

RECEIVED

2024 MAY - 2 PM 2:21

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

REVISED

Public Notice

2 4 0 4 5 1

POSTED CITY SECRETARY
DALLAS, TX

May 6, 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: (24940247988@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 2494 024 7988

Password: MaYLMC24 (62956224 from phones and video systems)

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=m2a605adba1083e2476532868ae0656db>

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**
 - April 1, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
 - Certificate of Eligibility (CE) Items
 - Consent Items
 - Certificate of Demolition (CD) Item
 - Courtesy Review Items
 - Discussion Items
 - Recognition of Preservation Month: May is Preservation Month
 - Discussion and action on the Ad Hoc Code Amendment Committee recommendations
 - Resignation of Kate Singleton, Chief Preservation Planner
- VI. **Public Hearing**
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

EXECUTIVE SESSION NOTICE

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

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

CONSENT AGENDA

1. 5635 Tremont St

Junius Heights Historic District
CE234-004(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$52,925 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Bozarth, Paul

Application Filed: 12/6/2021

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$52,925 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 4811 Swiss Ave

Peak's Suburban Addition Historic District
CE234-005(CM)
Christina Mankowski

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$186,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Schiffer, Mallory

Application Filed: 3/8/2024

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$186,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 2712 SWISS AVE

Saint Joseph's Catholic Church
CA234-311(RD)
Rhonda Dunn

Request:

A Certificate of Appropriateness to install eight feet high precast concrete wall (fencing) with a masonry pattern, along rear yard property line.

Applicant: Erika Construction

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to install eight feet high precast concrete wall (fencing) with a masonry pattern, along rear yard property line be approved in accordance with specifications dated 4/4/2024 with the following conditions: that masonry pattern match common course brick pattern of existing bricks on rear elevation of

main building; and that precast concrete wall be stained to match color of existing bricks on rear elevation of main building. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.10(c) and 3.10(d) under Fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation:

No quorum -- comments only. Supportive with the following conditions:

1. Provide photographs of proposed brick wall to show that the proposed brick system's brick pattern and color match the existing church's facade.
2. Show how existing grout will be duplicated on the new system.

Request:

A Certificate of Appropriateness to construct a protruding front porch to emulate structure's original front porch.

Applicant: Trecartin, Aaron

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a protruding front porch to emulate structure's original front porch be approved in accordance with drawings and specifications dated 3/21/2024. The proposed work is consistent with preservation criteria Section 7; 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 protruding front porch to emulate structure's original front porch be approved as presented.

Request

A Certificate of Appropriateness to construct a two-story accessory structure.

Applicant: Trecartin, Aaron

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a two-story accessory structure be approved in accordance with drawings and specifications dated 3/25/2024. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(A); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for

4. 706 HUNTLEY ST

Junius Heights Historic District
CA234-298(CM)
Christina Mankowski

5. 4940 WORTH ST

Munger Place Historic District
CA234-299(CM)
Christina Mankowski

noncontributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a two-story accessory structure be approved as presented.

Request

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

Applicant: Trecartin, Aaron

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Demolition to demolish a two-story accessory structure be approved with specifications dated 5/6/2024. 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 Appropriateness to demolish a noncontributing accessory structure be approve with the acknowledgement that the accessory structure does not seem to be the original accessory building and it does not appear to have a foundation of slab, etc.

Request

1. A Certificate of Appropriateness to paint the gable siding, trim, soffits, fascia, doors, and windows on the main structure (Gable siding: SW7061 "Night Owl"; Trim, soffits, fascia, doors, gutters, and windows: SW6994 "Greenblack").
2. A Certificate of Appropriateness to replace the roof on the main structure with Owens Corning composition shingles in "Onyx Black" color.

Applicant: Sanders, Paul

Application Filed: 4/4/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to paint the gable siding, trim, soffits, fascia, doors, and windows on the main structure (Gable siding: SW7061 "Night Owl"; Trim, soffits, fascia, doors, gutters, and windows: SW6994 "Greenblack") be approved in accordance with materials submitted 3/26/24 with the finding that the structure is noncontributing and that the proposed paint colors are appropriate to a brick structure of this style and period. The proposed work is consistent

6. 4940 WORTH ST

Munger Place Historic District
CD234-008(CM)
Christina Mankowski

7. 1116 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA234-297(MW)
Marcus Watson

Landmark Commission Agenda

Monday, May 6, 2024

with preservation criteria Section 3.7; 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 the roof on the main structure with Owens Corning composition shingles in "Onyx Black" color be approved in accordance with materials submitted 3/26/24 with the finding that the structure is noncontributing and that the proposed roof color is appropriate to a structure of this style and period. The proposed work is consistent with preservation criteria Sections 3.7 and 3.17; 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 paint the gable siding, trim, soffits, fascia, doors, and windows on the main structure (Gable siding: SW7061 "Night Owl"; Trim, soffits, fascia, doors, gutters, and windows: SW6994 "Greenblack"). We recommend approval with condition that the colors meet the Munsell requirements as stated in our ordinance.
2. That the request for a Certificate of Appropriateness to replace the roof on the main structure with Owens Corning composition shingles in "Onyx Black" color. It appears that the structure may have been inaccurately identified as a contributing structure as the inventory list of the Secretary of Interior identifies the date as circa 1935, which is outside the period of significance for Peak's Suburban Addition. We believe the architecture to be consistent with late 1940's/ early 1950's. Additionally, DCAD listed the build date as 1950. The onyx black roof would be appropriate for the architecture of that time period, given that asphalt shingles would have been used, and many color options existed. We recommend approval of the onyx black roof with the condition that the Chief Planner of Historic Preservation agrees that the structure is not contributing.

Request

1. A Certificate of Appropriateness to replace in kind approximately 40 percent of siding as necessary on the main and accessory structures patching with matching #117 novelty siding.
2. A Certificate of Appropriateness to paint the main and accessory structures (Body and Accent: SW 2849 "Westchester Gray"; Trim: SW7014 "Eider White").

8. 110 S MONTCLAIR AVE

Winnetka Heights Historic District
CA234-292(MW)
Marcus Watson

Landmark Commission Agenda

Monday, May 6, 2024

Applicant: Bono, Brent

Application Filed: 4/4/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace in kind approximately 40 percent of siding as necessary on the main and accessory structures patching with matching #117 novelty siding be approved in accordance with materials submitted 4/3/24 with the condition that the replacement wood siding is an exact match of the profile, dimensions, and material of the existing wood siding and does not exceed 50 percent of the total siding on either the main structure or the accessory structure. Implementation of these recommended conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(10)(C); 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 paint the main and accessory structures (Body and Accent: SW 2849 "Westchester Gray"; Trim: SW7014 "Eider White") be approved in accordance with materials submitted 4/3/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to replace in kind approximately 40 percent of siding as necessary on the main and accessory structures patching with matching #117 novelty siding be approved with conditions. Could be routine if less than 20 percent.
2. That the request for a Certificate of Appropriateness to paint the main and accessory structures (Body: SW 2849 "Westchester Gray"; Trim: SW7014 "Eider White") be approved with conditions. Either add an accent color or reconsider the shade of gray. (Note: applicant complied with the request.)

Request:

1. A Certificate of Appropriateness to replace three (3) non-historic windows on the east (rear) side, one (1) non-historic window on the north side (near the rear) and one (1) non-historic window on the south side (near the rear) of the main structure with wood windows.
2. A Certificate of Appropriateness to replace two (2) non-historic front doors with wood doors.

9. 126 N MONTCLAIR AVE

Winnetka Heights Historic District
CA234-295(MW)
Marcus Watson

Landmark Commission Agenda
Monday, May 6, 2024

Applicant: Gill, Sarah

Application Filed: 4/4/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace three (3) non-historic windows on the east (rear) side, one (1) non-historic window on the north side (near the rear) and one (1) non-historic window on the south side (near the rear) of the main structure with wood windows be approved in accordance with materials submitted 3/25/24 with the condition that windows be all wood, inside and out, with no cladding. Implementation of this recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(17)(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.
2. That the request for a Certificate of Appropriateness to replace two (2) non-historic front doors with wood doors be approved in accordance with materials submitted 3/25/24 with the condition that doors be all wood, inside and out, with no cladding. Implementation of this recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(17)(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.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to replace three (3) non-historic windows on the east (rear) side, one (1) non-historic window on the north side (near the rear) and one non-historic window on the south side (near the rear) of the main structure with wood windows be approved with conditions. Bottom rail of bottom window sashes should be wider as typical of historic sashes. Provide cut sheet for windows. Otherwise, approve windows and doors.
2. That the request for a Certificate of Appropriateness to replace two (2) non-historic front doors with wood doors be approved.

Request:

1. A Certificate of Appropriateness to paint the main and accessory structures (Body: Behr PPU24-11 "Greige"; Trim: Behr PPU18-07 "Falling Snow"; Doors, window sashes and accents: Behr N500-6 "Graphic Charcoal").
2. A Certificate of Appropriateness to install gutters and downspouts in white to match fascia board.

Applicant: Haynes, Ethan

10. 205 N WINDOMERE AVE

Winnetka Heights Historic District
CA234-301(MW)
Marcus Watson

Application Filed: 4/4/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to paint the main and accessory structures (Body: Behr PPU24-11 "Greige"; Trim: Behr PPU18-07 "Falling Snow"; Doors, window sashes and accents: Behr N500-6 "Graphic Charcoal") be approved in accordance with materials submitted 3/26/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to install gutters and downspouts in white to match fascia board be approved in accordance with materials submitted 3/26/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to paint the main and accessory structures (Body: Behr PPU24-11 "Greige"; Trim: Behr PPU18-07 "Falling Snow"; Doors, window sashes and accents: Behr N500-6 "Graphic Charcoal") be denied without prejudice. Entire garage cannot be black; paint the garage to match the house. Add accent color, perhaps the charcoal, on sashes. Need more detail on color placement. (Note: applicant complied with requests.)
2. That the request for a Certificate of Appropriateness to install gutters and downspouts in white to match fascia board be approved.

Request

A Certificate of Appropriateness to remove a door, move an existing window and fill in the former window opening with in-kind siding, painted to match, all on the east side (rear) of the main structure.

Applicant: Busch, Tina

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to remove a door, move an existing window and fill in the former window opening with in-kind siding, painted to match, all on the east side (rear) of the main structure be approved in accordance with materials submitted 3/20/24 with the condition that any replacement materials exactly

11. 214 S WINDOMERE AVE

Winnetka Heights Historic District
CA234-291(MW)
Marcus Watson

match the existing and is painted to match. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 51P-87.111(a)(3) and (a)(10)(C); 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 a door, move an existing window and fill in the former window opening with in-kind siding, painted to match, all on the east side (rear) of the main structure be approved.

Request:

1. A Certificate of Appropriateness to paint the main structure (Body: SW2847 "Roycroft Bottle Green"; Trim, soffits, columns and railings: SW7566 "Westhighland White"; Sashes, doors and accents: SW6258 "Tricorn Black").
2. A Certificate of Appropriateness to replace roof on the main structure with Owens Corning Duration asphalt shingle in "Williamsburg Gray" color.
3. A Certificate of Appropriateness to add gutters and downspouts in white color to match soffit.

Applicant: Cardwell, Rachel

Application Filed: 4/4/24

Staff Recommendation:

1. That a Certificate of Appropriateness to paint the main structure (Body: SW2847 "Roycroft Bottle Green"; Trim, soffits, columns and railings: SW7566 "Westhighland White"; Sashes, doors and accents: SW6258 "Tricorn Black") be approved in accordance with materials submitted 3/31/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That a Certificate of Appropriateness to replace roof on the main structure with Owens Corning Duration asphalt shingle in "Williamsburg Gray" color be approved in accordance with materials submitted 3/31/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That a Certificate of Appropriateness to add gutters and downspouts in white color to match soffit be approved in accordance with materials submitted 3/31/24. The

12. 309 S EDGEFIELD AVE

Winnetka Heights Historic District
CA234-294(MW)
Marcus Watson

Landmark Commission Agenda Monday, May 6, 2024

proposed work is consistent with preservation criteria Section 51P-87.111(a)(14)(B); 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 a Certificate of Appropriateness to paint the main structure (Body: SW2847 "Roycroft Bottle Green"; Trim, soffits, columns and railings: SW7757 "High Reflective White"; Sashes, doors and accents: SW6258 "Tricorn Black") be denied without prejudice. The shade of green for the body of the house is too dark. Too much like neighbor. White trim is too bright for the district. (Note: the trim color was revised following the task force meeting.)
2. That a Certificate of Appropriateness to replace roof on the main structure with Owens Corning Duration asphalt shingle in "Williamsburg Gray" color be denied without prejudice. Proposed roof color is too dark for the district.
3. That a Certificate of Appropriateness to add gutters and downspouts in white color to match soffit be approved with conditions. Gutters and downspouts can be routine if they match the soffits and corner boards.

COURTESY REVIEW

1. 1020 E 9TH ST

Tenth Street Historic District
CR223-013(RD)
Rhonda Dunn

Request:

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

Applicant: Brown Keys, Shannon

Application Filed: 4/4/2024

Staff Feedback:

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot), a duplex 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 Feedback:

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

1. Garage(s) should be detached.
2. Roof should have straight gables.

2. 1022 E 9TH ST

Tenth Street Neighborhood Historic District
CR234-014(RD)
Rhonda Dunn

Request:

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

Applicant: Brown Keys, Shannon

Application Filed: 4/4/2024

Staff Feedback:

Landmark Commission Agenda Monday, May 6, 2024

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot), a duplex 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 Feedback:

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

1. Garage(s) should be detached.
2. Roof should have straight gables.

Request:

Courtesy Review -- Construct new main residential building (on a vacant lot), with an attached accessory dwelling unit.

Applicant: Broughton, Derwin

Application Filed: 4/4/2024

Staff Feedback:

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot), with an attached accessory dwelling unit 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 Feedback:

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

1. Reduce number of windows.
2. Massing is inappropriate for the district.
3. Center the front porch.
4. The [front] porch floor should be wood not painted concrete.
5. Remove concrete wing walls.
6. Exterior siding should be either novelty pattern #117 or #105, all wood.

Request:

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

Applicant: Baccus, Paul

Application Filed: 4/4/2024

Staff Feedback:

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 Feedback:

3. 207 N CLIFF ST

Tenth Street Neighborhood Historic District
CR234-012(RD)
Rhonda Dunn

4. 2801 TWYMAN AVE

Wheatley Place Historic District
CR234-016(RD)
Rhonda Dunn

Landmark Commission Agenda Monday, May 6, 2024

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

1. Proposed building is inappropriate for the district.
2. Garage should be detached.

Note: Applicant submitted revisions in response to Task Force feedback.

5. 3514 DUNBAR ST

Wheatley Place Historic District
CR234-015(RD)
Rhonda Dunn

Request:

Courtesy Review -- Construct new main residential building (on a vacant lot), with a detached accessory structure (a one car garage).

Applicant: Looney, Cedric

Application Filed: 4/4/2024

Staff Feedback:

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot), with a detached accessory structure (a one car garage) 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 Feedback:

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

1. Front gable wall should be clad with #117 all wood siding.
2. Porch depth should be a minimum of six feet, behind porch columns.
3. Porch columns should be a minimum of eight inches in diameter.
4. Add rails between porch columns.

DISCUSSION ITEMS:

1. 1117 BETTERTON CIR

Tenth Street Neighborhood Historic District
CA234-305(RD)
Rhonda Dunn

Request:

A Certificate of Appropriateness to prepare and paint exterior of main building. [Body: Valspar "Almost Charcoal", 4008-2b; Trim: Valspar "Tomcat" Black, V114-3; and Accent: Minwax Stain, Color -- "Provincial" (applied as a stripe on right, side elevation)]

Applicant: Bryant, Billy

Application Filed: 4/4/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to prepare and paint exterior of main building [Body: Valspar "Almost Charcoal", 4008-2b; Trim: Valspar "Tomcat" Black, V114-3; and Accent: Minwax Stain, Color -- "Provincial" (applied as a stripe on right, side elevation)] be denied without prejudice. The proposed work is inconsistent with

Landmark Commission Agenda

Monday, May 6, 2024

preservation criterion Section (g) pertaining to color 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:

That the request for a Certificate of Appropriateness to prepare and paint exterior of main building [Body: Valspar "Almost Charcoal", 4008-2b; Trim: Valspar "Tomcat" Black, V114-3; and Accent: Minwax Stain, Color -- "Provincial" (applied as a stripe on right, side elevation)] be denied without prejudice. Colors and pattern/design are inappropriate for the Tenth Street Historic District.

Request:

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

Applicant: Brown, Mario

Application Filed: 4/4/2024

Staff Recommendation:

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 4/12/24 with the following conditions: that front gable end(s) have two brackets, each centered above the outermost porch column(s); that two part porch columns be tapered with a minimum eight inch diameter, at the top; that roof rafter tails be exposed; that driveway, walkway(s) and steps be of brush finished concrete; and that wood trim be applied to, not flush with the exterior siding. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Section 3.3 under Building Site and Landscaping, and 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).

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:

1. Front door needs to be centered with respect to front facade.
2. Make window to the left of door a paired window.
3. Porch depth should be a minimum of six feet behind porch columns.

2. 2843 CASEY ST

Wheatley Place Historic District

CA234-306(RD)

Rhonda Dunn

Note: Applicant submitted revised plans after Task Force meeting depicting updated front elevation.

3. 3618 DUNBAR ST

Wheatley Place Historic District
CA234-307(RD)
Rhonda Dunn

Request:

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

Applicant: Lafuente, Roy

Application Filed: 4/4/2024

Staff Recommendation:

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 4/8/24 with the following conditions: that front exterior lights be lowered to align with the front door; that bottoms of two part porch columns be extended to grade level; that the steps leading to both porches in the front and the back have a tread of 11 inches and risers at a maximum of seven inches; that roof rafter tails be exposed; that driveway, walkway(s) and steps be of brush finished concrete; and that wood trim be applied to, not flush with the exterior siding. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Section 3.3 under Building Site and Landscaping, and 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).

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:

1. To meet code, install three steps at each entrance.
2. Make sure drawings match Material/Detail Sheet.
3. Move front exterior lights down to align with front door.
4. Remove wood address plaque from front exterior wall.

4. 300 S MONTCLAIR AVE

Winnetka Heights Historic District
CA234-293(MW)
Marcus Watson

Request:

1. A Certificate of Appropriateness to construct an addition to the south side of the accessory (garage) structure.
2. A Certificate of Appropriateness to remove the two (2) existing garage doors on the accessory structure and replace with one (1) 16-foot-wide door.
3. A Certificate of Appropriateness to remove the siding on the accessory building, install a chipboard sheeting, and then reinstall the #117 novelty siding, replacing in kind, as necessary.

Landmark Commission Agenda

Monday, May 6, 2024

4. A Certificate of Appropriateness to repaint the accessory structure to match the house [Lower four (4) feet: Behr UPW "Ultra-Pure White"; Upper portion: Behr M140-7 "Dark Crimson").

Applicant: TL Remodeling - Kent Bork

Application Filed: 4/4/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to construct an addition to the south side of the accessory (garage) structure be denied without prejudice with the finding that the proposed lot coverage would exceed the established limit of 35% and would have an adverse effect on the historic district. The proposed work, therefore, is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures or the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to remove the two existing garage doors on the accessory structure and replace with one 16-foot wide door be denied without prejudice with the finding that the proposed alteration would have an adverse effect on the historic district and would not be consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; or the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to remove the siding on the accessory building, install a chipboard sheeting, and then reinstall the #117 novelty siding, replacing in kind as necessary be approved with the condition that any replacement siding exactly match the existing #117 novelty siding. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 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.
4. That the request for a Certificate of Appropriateness to repaint the accessory structure to match the house [Lower four (4) feet: Behr UPW "Ultra-Pure White"; Upper portion: Behr M140-7 "Dark Crimson") be approved. The proposed work is consistent with preservation criteria Section 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:

Landmark Commission Agenda Monday, May 6, 2024

1. That the request for a Certificate of Appropriateness to construct an addition to the south side of the accessory (garage) structure be denied without prejudice.
2. That the request for a Certificate of Appropriateness to remove the two existing garage doors on the accessory structure and replace with one 16-foot-wide door be denied without prejudice. Need more detail and confirmation that client wants to proceed with ideas discussed, such as keeping the door configuration as is and only partially replacing the siding with #117 siding.
3. That the request for a Certificate of Appropriateness to remove the siding on the accessory building, install a chipboard sheeting, and then reinstall the #117 novelty siding, replacing in kind as necessary be denied without prejudice. Need more detail and confirmation that client wants to proceed with ideas discussed, such as keeping the door configuration as is and only partially replacing the siding with #117 siding. (Note: Request was revised following the task force meeting.)
4. That the request for a Certificate of Appropriateness to repaint the accessory structure to match the house [Lower four (4) feet: Behr UPW "Ultra-Pure White"; Upper portion: Behr M140-7 "Dark Crimson") be denied without prejudice. Paint only one paint color and exactly match the color from the house.

5. QUEEN CITY NEIGHBORHOOD

Rhonda Dunn

Request: A Landmark Commission authorized hearing to consider initiating the historic designation procedure to establish a historic overlay district, on property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

6. Recognition of May as Historic Preservation Month

Acknowledgement of May as Historic Preservation Month

7. Discussion and action on the Ad Hoc Code Amendment Committee Recommendations

Request: The LMC approve the recommendations of the Ad Hoc Code Amendment Committee to amend certain sections of 51A-4.501

8. Resignation of Kate Singleton, Chief Preservation Planner

Presentation of resignation letter from Kate Singleton, Chief Preservation Planner.

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.