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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 4, 2024, 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: (2481 072 9854@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 2481 072 9854

Password: March24LMC (62724245 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=m1858c1bf97461019c99eca1d750659b6>

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 5, 2024, regular meeting minutes
- IV. **Staff Report/Briefings** HP Staff
 - Briefing on progress by the Ad Hoc Code Amendment Committee
- V. **Briefing Items**
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
 - Consideration and discussion of the draft HR&A Report on the Historic and Cultural Preservation Plan
 - Approval of the Landmark Commission's letter for inclusion in the HR&A Report on Historic and Cultural Preservation
- VI. **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. 2501 FLORA ST

Booker T Washington (Arts Magnet) High School
CA234-198(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to replace non-historic windows on protected facades with all wood windows (total 91).
2. A Certificate of Appropriateness to repair exterior doors (total 3) on protected facades.

Applicant: Phillips May Corporation - Bob Bennett

Application Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace non-historic windows on protected facades with all wood windows (total 91) be approved in accordance with drawings and specifications dated 2/1/2024. The proposed work is consistent with preservation criteria Sections 2.9 and 2.12 pertaining to fenestration(s) 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 repair exterior doors (total 3) on protected facades be approved in accordance with drawings and specifications dated 2/1/2024. The proposed work is consistent with preservation criteria Sections 2.9 and 2.12 pertaining to fenestration(s) 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.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to replace non-historic windows on protected facades with all wood windows (total 91) be approved as submitted.
2. That the request for a Certificate of Appropriateness to repair exterior doors (total 3) on protected facades be approved as submitted.

2. 706 HUNTLEY ST

Junius Heights Historic District
CA234-194(CM)
Christina Mankowski

Request:

A Certificate of Appropriateness to alter rear elevation by removing two windows and replacing existing door with original exterior door.

Applicant: Trecartin, Aaron

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Application Filed: 02/01/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to alter rear elevation by removing two windows and replacing existing door with original exterior door be approved in accordance with materials and specifications dated 1/12/2024. The proposed work is consistent with preservation criteria Sections 4.2; 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 alter rear elevation by removing two windows and replacing door with original exterior door be approved as shown.

Request:

1. A Certificate of Appropriateness to renovate the rear of the main structure and construct a rear addition, including a basement under the addition and deck.
2. A Certificate of Appropriateness to relocate seven (7) windows and to remove two (2) windows, covering the openings with matching siding.
3. A Certificate of Appropriateness to repaint main structure using the same colors and placement as existing (Body: SW7052 "Gray Area", Trim: SW7036 "Accessible Beige", and Accent: SW7592 "Crabby Apple").
4. A Certificate of Appropriateness to replace the entire roof (including new addition) of main structure with GAF Timberline in "Pewter Gray" color.

Applicant: Ibarra, Enrique

Application Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to renovate the rear of the main structure and construct a rear addition, including a basement under the addition and deck be approved in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24 with the conditions that all materials, details, colors, and design match the existing structure and that new windows be all wood, no cladding. Implementation of these conditions would allow the proposed work to be consistent with the preservation criteria Sections 51P-87.111(a)(2), (a)(3), (a)(10), (a)(14), and (a)(17)(F), the standards in City Code Section 51A-4.501(g)(6)(c)(i) for

3. 307 S ROSEMONT AVE

Winnetka Heights Historic District
CA234-191(MW)
Marcus Watson

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- contributing structures, and the Secretary of the Interior's standards.
2. That the request for a Certificate of Appropriateness to relocate seven (7) windows and to remove two (2) windows, covering the openings with matching siding be approved in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24 with the conditions that all materials, details, colors, and design match the existing structure. Implementation of these conditions would allow the proposed work to be consistent with preservation criterion Section 51P-87.111(a)(F), 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 repaint main structure using the same colors and placement as existing (Body: SW7052 "Gray Area", Trim: SW7036 "Accessible Beige", and Accent: SW7592 "Crabby Apple"). be approved in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24. The proposed work is consistent with preservation criterion 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.
 4. That the request for a Certificate of Appropriateness to replace the entire roof (including new addition) of main structure with be approved in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(E), 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. Approved with conditions. Need window and door cut sheets and all details. Need full materials list. Horizontal window on rear elevation should either match the horizontal window on the front elevation or be eliminated.
2. Approved with conditions. Submit any repairs of existing windows for routine maintenance.
3. Approve. Can be routine maintenance.
4. Approve. Can be routine maintenance.

COURTESY REVIEW:

1. 1462 1ST AVE

Fair Park Historic District
CR234-006(RD)
Rhonda Dunn

Request:

Courtesy Review -- Install a new outdoor carousel (in the west, side yard of the Children's Aquarium).

Applicant: Alston, Norman

Application Filed: 02/01/2024

Staff Recommendation:

Courtesy review – no action required. That the request to install a new outdoor carousel (in the west, side yard of the Children's Aquarium) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Recommendation:

Courtesy Review – Comments only, which are as follows:

1. Proposed location is acceptable. Exact location to be determined at future date.
2. Proposed location will help activate this area of the park.
3. Carousel will require a structural base, ADA ramp and operator station. Include ADA seating on carousel.
4. Additional site enhancements will be included with future design.
5. Carousel presented was selected to work with the aquatics of the adjacent lagoon. Specific model has not been viewed. Company has good reputation.
6. Need arborist to review impact of carousel location on adjacent trees.
7. Future design needs to include controls for music sound levels.

2. 706 HUNTLEY ST

Junius Heights Historic District
CR234-005(CM)
Christina Mankowski

Request:

Courtesy review – Construct a "protruding" front porch on main structure.

Applicant: Trecartin, Aaron

Application Filed: 02/01/2024

Staff Recommendation:

Courtesy review – no action required. That the request to construct a "protruding" front porch on main structure to be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for Landmark Commission review.

Task Force Recommendation:

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Courtesy review – comments only. Supportive and approve conceptual proposal.

Request:

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

Applicant: Bidqiqz LLC - Brandon Ward

Application Filed: 02/01/2024

Staff Recommendation:

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Recommendation:

Courtesy Review -- Comments only, which are as follows:

1. Foundation should not be concrete slab on grade.
2. Lot should not be leveled.

Request:

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

Applicant: Lafuente, Roy

Application Filed: 02/01/2024

Staff Recommendation:

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Recommendation:

Courtesy Review -- Comments only, which are as follows:

1. Roof is too steep for a Craftsman bungalow.
2. Porch columns and spindles are too narrow.
3. Foundation should not be concrete slab on grade.

3. 212 S CLIFF ST

Tenth Street Neighborhood Historic District

CR234-007(RD)

Rhonda Dunn

4. 3618 DUNBAR ST

Wheatley Place Historic District

CR234-010(RD)

Rhonda Dunn

DISCUSSION ITEMS:

1. 5906 REIGER AVE

Junius Heights Historic District

CA234-195(CM)

Christina Mankowski

Request:

1. A Certificate of Appropriateness to install fence in front yard.

2. A Certificate of Appropriateness to install lights on fence near the gate.

Applicant: Baumann, James

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Application Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to install fence in front yard be denied without prejudice as the proposed work is not consistent with preservation criteria Section 3.6(a); and 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 install lights on fence near the gate be approved in accordance with materials and specifications dated 3/4/2024. The proposed work is consistent with preservation criteria Section 3.5(a); and 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:

1. That the request for a Certificate of Appropriateness to install fence in front yard be denied without prejudice per Section 3.6.2 of the Junius Heights ordinance.
2. That the request for a Certificate of Appropriateness to install lights on fence near the gate be denied without prejudice. Task force recommends more appropriate light style.

Request:

A Certificate of Appropriateness to construct a new 2.5-story, 3-unit, multi-family residential main structure with related landscaping on a vacant lot.

Owner: Meckfessel, Andrew

Filed: 02/01/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new 2.5-story, 3-unit, multi-family residential main structure with related landscaping on a vacant lot be approved in accordance with materials, drawings and specifications dated 1/22/24. The proposed work is consistent with preservation criteria 3.1, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 4.4, 4.7, 4.8, 6.1, 6.2, 7.4, and Section 9 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 standards.

Task Force Recommendation:

2. 612 E 5TH ST

Lake Cliff Historic District

CA234-192(MW)

Marcus Watson

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That the request for a Certificate of Appropriateness to construct a new 2.5-story, 3-unit, multi-family residential main structure with related landscaping on a vacant lot be approved with conditions. Specify smooth cementitious siding, both horizontal and vertical. Provide wrought iron fence detail. Provide wall, overhang, and siding on dormer details. Mull the dormer windows separately. Provide cut sheets for doors and garage doors.

Request:

1. A Certificate of Appropriateness to replace non-historic railings on faux “balconies.”
2. A Certificate of Appropriateness to replace all courtyard-facing non-historic doors with fiberglass doors.
3. A Certificate of Appropriateness to replace all windows (non-historic) with 1-over-1 vinyl windows in “beige” color.
4. A Certificate of Appropriateness to remove all shutters.
5. A Certificate of Appropriateness to paint the nonmasonry elements of the building (Balconies, Trim and Doors: SW2829 “Classical White”; Accent: SW7048 “Urbane Bronze”).
6. A Certificate of Appropriateness to replace railings at front waterfall steps.
7. A Certificate of Appropriateness to replace light fixtures over courtyard-facing entrances.
8. A Certificate of Appropriateness to replace light fixture to the side of outward-facing kitchen entrances.

Applicant: Dent, Jennifer

Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace non-historic railings on faux “balconies” be approved in accordance with materials, drawings and specifications dated 2/16/24 with the condition that all materials be painted wood. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 4.1(b), 4.4, 7.1, 7.3, and 8.1; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior’s standards.
2. That the request for a Certificate of Appropriateness to replace all courtyard-facing non-historic doors with

3. 1001 N CRAWFORD ST

Lake Cliff Historic District

CA234-190(MW)

Marcus Watson

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fiberglass doors be approved in accordance with materials, drawings and specifications dated 2/16/24 with the condition that the new doors be all wood inside and out, not fiberglass. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 5.2 and 5.3; 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 all windows (non-historic) with 1-over-1 vinyl windows in "beige" color be approved in accordance with materials, drawings and specifications dated 2/16/24 with the condition that the new windows be all wood inside and out, no vinyl and no cladding. Implementation of this condition would allow the proposed work to be consistent with the preservation criteria Sections 5.2 and 5.3; 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 remove all shutters be approved in accordance with materials, drawings and specifications dated 2/16/24. 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.
5. That the request for a Certificate of Appropriateness to paint the nonmasonry elements of the building (Balconies, Trim and Doors: SW2829 "Classical White"; Accent: SW7048 "Urbane Bronze") be approved in accordance with materials, drawings and specifications dated 2/16/24 with the condition that no brick or other masonry be painted. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 4.4 and 4.8; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
6. That the request for a Certificate of Appropriateness to replace railings at front waterfall steps be approved in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.7; the standards in City Code Section 51A-4.501(g)(6)(c)(ii)

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for noncontributing structures; and the Secretary of the Interior's standards.

7. That the request for a Certificate of Appropriateness to replace light fixtures over courtyard-facing entrances be approved in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.6; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
8. That the request for a Certificate of Appropriateness to replace light fixture to the side of outward-facing kitchen entrances be approved in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.6; 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 non-historic railings on faux "balconies" be approved with conditions.
2. That the request for a Certificate of Appropriateness to replace all courtyard-facing non-historic doors with fiberglass doors be approved with conditions. The doors should not be Craftsman style. Consider flipping courtyard and outer doors (before applicant decided to retain existing outer doors).
3. That the request for a Certificate of Appropriateness to replace all windows (non-historic) with 1-over-1 vinyl windows in "beige" color be approved with conditions. Consider aluminum windows instead of vinyl.
4. That the request for a Certificate of Appropriateness to remove all shutters be approved with conditions. Shutters are not necessary.
5. That the request for a Certificate of Appropriateness to paint the nonmasonry elements of the building (Balconies, Trim and Doors: SW2829 "Classical White"; Accent: SW7048 "Urbane Bronze") be approved with conditions. Brown or earth tone colors would be better than white.
6. That the request for a Certificate of Appropriateness to replace railings at front waterfall steps be approved with conditions. Steel tube rails instead of wood.

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7. That the request for a Certificate of Appropriateness to replace light fixtures over courtyard-facing entrances be approved. No comments.
8. That the request for a Certificate of Appropriateness to replace light fixture to the side of outward-facing kitchen entrances be approved. No comments.

Request:

A Certificate of Appropriateness to construct a new two-story, single-family main structure on a vacant lot.

Owner: Carden, Anthony

Filed: 02/01/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure on a vacant lot be approved in accordance with materials, drawings and specifications dated 2/20/24. The proposed work is consistent with preservation criteria Sections 2.1, 2.3, 2.5, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 3.7 and Section 4 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 standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure on a vacant lot be approved with conditions.

Comments:

1. Roof pitch on house should be 6/12, garage roof 5/12 and front porch roof pitch should be at least 3/12
2. Foundation height should be 24" from finished grade
3. Add wing walls to the front porch steps with cast stone top
4. Front door should be at least 40" wide
5. Side fence does not meet the requirement and should be 50% back from the front of the house
6. Finals should be removed from the side yard fence
7. Confirm that windows are wood on wood and that mullions are on the outside of the glass Windows to have 1"x6" header and cap molding, side trim to be 1"x4"-6"
8. Applicant to add trim below sash as other historic houses in the area have (1-2")
9. Windows in the dormer should be ganged
10. Recommend applicant finds solution to increase the fenestrations on the back elevation, second floor

4. 4502 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA234-182(MW)
Marcus Watson

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11. Back elevation, first floor, right side: recommend adding three full-sized ganged windows
12. Recommended color for shingles: weathered wood
13. Recommend that window sashes and window trim cap be painted Needle Point Navy
14. Lights should be less modern and more craftsman/prairie style
15. Need submission for door hardware
16. Gutters to be painted to match

Request:

A Certificate of Appropriateness to construct a new two-story, single-family residential main structure and a one-story accessory structure on a vacant lot.

Owner: Carden, Anthony

Filed: 02/01/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new two-story, single-family residential main structure and a one-story accessory structure on a vacant lot be approved in accordance with materials, drawings and specifications dated 2/20/24. The proposed work is consistent with preservation criteria Sections 2.1, 2.3, 2.5, 2.9, 2.11, 2.13, 2.14, 2.15, 3.7 and Section 4 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 standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a new two-story, single-family residential main structure and a one-story accessory structure on a vacant lot be approved with conditions.

Comments:

1. Roof pitch on house should be 6/12, porch roof pitch minimum 3/12, and garage roof pitch should be 5/12
2. Foundation height should be 24" from finished grade
3. Add wing walls to the front porch steps with cast stone top
4. Consider adding transom to front door
5. Front elevation: the center window on the second floor: window should have six panes
6. All windows on the house should be 3 over 1
7. Back door: single pane of glass
8. Finals should be removed from the side yard fence

5. 4510 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA234-183(MW)
Marcus Watson

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9. Confirm that windows are wood on wood and that mullions are on the outside of the glass
10. Windows to have 1"x6" header and cap molding, side trim to be 1"x4"-6"
11. Applicant to add trim below sash as other historic houses in the area have (1-2")
12. Recommended color for shingles: weathered wood or grayer
13. Recommend that window sashes and window trim cap be painted Iron Ore
14. Lights should be less modern and more craftsman/prairie style
15. Need submission for door hardware
16. Gutters to be painted to match

Request:

A Certificate of Appropriateness to construct a new main residential building.

Owner: Grant, Giancarlo

Filed: 02/01/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new main residential building be approved in accordance with drawings and specifications dated 2/19/2024 with the following conditions: that garage be separated from the main building by a "hyphen" connector for appropriate massing; that paired windows be separated by a single mullion (as opposed to individually framed); and that a brush finish concrete parking pad be installed to the rear of the garage. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 1.3 pertaining to site and site elements, and Section 3.2 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a new main residential building be approved with the following conditions: that the front doors be moved inward by one foot; that inner porch columns be moved to align with [outer] edges of front doors; and the front railings be reduced in length (to coincide with the recommended placement of the inner porch columns).

6. 234 S CLIFF ST

Tenth Street Neighborhood Historic District
CA234-199(RD)
Rhonda Dunn

Note: Applicant submitted revisions that addressed the Task Force's comments/conditions.

7. 1102 CHURCH ST

Tenth Street Neighborhood Historic District
CA234-200(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to resize original window openings. (Unauthorized Work)
2. A Certificate of Appropriateness to replace existing vinyl windows (total 13) (unauthorized work) with aluminum windows.
3. A Certificate of Appropriateness to replace exterior horizontal lap wood siding with in-kind materials.
4. A Certificate of Appropriateness to prepare and paint exterior: body, trim and accents.

Owner: Stewart, Kennedy

Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 2.1(c) pertaining to facades and Section 2.2(a) under 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 for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 13) (unauthorized work) with aluminum windows be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 2.2(a) 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 for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace exterior horizontal lap wood siding with in-kind materials be approved in accordance with specifications dated 2/1/2024 with the following conditions: that existing millwork pattern #117 siding be exposed and restored; and that any new replacement siding be all wood, millwork pattern #117 to match the original siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 2.1(f) and 2.1(h) pertaining to facades; the

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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 prepare and paint exterior -- body, trim and accents -- be approved in accordance with specifications dated 2/1/2024 with the following condition: that selected colors are within the acceptable color range according to the Munsell Color System for the district. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 2.1(g) 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:

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) be denied with prejudice. Windows should be restored to their original dimensions. Building is contributing and should be restored to the historic.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 13) (unauthorized work) with aluminum windows be denied with prejudice. Vinyl windows are inappropriate to the historic district. Windows should be all wood (framed).
3. That the request for a Certificate of Appropriateness to replace exterior horizontal lap wood siding with in-kind materials be denied with prejudice. Remove Hardy Board and expose original novelty pattern #117 all wood siding.
4. That the request for a Certificate of Appropriateness to prepare and paint exterior -- body, trim and accents -- be approved with the following condition: that paint colors be selected from a historic paint palette.

Request:

1. A Certificate of Appropriateness to resize original window openings. (Unauthorized Work)
2. A Certificate of Appropriateness to replace existing vinyl windows (total 9) (unauthorized work) with aluminum windows.
3. A Certificate of Appropriateness to replace exterior doors (total 3). (Unauthorized Work)

8. 2815 TWYMAN AVE

Wheatley Place Historic District
CA234-201(RD)
Rhonda Dunn

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4. A Certificate of Appropriateness to replace exterior horizontal siding.
5. A Certificate of Appropriateness to prepare and paint exterior: body (color: Sherwin Williams “Dutch Tile Blue”, SW 0031) and trim (color: Sherwin Williams “Classical White”, SW 2829).

Owner: Stewart, Kennedy

Filed: 02/01/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) 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.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 9) (unauthorized work) with aluminum windows be approved in accordance with specifications dated 2/1/2024 with the following condition: that window openings be resized to their original dimensions. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
3. That the request for a Certificate of Appropriateness to replace exterior doors (total 3) (unauthorized work) be approved in accordance with specifications dated 2/1/2023 with the following condition: that replacement front and side doors be Craftsman style with a minimum of three top lites. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
4. That the request for a Certificate of Appropriateness to replace exterior horizontal siding be approved in accordance with specifications dated 2/1/2024 with the following condition: that replacement siding be all wood and either millwork pattern #117 or millwork pattern #105. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
5. That the request for a Certificate of Appropriateness to prepare and paint exterior – body (color: Sherwin Williams “Dutch Tile Blue”, SW 0031) and trim (color:

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Sherwin Williams “Classical White”, SW 2829) -- be approved in accordance with specifications dated 2/1/2024. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) be denied without prejudice. Windows should be restored to their original dimensions.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 9) (unauthorized work) with aluminum windows be approved with the following conditions: that window openings be restored to their original dimensions first.
3. That the request for a Certificate of Appropriateness to replace exterior doors (total 3) (unauthorized work) be approved with the following conditions: that replacement doors be Craftsman style; and that front door be wood.
4. That the request for a Certificate of Appropriateness to replace exterior horizontal siding be approved with the following condition: that replacement siding be horizontal lap siding novelty pattern #117, as depicted in previous photos of the house.
5. That the request for a Certificate of Appropriateness to prepare and paint exterior -- body (color: Sherwin Williams “Dutch Tile Blue”, SW 0031) and trim (color: Sherwin Williams “Classical White”, SW 2829) -- be approved with the following condition: that exterior paint colors be selected from a historic paint palette (in particular, an Arts & Crafts collection).

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.

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]