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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

**REVISED**

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

June 5, 2023, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: ([24984843772@dallascityhall.webex.com](mailto:24984843772@dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2498 484 3772

Password: JuneLMC2023 (58635622 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=mc5314d2a4b9e78869199a92eef05fe9b>

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**
  - May 1, 2023, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
  - 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 ITEMS**

**1. 722 RIDGEWAY ST**

Junius Heights Historic District  
CA223-381(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to replace existing vinyl windows on second floor with Legacy 450 Series vinyl windows in the same style.

**Applicant:** Walker, Elizabeth

**Application filed:** 5/4/23

**Staff recommendation:**

That the request for a Certificate of Appropriateness to replace existing vinyl windows on second floor with Legacy 450 Series vinyl windows in the same style be approved with the condition that the replacement vinyl windows are of the six over one configuration in accordance with drawings and specifications dated 5/1/23. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 5.1 and 5.3; 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 Recommendations:**

That the request for a Certificate of Appropriateness to replace existing vinyl windows on second floor with Legacy 450 Series vinyl windows in the same style be approved with the condition that vinyl windows are six over one to match existing windows downstairs per preservation criteria Section 5.1 and 5.3.

**2. 4937 SWISS AVE**

Swiss Avenue Historic District  
CA223-388(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to replace existing barn-style garage doors with new cedar wood garage doors with windows.

**Applicant:** August, Jordan

**Application Filed:** 5/4/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to replace existing barn-style garage doors with new cedar wood garage doors with windows be approved with the condition that the doors are painted to match existing exterior and door slats are installed vertically in accordance with the drawings and specifications dated 6/5/2023. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 51P-63.116(1)(A)(ii); 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 Recommendations:**

No quorum. Task force commented on the proposed diagonal door planks and noted a preference that they be vertical. Task force commented on the unpainted doors and noted a preference for doors painted to match the accessory building. Task force commented on the windows in the proposed doors and wondered whether they could better match the existing windows and have more vertical mullions.

**Request:**

A Certificate of Appropriateness to enlarge existing garage to add third bay and second floor.

**Applicant:** Blackwell, Jeff

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to enlarge existing garage to add third bay and second floor be approved in accordance with the drawings and specifications dated 6/5/2023. The proposed work is consistent with preservation criteria Sec. 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to enlarge existing garage to add third bay and second floor be approve with conditions: Task force reviewed lot coverage, height, massing, materials and windows and door callouts and recommends providing door and window cutsheets, rafter tails details, railing details, door and window trim details and dimensions, paint swatches and roof shingle callouts.

**Request:**

A Certificate of Appropriateness to amend previous Certificate of Appropriateness to add existing stairs from deck to yard at southeast side of rear yard.

**Applicant:** Albers, Anna

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend previous Certificate of Appropriateness to add existing stairs from deck to yard at southeast side of rear yard be approved in accordance with drawings and specifications dated 6/5/2023. The proposed work is

**3. 130 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA223-390(CM)  
Christina Mankowski

**4. 201 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA223-391(CM)  
Christina Mankowski

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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:**

No quorum. Task force in favor of amendment.

**Request:**

A Certificate of Appropriateness to remove two Elm trees in parkway and replace with two Red Oak trees.

**Applicant:** Conrad, Nicholas

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to remove two Elm trees in parkway and replace with two Red Oak trees be approved in accordance with specifications dated 6/5/2023. 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:**

That the request for a Certificate of Appropriateness to remove two Elm trees in parkway and replace with two Red Oak trees be deny without prejudice – task force reviewed application without applicant present and reviewed photos of existing trees. It appears that in the photos facing the house, the tree on the right (north) is dying and the tree on the left is healthy. Task force recommends providing arborist report.

**Request:**

1. A Certificate of Appropriateness to expand existing front yard landscape beds and install new plants.
2. A Certificate of Appropriateness to plant a 15G Japanese Maple and three white flowering Dogwood trees on south side of main structure.

**Applicant:** Lanier, Zachary

**Application Filed:** 5/4/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to expand existing front yard landscape beds and install new plants be approved in accordance with specifications dated 6/5/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(b); 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.

**5. 305 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA223-394(CM)  
Christina Mankowski

**6. 315 N CLINTON AVE**

Winnetka Heights Historic District  
CA223-395(CM)  
Christina Mankowski

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2. That the request for a Certificate of Appropriateness to plant a 15G Japanese Maple and 3 white flowering Dogwood trees on south side of main structure be approved in accordance with specifications dated 6/5/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(b); 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:**

1. That the request for a Certificate of Appropriateness to expand existing front yard landscape beds and install new plants be approved with conditions. Task force recommends basic steel edging or typical masonry edging and does not recommend a cast concrete border. Task force finds front yard design in keeping with historic character.
2. That the request for a Certificate of Appropriateness to plant a 15G Japanese Maple and 3 white flowering Dogwood trees on south side of main structure be approved. Note: Task force reviewed site plan/plant selections/existing photos and backyard design is not a part of CA due to all items below 6 ft/front steps repair is also not a part of this CA.

**Request:**

A Certificate of Appropriateness to replace ribbon driveway with 37 foot by 8 foot poured concrete driveway.

**Applicant:** Flair, Carrie

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace ribbon driveway with 37 feet by 8 foot poured concrete driveway be approved in accordance with specifications dated 6/5/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(b)(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:**

That the request for a Certificate of Appropriateness to replace ribbon driveway with 37 feet by 8 foot- poured concrete driveway be denied without prejudice. Task force reviewed application without applicant present. Task force takes no exception with replacing ribbons with solid drive. However, the approach and the rolling lawn create conditions where the sketch needs to be revised. Drive must fit within carport and the grading of the lawn.

**7. 318 N CLINTON AVE**

Winnetka Heights Historic District

CA223-396(CM)

Christina Mankowski

**8. 201 E 9TH ST**

W H Adamson High School  
CA223-397(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to install free standing walkway canopies on east and west elevations of accessory building.

**Applicant:** Garcia, Jessica

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install free standing walkway canopies on east and west elevations of accessory building be approved in accordance with drawings and specifications dated 5/25/23. The proposed work is consistent with preservation criteria Sections 9.1 and 9.6 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 install free standing walkway canopies on east and west elevations of accessory building be approved as submitted.

**9. 919 MORRELL AVE**

Zion Hill Missionary Baptist Church  
CA223-398(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to repave/replace deteriorated parking area with brush finish concrete on east side of property.
2. A Certificate of Appropriateness to repave/replace deteriorated sidewalk with brush finish concrete on east side of property.

**Applicant:** Ramler, AJ

**Application Filed:** 5/4/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to repave/replace deteriorated parking area with brush finish concrete on east side of property be approved in accordance with drawings and specifications dated 5/4/23. The proposed work is consistent with preservation criteria Sections 3.3 and 3.5 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 repave/replace deteriorated sidewalk with brush finish

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concrete on east side of property be approved in accordance with drawings and specifications dated 5/4/23. 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).

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to repave/replace deteriorated parking area with brush finish concrete on east side of property be approved as submitted.
2. That the request for a Certificate of Appropriateness to repave/replace deteriorated sidewalk with brush finish concrete on east side of property be approved as submitted.

**Request:**

A Certificate of Appropriateness to install landscaping (native plants) in front yard of main building.

**Applicant:** Lee, Josh

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install landscaping (native plants) in front yard of main building be approved in accordance with drawings and specifications dated 5/18/23. The proposed work is consistent with preservation criterion Section 2.6 pertaining to 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:**

That the request for a Certificate of Appropriateness to install landscaping (native plants) in front yard of main building be approved with the following conditions: that the plant diagram and location are transcribed onto a survey of the property; that the legend has a photo for each plant; and that the plant dimensions at maturity are provided.

*Note: Applicant submitted revisions based on Task Force feedback.*

**10. 4823 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-401(RD)

Rhonda Dunn

**DISCUSSION ITEMS:**

**1. 6031 WORTH ST**

Junius Heights Historic District  
CA223-382(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to plant 8-10 foot tall Little Gem Magnolia Tree in the middle of the front yard.
2. A Certificate of Appropriateness to repaint exterior of main and accessory structures trim in the color SW7005 "Pure White".
3. A Certificate of Appropriateness to paint brick and wood exterior of accessory structure in the color SW7016 "Mindful Gray".
4. A Certificate of Appropriateness to repair broken concrete on front porch and install cement walkway and steps from porch to sidewalk.

**Applicant:** Watras, Rhonda

**Application Filed:** 5/4/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to plant 8-10 foot tall Little Gem Magnolia Tree in the middle of the front yard be approved in accordance with specifications dated 6/5/2023. The proposed work is consistent with preservation criteria Section 3.5; 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.
2. That the request for a Certificate of Appropriateness to repaint exterior of main and accessory structures trim in the color SW7005 "Pure White" be approved. The proposed work is consistent with preservation criteria Section 4.4; 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.
3. That the request for a Certificate of Appropriateness to paint brick and wood exterior of accessory structure in the color SW7016 "Mindful Gray" be approved. The proposed work is consistent with preservation criteria Section 4.1(e); 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.
4. That the request for a Certificate of Appropriateness to A Certificate of Appropriateness to install cement walkway and steps from porch to sidewalk be approved. The proposed work is consistent with preservation criteria Section 3.2; 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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1. That the request for a Certificate of Appropriateness to plant 8-10 foot tall Little Gem Magnolia Tree in the middle of the front yard be approved.
2. That the request for a Certificate of Appropriateness to repaint exterior of main and accessory structures trim in the color SW7005 "Pure White" be approved with conditions per Section 4.1e.
3. That the request for a Certificate of Appropriateness to paint brick and wood exterior of accessory structure in the color SW7016 "Mindful Gray" be approved with the condition that the applicant confirm house was painted at time of creation of ordinance
4. That the request for a Certificate of Appropriateness to repair broken concrete on front porch and install cement walkway and steps from porch to sidewalk be approved with the conditions that walkway be 4 feet wide to be similar to the others in the neighborhood. Drawings to be submitted to show planned steps with all dimensions included.

**2. 612 E 5TH ST**

Lake Cliff Historic District  
CA223-384(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to construct a new multi-family planned development.

**Applicant:** 3DL Construction Management LLC

**Application filed:** 5/4/23

**Staff recommendation:**

That the request for a Certificate of Appropriateness to construct a new multi-family planned development 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:**

That the request for a Certificate of Appropriateness to construct a new multi-family planned development be denied. Task Force reviewed application without application present: floor plans, elevations & sections. Task force recommended revising site plan elevations to a specific historic style in keeping with the neighborhood. Task force recommends providing completed application checklist.

**3. 4912 JUNIUS ST**

Munger Place Historic District  
CA223-385(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to remove existing side door and adjacent window and replace with a new wood door with a stained-glass window.
2. A Certificate of Appropriateness to remove existing rear windows and replace with a new casement window and to repair and replace surrounding siding to match existing.

**Applicant:** Ripley, Travis

**Application Filed:** 5/4/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remove existing side door and adjacent window and replace with a new wood door with a stained-glass window be approved in accordance with specifications dated 5/3/2023. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(S); 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 existing rear windows and replace with a new casement window and to repair and replace surrounding siding to match existing be approved in accordance with specifications dated 5/3/2023. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(S); 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:**

No quorum. Task force had no comment as to the windows on the proposed rear elevation. Task force commented on the proposed wood paneling surrounding the leaded glass window and asked whether the applicant would consider adding additional glass panels around the window.

**Request:**

1. A Certificate of Appropriateness to build main structure.
2. A Certificate of Appropriateness to build detached garage.
3. A certificate of Appropriateness to install fence and gate.
4. A Certificate of Appropriateness to install landscaping in front yard.

**Applicant:** Calvin LaMont & Sabrina Boxtton

**Application Filed:** 5/4/23

**4. 5203 VICTOR ST**

Munger Place Historic District  
CA223-386(CM)  
Christina Mankowski

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### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to build main structure be approved in accordance with specifications dated 4/14/2023 with the conditions that the proposed brick color and columns and brackets be more compatible with the historic district; and that the proposed setback be revised to the requirements within the historic district per preservation criteria Section 57P-97.111(c)(1)(F)(iii). 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, and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to build detached garage be approved in accordance with specifications dated 4/14/2023 with the condition that the exterior design and materials matches that of the main structure. Implementation of the recommended condition would allow the proposed work to be consistent 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 install fence and gate 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.
4. That the request for a Certificate of Appropriateness to install landscaping in front yard be approved in accordance with specifications dated 4/14/2023. 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

### **Task Force Recommendation:**

No quorum. Task force commented on the brick color and urged that the brick color be changed so that it is more compatible with the district and period of homes. Task force commented on the proportions of the columns and the proportions of the brackets and urged that the illustrations in the un-codified version of the ordinance be reviewed along with columns within the district so that they are more compatible. Task force commented on the fence placement (wrought iron car gate near port corcheres and wooden fence and noted that the ordinance prohibited that they be enclosed by gates or fences on any side and that a fence in the cornerside yard may not be directly in front

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of the cornerside facade. Task force recommended that applicant review the fence location illustrations. Task force noted that the left-side elevation that fronts Munger Blvd has a lack of fenestration that is uncharacteristic for houses that were constructed during the neighborhood's period of significance. Task force commented on the building placement and noted that the ordinance requires that a main building on a corner lot must have a front yard setback that is within one foot of that of the closest main building in the same blockface.

### **Request:**

1. A Certificate of Appropriateness to add additional 8 foot X 8 foot post with 4 foot concrete base for structural strength.
2. A Certificate of Appropriateness to add concrete base from house to driveway.
3. A Certificate of Appropriateness to add staircase base.
4. A Certificate of Appropriateness to change railing from metal to cedar.

**Applicant:** Rankin, Johnathan

**Application Filed:** 5/4/23

### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to add additional 8 foot X 8 foot post with 4 foot concrete base for structural strength be approved in accordance with drawings and specification dated 6/5/2023. The proposed work is consistent with Munger Place preservation criteria Sections 51P-97.111(c)(1)(B) for additions; 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 add concrete base be approved in accordance with drawings and specification dated 6/5/2023. The proposed work is consistent with Munger Place preservation criteria Sections 51P-97.111(c)(1)(B) for additions; 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 add staircase base be approved in accordance with drawings and specification dated 6/5/2023. The proposed work is consistent with Munger Place preservation criteria Sections 51P-97.111(c)(1)(B) for additions; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### **5. 5211 JUNIUS ST**

Munger Place Historic District  
CA223-387(CM)  
Christina Mankowski

4. That the request for a Certificate of Appropriateness to change railing from metal to cedar and paint white per previously approved Certificate of Appropriateness be approved in accordance with drawings and specifications dated 6/5/23. The proposed work is consistent with Munger Place preservation criteria Sections 51P-97.111(c)(1)(B) for additions and 51P-97.111(c)(1)(I) for color; 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 has no comment to the modifications to the original OHP approval. Task force is concerned that the completed work does not have additional architectural detail to match the main house (addition to the main house is not compatible with the dominant horizontal or vertical characteristics, scale, shape, materials, detailing of the main building).

**Request:**

1. A Certificate of Appropriateness to replace siding on entire property.
2. A Certificate of Appropriateness to add rear deck.

**Applicant:** Bridgett, Derrick

**Application Filed:** 5/4/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace siding on entire property 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.
2. That the request for a Certificate of Appropriateness to add rear deck 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:**

1. That the request for a Certificate of Appropriateness to replace siding on entire property be denied without prejudice.
2. That the request for a Certificate of Appropriateness to add rear deck be denied without prejudice. Task force reviewed drawings and recommended providing photos of existing structure, paint color (number and swatch), siding material specifications, trim dimensions (details that will inevitably be needed to work with the siding). Also, submissions need to have details, dimensions and

**6. 218 N WILLOMET AVE**

Winnetka Heights Historic District  
CA223-393(CM)  
Christina Mankowski

material callouts of architectural shingles on gable as well as rear deck railing.

**7. 4702 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-400(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to construct new two-story accessory structure (a garage) in rear yard.

**Applicant:** Grable, Michael

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new two-story accessory structure (a garage) in rear yard be approved in accordance with drawings and specifications dated 5/4/23 with the following conditions: that exterior board and batten siding be all wood and that windows be all wood framed. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 4.1, 4.2, and 4.3 pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct new two-story accessory structure (a garage) in rear yard be approved with the condition that the mullions in the wood windows are solid wood and not clad with synthetic or metal material.

**8. 4702 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CD223-009(RD)  
Rhonda Dunn

**Request:**

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

**Applicant:** Grable, Michael

**Application Filed:** 5/4/23

**Staff Recommendation:**

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

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish accessory structure (a garage) be approved as submitted.

**9. 1129 BETTERTON CIR**

Tenth Street Neighborhood Historic District  
CA223-403(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to install solar panels on east (right) side of roof.

**Applicant:** Berry, Bryan

**Application Filed:** 5/4/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels on east (right) side of roof be denied without prejudice. The proposed work is inconsistent with preservation criterion Section (c) under 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 east (right) side of roof be denied without prejudice. Solar Panels should be located at rear of house so to not be visible from the street. This is [not] in conformance with the 10th Street ordinance.

**Request:**

A Landmark Commission Authorized Hearing to consider a historic overlay for the Burgher Residence, on the west side of Turtle Creek Boulevard south of Wycliff Avenue.

**Owner:** Beverly K. Parkhurst & K. Ray Beverly Trust

**Filed:** May 18, 2023

**Staff Recommendation:**

Approve, subject to preservation criteria.

**Designation Committee Recommendation:**

Approve, subject to preservation criteria.

**10. 4107 TURTLE CREEK BLVD**

Burgher Residence  
Rhonda Dunn

**DESIGNATION COMMITTEE:**

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

### 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 §551.09]