view of the elevation and the addition of the vent dimensions.

**DISCUSSION ITEMS:**

**1. 1300 S ERVAY ST**

The Ambassador Hotel  
CA223-340(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to construct new main multifamily dwelling complex with accessory parking structure, on site of the former Ambassador Hotel. (Three buildings total with four levels of parking -- two underground.)

**Applicant:** Mitchell, Will

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new main multifamily dwelling complex with accessory parking structure, on site of the former Ambassador Hotel be approved in accordance with

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drawings and specifications dated 5/1/23 with the following conditions: that one story be added to the signature corner element (the center) of “Jewel Box”; that the height of the parapets on “Jewel Box” and “North Bar” be a minimum of 30 inches above the point where the roof surface(s) and the (parapet) wall(s) intersect; that the base (level three) of “North Bar” be a maximum of 25 feet in height; that parking area surfaces be brush finish concrete including parking area egress and ingress; and that stainless steel fasteners be used to secure fiber cement exterior siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.2 under new construction and additions, Section 5.1(b)(i) pertaining to facades, and Section 7.3 under roofs; 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 main multifamily dwelling complex with accessory parking structure be approved as submitted.

**Request:**

1. A Certificate of Appropriateness to reface existing 32 square foot wall sign on west elevation and 32 square foot monument sign.
2. A Certificate of Appropriateness to add two 17 square feet signs to the south and east elevation walls.

**Applicant:** Harding, Kris

**Application Filed:** 4/6/2023

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to reface existing 32 square foot wall sign west wall sign and 32 square foot monument sign be approved in accordance with drawings and specifications dated 3/17/2023. 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 Standards.
2. That the request for a Certificate of Appropriateness to add two 17 square feet signs to the south and east elevation walls 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 Standards.

**Task Force Recommendation:**

## 2. 1401 W JEFFERSON BLVD

Lake Cliff Historic District  
CA223-335(CM)  
Christina Mankowski

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1. That the request for a Certificate of Appropriateness to replace existing west wall sign and monument sign be approved with conditions that applicant submit notes clarifying existing signs.
2. That the request for a Certificate of Appropriateness to add signs to south and east elevations be denied without prejudice. Signs to be mounted on brick at the south end are excessive. Consider aluminum frame around sign design but not required.

**3. 2002 COMMERCE ST**

Harwood Historic District  
CA223-342(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:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct addition to previously approved new construction be approved in accordance with drawings and specifications dated 5/1/23 with the following conditions: that “Brick Color 3” be altered to match the predominant brick color of the main (previously approved) building or be altered to a lighter neutral color (e.g., beige, taupe, gray, cream, white, or brown); and that black metal panels be replaced with rectangular canopies (commercial grade) in a lighter neutral color(s). Implementation of the recommended conditions would allow the proposed work to be consistent with Harwood district’s preservation criteria Sections 4.1, 4.4, and 4.5 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 approved with the following condition: Raise height, form and cornice of the parapet on the section of the Commerce St facade which has brick color 3 to match the same height, form and cornice of the parapet on the section of the Commerce Street facade which has brick color 1.

*Note: After the Task Force meeting, the applicant submitted revised plans illustrating the requested alterations in parapet design.*

**4. 5414 JUNIUS ST**

Junius Heights Historic District

**Request:**

1. A Certificate of Appropriateness to replace front door.

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Christina Mankowski

2. A Certificate of Appropriateness to replace front windows.
3. A Certificate of Appropriateness to replace rear windows.
4. A Certificate of Appropriateness to renovate rear portion of main structure to include siding, roofing, foundation, windows, and door location.

**Applicant:** Little, Rob

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace the front door be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 5 pertaining to Fenestrations and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace the front windows be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 5 pertaining to Fenestrations and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace rear windows be approved in accordance with drawings and specifications dated 3/6/2023. The proposed work is consistent with preservation criteria Section 5 pertaining to Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to renovate rear portion of main structure to include siding, roofing, foundation, and windows and door location be approved in accordance with the drawings and specifications dated 3/6/2023 with the following conditions: that all materials match existing material, and the skirting is replaced as it originally existed when foundation repair is performed. Implementation of the recommended conditions will allow the proposed work to be consistent with preservation criteria Section 4 – Facades, Section 5 - Fenestration and Openings, and Section 6- 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.

**Task Force Recommendation:**

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1. That the request for a Certificate of Appropriateness to replace the front door be denied without prejudice as the door is original.
2. That the request for a Certificate of Appropriateness to replace the front windows be denied without prejudice per Section 5.1 – Historic windows on front 50% must remain intact.
3. That the request for a Certificate of Appropriateness to replace rear windows be approved with the condition that survey document is included to identify replacement windows.
4. That the request for a Certificate of Appropriateness to renovate rear portion of main structure to include siding, roofing, foundation, and windows and door location be approved as shown with the condition that the repaired/replaced siding match existing siding.

### 5. 5802 WORTH ST

Junius Heights Historic District  
CA223-325(CM)  
Christina Mankowski

#### **Request:**

A Certificate of Appropriateness to replace a portion of and extend wood fence.

**Applicant:** Martinez, Vicente

**Application Filed:** 4/6/23

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace a portion of and extend fence be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 3.6 pertaining to Fences; does not 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:**

That the request for a Certificate of Appropriateness to replace a portion of and extend fence be denied without prejudice per Sections 3.6(a)(2) and 3.6(a)(3).

### 6. 503 E 6TH ST

Lake Cliff Historic District  
CA223-327(CM)  
Christina Mankowski

#### **Request:**

A Certificate of Appropriateness to paint exterior of main structure (Body: SW7008 "Alabaster"; and Trim: SW7069 "Iron Ore").

**Applicant:** Garcia, Jose

**Application Filed:** 4/6/23

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to paint exterior of main structure (Body: SW7008 "Alabaster"; and Trim: SW7069 "Iron Ore") be approved in accordance with specifications dated 4/5/2023 with the following condition that the stone is not to be painted. Implementation of the

recommended condition will allow the proposed work to be consistent with Lake Cliff preservation criteria Exhibit A Section 4.8; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to paint exterior of main structure (Body: SW7008 "Alabaster"; and Trim: SW7069 "Iron Ore") be denied without prejudice. Task force recommends providing photos of neighboring structures to compare differences and variety of house colors and paint color swatches, paint location labels on elevations, and not painting the stone. Task force notes that Craftsman style houses should be of earth tones found in nature and suggests the Sherwin Williams and Benjamin Moore Historic Palettes.

**Request:**

A Certificate of Appropriateness to remodel structure to its original form.

**Applicant:** Mojica, Pascual

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching brick to existing be approved as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the request for a Certificate of Appropriateness to remodel exterior to its original form, using hardy board siding be denied without prejudice as it has an adverse effect on the neighborhood setting. The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
3. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching paint color to the existing paint color be approved as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
4. That the request for a Certificate of Appropriateness to remodel exterior to its original form, installing windows to match existing be denied without prejudice as it has an adverse effect on the neighborhood setting. The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 800 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-330(CM)  
Christina Mankowski

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5. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching roof shingles to the existing be approved as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to its original form be denied without prejudice. Need more information about first floor, second floor, roof plan, exterior elevations, window, and door schedule: inferences to the original form and existing conditions. Task force recommends providing a full architectural concept supporting a contributing building style.

*Note: Applicant submitted additional drawings after task force meeting.*

**Request:**

1. A Certificate of Appropriateness to replace and extend existing wood and iron fence.
2. A Certificate of Appropriateness to replace iron gate.
3. A Certificate of Appropriateness to regrade and reseed lawn.

**Applicant:** Worrell-Bowdin, Sarah Jane

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace and extend existing wood and iron fence be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 11(B)(2); does not 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.
2. That the request for a Certificate of Appropriateness to replace iron gate be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 11(B)(2); does not 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.
3. That the request for a Certificate of Appropriateness to regrade and reseed lawn be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 11(B)(2) does not 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.

**Task Force Recommendation:**

**8. 5003 REIGER AVE**

Munger Place Historic District  
CA223-323(CM)  
Christina Mankowski

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1. That the request for a Certificate of Appropriateness to replace and extend existing wood and iron fence be denied without prejudice.
2. That the request for a Certificate of Appropriateness to replace iron gate be denied without prejudice.
3. That the request for a Certificate of Appropriateness to regrade and reseed lawn be denied without prejudice.

**9. 1012 BETTERTON CIR**

Tenth Street Neighborhood Historic District  
CD223-008(RD)  
Rhonda Dunn

**Request:**

A Certificate of Demolition to demolish main residential building. Standard: imminent threat to public health and safety.

**Applicant:** Cooper, Artis L

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish main residential building be approved in accordance with specifications dated 5/1/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C).

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish main residential building be approved with the following conditions: to come up with a salvage plan for the items that are salvageable; and to replace the current structure with a structure that is of the original size, and massing as the original structure.

**10. 338 S FLEMING AVE**

Tenth Street Neighborhood Historic District  
CD223-007(RD)  
Rhonda Dunn

**Request:**

A Certificate of Demolition to demolish main (commercial) building. Standard: imminent threat to public health and safety.

**Applicant:** Shear, Randy

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish main (commercial) building be approved in accordance with drawings and specifications dated 5/1/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C).

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish main (commercial) building be approved with the following conditions: that the applicant come up with a salvage plan for the materials that can be reused and that the plans that the applicant has brought before task force (for replacement) be followed as written.



**11. 3607 HAVANA ST**

Wheatley Place Historic District  
CA223-339(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 (single car garage).

**Applicant:** Jawadwala, Mustafa

**Application Filed:** 4/6/23

**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 date 5/1/23 with the following conditions: that front steps be centered with respect to front entry door; that front steps be brush finished concrete; that porch (floor and foundation) be concrete -- consisting of a brush finished concrete slab and a concrete retaining wall foundation; and that porch column be painted white. 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 (single car garage) be approved in accordance with drawings and specifications dated 5/1/23. The proposed work is 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, keep plans the same as those previously reviewed by LMC. Two windows on rear elevation as opposed to four is permitted.
2. No quorum – comments only. Supportive.

**12. 3518 MEADOW ST**

Wheatley Place Historic District  
CA223-338(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** Andrews, Queenetra

**Application Filed:** 4/6/23

**Staff Recommendation:**

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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 5/1/23 with the following conditions: that porch columns be two part tapered box columns – wood top, red brick masonry bottom; that dimensions of porch columns be a minimum of ten inches; that exterior siding be wood horizontal lap-siding; and that front dormer window be replaced with a louvered vent. 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 main residential building (on a vacant lot) be approved with the following conditions: that porch columns be square and a minimum of ten inches to twelve inches across; that dormer window be replaced with a louvered vent; and that paired windows be separated by and framed (as a unit) with wood trim.

*Note: Applicant submitted revised plans after Task Force meeting depicting paired windows separated by and framed (as a unit) with wood trim.*

**13. 2815 TANNER ST**

Wheatley Place Historic District  
CA223-336(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:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof be denied with 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:**

That the request for a Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof be denied without prejudice. Solar panels (on front slope) are not compatible with or contributing to the historic character of the district.

**14. 201 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA223-333(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to replace existing driveway.
2. A Certificate of Appropriateness to remove a section of the south retaining wall to form and pour ADA approved concrete stairs from concrete ramp to street.

**Applicant:** Broughton, Louis

**Application Filed:** 4/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace existing driveway be approved in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(8) and (9); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to remove a section of the south retaining wall to form and pour ADA approved concrete stairs from concrete ramp to street be approved in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(8) and (9); meets 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:**

Task force did not complete the review of the application due to missing components of the garage plans (a portion of the proposed work that was withdrawn from this application).

**15. 105 S WINNETKA AVE**

Winnetka Heights Historic District  
CA223-331(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to remove dying live oak tree from front parkway.

**Applicant:** Wilgus, Jeanne

**Application Filed:** 4/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to remove dying live oak tree from front parkway be approved in accordance with specifications dated 3/15/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(b)(5); meets 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:**

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That the request for a Certificate of Appropriateness to remove dying live oak tree from front parkway be denied without prejudice. Tree appears to show signs of wear and task force recommends providing written documentation of arborist recommendation as evidence.

*Note: Applicant submitted arborist recommendation and tree condition.*

**16. 2001 BRYAN ST**

Bryan Tower  
Rhonda Dunn

Review National Register nomination form for 2001 Bryan St (the Bryan Tower), at the behest of the Texas Historical Commission (THC).

**Owner:** Bryan Tower Holdings LLC

**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.