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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

October 7, 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: (24885569722@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 855 69722

Password: OctLMC24 (62856224 when dialing from a phone or video system)

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=m943f9d5fe0eed7a949bb553fa4635458>

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**
 - September 3, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation
- V. **Briefing Items**
 - Certificate of Eligibility Items (CE)
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Public Hearing -**
 - Approval of the Landmark Commission meeting calendar for 2025-2026
- 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. 5634 TREMONT ST.

Junius Heights Historic District
CE245-001(CP)
Christina Paress

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 \$113,850 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Steel Toe Stiletto LLC

Application Filed 8/26/2024

Staff Recommendation

Approval of the Certificate of Eligibility and approval of an estimated \$113,850 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 5727 VICTOR ST.

Junius Heights Historic District
CE245-002(CP)
Christina Paress

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 \$324,836 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Kouskoutis, Joey

Application Filed 8/19/2024

Staff Recommendation

Approval of the Certificate of Eligibility and approval of an estimated \$324,836 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 1933 MAIN ST.

Harwood Historic District, Plaza Hotel
CA245-003(RD)
Rhonda Dunn

Request

1. A Certificate of Appropriateness to repair/replace deteriorated and spalling masonry -- brick and terra cotta units -- on all (exposed) elevations of main building.
2. A Certificate of Appropriateness to replace non-historic (ca. 1989) aluminum windows with new fixed aluminum windows.
3. A Certificate of Appropriateness to repair deteriorated historic metal windows.

Applicant Nancy McCoy

Application Filed 8/26/2024

Staff Recommendation

Landmark Commission Agenda Monday, October 7, 2024

1. That the request for a Certificate of Appropriateness to repair/replace deteriorated and spalling masonry -- brick and terra cotta units -- on all (exposed) elevations of main building be approved in accordance with drawings and specifications dated 8/26/2024 with the following conditions: that GFRC substitution(s) for terra cotta be made above the fourth floor of the main building – on the south (Main St), east (Harwood St) and north elevations (the rear/west elevation abutting UNT is not included); and that GFRC replacement elements match the existing terra cotta in finish/glaze, dimensions and profile. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 1 pertaining to surface materials and Section 5(B) under Color; 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 non-historic (ca. 1989) aluminum windows with new fixed aluminum windows be approved in accordance with drawings and specifications dated 8/26/2024. The proposed work is consistent with preservation criterion Section 2 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 repair deteriorated historic metal windows be approved in accordance with drawings and specifications dated 8/26/2024. The proposed work is consistent with preservation criterion Section 2 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.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to repair/replace deteriorated and spalling masonry -- brick and terra cotta units -- on all (exposed) elevations of main building be approved as submitted.
2. That the request for a Certificate of Appropriateness to replace non-historic (ca. 1989) aluminum windows with new fixed aluminum windows be approved as submitted with the comment that additional window details be provided.

3. That the request for a Certificate of Appropriateness to repair deteriorated historic metal windows be approved as submitted.

Request

A Certificate of Appropriateness to install landscaping in front yard.

Applicant Russell-Ides, Rod

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install landscaping in front yard be approved in accordance with plans dated 10/7/24. The proposed work is consistent with preservation criteria Section 3.5(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

That the request for a Certificate of Appropriateness to install landscaping in front yard be approved as shown – Split decision: three yes/three no. Reasons for opposition are (1) Historic landscapes are primarily grass and foundation plantings and (2) Succulents not appropriate to Junius Heights.

Request

A Certificate of Appropriateness to replace half-timbering and siding at gables of accessory building.

Applicant Trecartin, Aaron

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace half-timbering and siding at gables of accessory building be approved in accordance with plans dated 8/26/24. The proposed work is consistent with preservation criteria Section 9.2; 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 half-timbering and siding at gables of accessory building be approved as shown.

Request

A Certificate of Appropriateness to build a rear addition to the main structure.

Applicant Steel Toe Stiletto LLC

Application Filed 8/26/2024

Staff Recommendation

4. 704 LOWELL ST.

Junius Heights Historic District
CA245-009(CP)
Christina Paress

5. 721 RIDGEWAY ST.

Junius Heights Historic District
CA245-011(CP)
Christina Paress

6. 5634 TREMONT ST.

Junius Heights Historic District
CA245-013(CP)
Christina Paress

That the request for a Certificate of Appropriateness to build a rear addition to the main structure be approved in accordance with plans dated 9/3/24. The proposed work is consistent with preservation criteria Section 8.5; 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 build a rear addition to the main structure be approved as shown.

Request

A Certificate of Appropriateness to build a rear addition to the main structure.

Applicant Hartley, Quinten

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to build a rear addition to the main structure be approved in accordance with plans dated 10/7/24. The proposed work is consistent with preservation criteria Section 8.5; 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 build a rear addition to the main structure be approved as shown with delineation between new and old.

Request

A Certificate of Appropriateness to construct a six-foot metal picket fence in the cornerside yard to connect an existing rear yard fence and a previously approved front yard fence to also be constructed.

Applicant Welzenbach, Dennis

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a six-foot metal picket fence in the cornerside yard to connect an existing rear yard fence and a previously- approved front yard fence to also be constructed be approved in accordance with materials dated 8/26/24 and previously-approved designs dated 12/18/18 with findings of fact that while the fence does not strictly meet the preservation criteria, the location of the fence is warranted because the main structure is very close to a particularly busy pedestrian and vehicular

7. 6011 WORTH ST.

Junius Heights Historic District
CA245-014(CP)
Christina Paress

8. 4422 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CA245-017(MW)
Marcus Watson

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thoroughfare and that the proposed fence is at least 70% open and does not screen or obscure visibility of any of the main structure. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

No quorum due to necessary recusals. Comments only: There is little distance between this house and the sidewalk on Carroll Avenue, and this street is a major thoroughfare through the neighborhood from I-30. Additionally, there is significant foot traffic on this street because it is the only walkable street within the neighborhood that runs directly from Columbia to Live Oak. There has been a surge of unhoused individuals in this neighborhood, as well, and the homeowner has had multiple incidents with these individuals trespassing on her property. Given that the request is for a fence that is at least 70 percent open, we feel that the application of the "safety exception" of our ordinance should apply.

Request

A Certificate of Appropriateness to paint all structures (Body: SW9130 "Evergreen Fog"; Trim: SW7012 "Creamy"; Accent and sashes: SW7069 "Iron Ore").

Applicant Pierce, Eric

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to paint all structures (Body: SW9130 "Evergreen Fog"; Trim: SW7012 "Creamy"; Accent and sashes: SW7069 "Iron Ore") be approved in accordance with materials submitted 8/26/24 with the condition that no brick or other masonry be painted. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 51P-87.111(a)(8)(A), (B), and (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 for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint all structures (Body: SW9130 "Evergreen Fog"; Trim: SW7012 "Creamy"; Accent and sashes: SW7069 "Iron Ore") be approved with the condition that the sash be a charcoal gray rather than "Tricorn Black." *(Note: The applicant submitted the revised color of "Iron Ore.")*

9. 229 S. EDGEFIELD AVE.

Winnetka Heights Historic District

CA245-025(MW)

Marcus Watson

10. 1104 W. JEFFERSON BLVD.

Winnetka Heights Historic District
CA245-027(MW)
Marcus Watson

Request

A Certificate of Appropriateness to install a new attached wall sign on the north facade (front) of the main structure.

Applicant Herrera, Roger

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install a new attached wall sign on the north facade (front) of the main structure be approved in accordance with materials submitted 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.113(e) and 51P-87.114(a)(4); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install a new attached wall sign on the north facade (front) of the main structure be approved with conditions. Task Force recommended only one sign (the left one in the proposed elevation and symmetrical with the existing sign). Applicant agreed.

11. 123 S. MONTCLAIR AVE.

Winnetka Heights Historic District
CA245-023(MW)
Marcus Watson

Request

A Certificate of Appropriateness to install landscaping, including two new trees, shrubbery, flowers, and a gravel walking path from the driveway to the front porch steps.

Applicant Baird, Hannah

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install landscaping, including two new trees, shrubbery, flowers, and a gravel walking path from the driveway to the front porch steps be approved in accordance with materials submitted 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(b)(1), (3), and (6); 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 Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install landscaping, including two new trees, shrubbery, flowers, and a gravel walking path from the driveway to the front porch steps be approved.

12. 328 S. ROSEMONT AVE.

Winnetka Heights Historic District

Request

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CA245-028(MW)
Marcus Watson

1. A Certificate of Appropriateness to construct a new detached carport in the southeast corner of the rear yard.
2. A Certificate of Appropriateness to construct a new screened porch on the rear (east side) of the main structure.
3. A Certificate of Appropriateness to construct a freestanding pergola in the rear yard.
4. A Certificate of Appropriateness to relocate an existing shed from the northeast corner of the rear yard to the southeast corner.

Applicant Cisneros-King, Rhett

Application Filed 8/26/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a new detached carport in the southeast corner of the rear yard be approved in accordance with drawings and materials dated 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(1) and (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 for Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to construct a new screened porch on the rear (east side) of the main structure be approved in accordance with drawings and materials dated 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(2), (3), (8), (10), (14), and (17); 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 Setting (Neighborhood/District).
3. That the request for a Certificate of Appropriateness to construct a freestanding pergola in the rear yard be approved in accordance with drawings and materials dated 8/26/24. 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 for Setting (Neighborhood/District).
4. That the request for a Certificate of Appropriateness to relocate an existing shed from the northeast corner of the rear yard to the southeast corner be approved in accordance with drawings and materials dated 8/26/24. 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

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structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct a new detached carport in the southeast corner of the rear yard be approved. Needs paint and roof specs. Consider permeable surface material under pergola.
2. That the request for a Certificate of Appropriateness to construct a new screened porch on the rear (east side) of the main structure be approved. Needs paint and roof specs. Consider permeable surface material under pergola.
3. That the request for a Certificate of Appropriateness to construct a freestanding pergola in the rear yard be approved.
4. That the request for a Certificate of Appropriateness to relocate an existing shed from the northeast corner of the rear yard to the southeast corner be approved.

Request

A Certificate of Appropriateness to repaint the wood sections on all structures (Trim, soffits, windows, balcony ceilings, window screens and garage/carport: Benjamin Moore OC-39 "Timid White"; Accent and doors: Benjamin Moore CSP-810 "Chimichurri").

Applicant De La Fuente, Elva

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to repaint the wood sections on all structures (Trim, soffits, windows, balcony ceilings, window screens and garage/carport: Benjamin Moore OC-39 "Timid White"; Accent and doors: Benjamin Moore CSP-810 "Chimichurri") be approved in accordance with materials submitted 8/26/24 with the condition that no brick or other masonry be painted. Implementation of the recommended condition would allow the proposed work to be 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 for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to repaint the wood sections on all structures (Trim, soffits, windows, balcony ceilings, window screens and garage/carport: Benjamin Moore OC-39 "Timid White";

13. 102 N. WINDOMERE AVE.

Winnetka Heights Historic District

CA245-021(MW)

Marcus Watson

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Accent and doors: Benjamin Moore CSP-810 "Chimichurri") be approved.

14. 211 S. WINDOMERE AVE.

Winnetka Heights Historic District
CA245-024(MW)
Marcus Watson

Request

1. A Certificate of Appropriateness to construct a new detached carport in the northwest corner of the rear yard and alter the driveway to and pavement in the rear yard.
2. A Certificate of Appropriateness to replace non-historic windows and a door in the west (rear) facade with a four-panel sliding unit.

Applicant McBeth, Zachary

Application Filed 8/26/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a new detached carport in the northwest corner of the rear yard and alter the driveway to and pavement in the rear yard be approved in accordance with drawings and materials submitted 8/26/24 with the condition that the structure have exposed rafter tails to match the house. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 51A-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 Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace non-historic windows and a door in the west (rear) facade with a four-panel sliding unit be approved in accordance with drawings and materials submitted 8/26/24 with the condition that the doors be single-light, not divided as submitted and with the finding of fact that the existing windows and door are not original, that the area affected was originally most likely a porch, and that the area affected is not visible from a public right-of-way and will have no effect on the historic district. The proposed work, therefore, is consistent with preservation criteria Section 51P-87.111(a)(3)(17), which governs only front and side fenestration; 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 construct a new detached carport in the northwest corner of the rear yard and alter the driveway to and pavement in the rear yard be approved with conditions.

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Design needs to be Craftsman style; add exposed rafter tails.

2. That the request for a Certificate of Appropriateness to replace non-historic windows and a door in the west (rear) facade with a four-panel sliding unit be approved with the condition that the doors be single-light, not the design submitted. *NOTE: Applicant agreed.*

Request

A Certificate of Appropriateness to enclose the existing screened porch on the east (rear) side of the main structure.

Applicant Miller, Kevin

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to enclose the existing screened porch on the east (rear) side of the main structure be approved in accordance with materials submitted 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(2), (3), (8), (10), and (17); 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 Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to enclose the existing screened porch on the east (rear) side of the main structure be approved with conditions. Need specs for the door, trim details, and materials list.

15. 122 N. WINNETKA AVE.

Winnetka Heights Historic District

CA245-022(MW)

Marcus Watson

COURTESY REVIEW ITEMS:

1. 1600 COLISEUM DR.

Fair Park Historic District

CR245-002(RD)

Rhonda Dunn

Request

Courtesy Review -- Construct new two-story, 30,000 square foot office building in the East Parking Subdistrict.

Applicant Andersen, Chris

Application Filed 8/26/2024

Staff Recommendation

Courtesy review – no action required. That a request to construct new two-story, 30,000 square foot office building in the East Parking Subdistrict 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: Review ordinance preservation criteria and address in

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design and presentation, particularly with regard to masonry and plaster for the East Parking Subdistrict.

Request

Courtesy Review – A request to provide comments on proposed new construction of a single-family main structure and detached accessory structure on a vacant lot.

Applicant Hiromoto, Jennifer

Application Filed 8/26/2024

Staff Recommendation

Courtesy review – no action required. That the request to provide comments on proposed new construction of a single-family main structure and detached accessory structure on a vacant lot be conceptually supported 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. Generally supportive. Comments:

- The Anderson E-series is an aluminum window and not allowed in the neighborhood. Windows MUST be wood-on-wood.
- The windows should be made larger (4x6) and trim boards should sit over the siding to provide 3-D relief. Trim should be 1x6" on sides and 1x6 or 1x8 above the window with a bed mould and cap added (see examples of typical windows in the neighborhood)
- Foundation should be minimum of 18" above finished grade
- Roof on porch should be extended across the front of the structure and the porch should be deeper on the right side. Additional column to be added on the right side
- The porch roof should be hipped on the sides
- Pitch of the roof of the main structure should be 6:12
- Siding should not be half brick and half wood. Recommend either all brick (buff or red) or columns in brick (buff or red) and house siding of 117 or 105
- A frieze board should be added to the top of the second story
- Windows should be ganged where two windows are near each other with a 1x6 or 1x8 board between them.
- Windows shall not have mullions between the glass, but rather on the outside of the glass

2. 4631 JUNIUS ST.

Peak's Suburban Addition Neighborhood HD

CR245-007(MW)

Marcus Watson

- More windows should be added to the left elevation to balance the void to solid ratio

Request

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

Applicant Brown Keys, Shannon

Application Filed 8/26/2024

Staff Recommendation

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 -- Supportive. Comments only specifically, rear exits needed.

Request

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

Applicant Brown Keys, Shannon

Application Filed 8/26/2024

Staff Recommendation

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 – Supportive. Comments only which are as follows:

1. Replace masonry skirting on front porch with #117 novelty siding.
2. Add rear exits.

3. 1124 E. 9TH ST.

Tenth Street Neighborhood Historic District
CR245-005(RD)
Rhonda Dunn

4. 1131 BETTERTON CIR.

Tenth Street Neighborhood Historic District
CR245-006(RD)
Rhonda Dunn

5. 218 LANDIS ST.

Tenth Street Neighborhood Historic District
CR245-004(RD)
Rhonda Dunn

Request

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

Applicant Brown Keys, Shannon

Application Filed 8/26/2024

Staff Recommendation

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 -- Supportive. Comments only specifically, rear exits needed.

6. 706 MAIN ST.

West End Historic District
CR245-001(RD)
Rhonda Dunn

Request

Courtesy Review -- Create a new sign subdistrict in the West End Historic Sign District (on west elevation of Lawyers Building).

Applicant Big Outdoor Texas LLC

Application Filed 8/26/2024

Staff Recommendation

Courtesy review – no action required. That the request to create a new sign subdistrict in the West End Historic Sign District (on west elevation of Lawyers Building) be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Special Sign District Advisory Committee (SSDAC) review.

Designation Committee Feedback

Courtesy Review – Comments only, which are as follows:

1. The committee considers the installation of a super-graphic appropriate based on precedents within the West End Historic District.
2. An expressed concern was the ability of the suspended graphic to resist wind damage and not damage the historic material.
3. The attachment system was discussed. There is no documentation provided showing the floor structure in relation to the proposed attachment points.
4. Discussion also included: can the number of attachment points be reduced (based on specifications provided an estimated 72 attachment points).
5. The attachment point(s) involve a 14x14 plate with 3/4" all thread. It is accepted practice to only drill new holes within the mortar joints of historic masonry walls. The size of the plate does not allow for bolts to be placed on

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the centerline of the joints. And the size of the bolts is greater than the width of the mortar joints.

DISCUSSION ITEMS:

1. 6116 REIGER AVE.

J.L. Long Middle School, Woodrow Wilson High School
CA245-005(RD)
Rhonda Dunn

Request

1. A Certificate of Appropriateness to repair/restore all, metal frame(d) historic windows (95 total).
2. A Certificate of Appropriateness to install sloped sidewalk with brick wall screening, leading to front entrance.
3. A Certificate of Appropriateness to install new, wood exterior double doors at front entrance.

Applicant RPGA Design Group

Application Filed 8/26/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to repair/restore all, metal frame(d) historic windows (95 total) be approved in accordance with drawings and specifications dated 8/26/2024. The proposed work is consistent with preservation criteria Sections 5.1 and 5.6 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 install sloped sidewalk with brick (pony) wall screening, leading to front entrance be approved in accordance with drawings and specifications dated 8/26/2024 with the following conditions: that sidewalk be constructed of brush finish concrete; that bricks of screening wall match bricks of front elevation in module size, color, and profile; and that cast stone coping of brick wall match the cast stone detailing of main entrance in color and texture. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.3 and 3.5(b) under Building Site and Landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install new, wood exterior double doors at front entrance be approved in accordance with drawings and specifications dated 8/26/2024 with the following condition: that replacement doors, existing transom and sidelights match the original historic design in light configuration, material, and profile. Implementation of

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the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 5.2 and 5.3 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.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to repair/restore all, metal frame(d) historic windows (95 total) be approved as submitted.
2. That the request for a Certificate of Appropriateness to install sloped sidewalk with brick (pony) wall screening, leading to front entrance be approved as submitted.
3. That the request for a Certificate of Appropriateness to install new, wood exterior double doors at front entrance be approved as submitted with the condition that entry doors, transom and sidelights match the original historic design.

Request

A Certificate of Appropriateness to install fence in front yard.

Applicant Nepveux, Leslie

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install fence in front yard be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 3.6(a)(1) and (2); 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 fence in front yard be denied without prejudice per Section 3.6.2. Task force comment: Special recommendation can only be made by the Landmark Commission not the Junius Heights Task Force.

Request

A Certificate of Appropriateness to install a retaining wall at the bottom of front yard slope and flagstone in the parkway.

Applicant Trecartin, Aaron

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install a retaining wall at the bottom of front yard slope and

2. 718 GLENDALE ST.

Junius Heights Historic District
CA245-008(CP)
Christina Paress

3. 720 LOWELL ST.

Junius Heights Historic District
CA245-010(CP)
Christina Paress

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flagstone in the parkway be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 3.5(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 for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install a retaining wall at the bottom of front yard slope and flagstone in the parkway be approved.

Request

A Certificate of Appropriateness to construct an eight-unit, two and one-half -story multi-family main structure on a basement garage with associated paving and landscaping on a vacant lot.

Applicant ROK Enterprises LLC

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct an eight-unit, two and one-half-story multi-family main structure on a basement garage with associated paving and landscaping on a vacant lot be approved in accordance with drawings and specifications dated 9/23/24 with the conditions that the front yard setback be verified as being within 10 feet of the average setback of buildings on the blockface, that the windows be wood inside and out with expressed muntins and with no cladding and that the doors be wood and that both be approved by staff prior to commencement of work. Implementation of these recommended conditions would allow the work to be consistent with preservation criteria 3.3, 3.7, 3.8, 7.4, 8.1, 9.4, 9.5, 9.6, 9.7, and 9.9; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct an eight-unit, two and one-half-story multi-family main structure on a basement garage with associated paving and landscaping on a vacant lot be approved with conditions. Consider three windows on each side and level of front facade (12 total). Simplify the submittal package to be less confusing. Include a wide mullion between paired windows. Submit all finishes and colors, including brick samples that should be earthier reds and small modular size. Use cast stone, not plaster. Include gutters and downspouts if part of this submittal. Add corner

4. 715 N. MARSALIS AVE.

Lake Cliff Historic District
CA245-001(MW)
Marcus Watson

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boards on dormers. Submit roof sample (color); should be medium gray. Windows on dormers should match the rest of the building. Will need to submit landscaping and lighting at some point.

Request

A Certificate of Appropriateness to install landscaping in front yard.

Applicant Ripley, Travis

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install landscaping in front yard be approved with drawings and specifications dated 10/7/2024 with the condition that the proposed plants do not cover the porch railing or other prominent defining architectural features of the front and side facades. 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; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

No quorum. Comments only: smaller variety of Hydrangeas and the remaining plants seem to be appropriate.

Request

A Certificate of Appropriateness to paint main structure: Body - SW7619 "Labradorite" and Trim - SW2829 "Classical White".

Applicant Saunders, Lauren

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to paint main structure: Body - SW7619 "Labradorite" and Trim - SW2829 "Classical White" be approved with the condition that the color SW7619 "Labradorite" is changed to a color that complies with the Acceptable Color Range Standards contained in Exhibit 97G. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 51P-97.111(c)(1)(I)(iii)(cc); 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 comments: That the request for a Certificate of Appropriateness to paint main structure: Body - SW7619 "Labradorite" and Trim - SW2829

5. 4910 REIGER AVE.

Munger Place Historic District
CA245-015(CP)
Christina Paress

6. 5207 VICTOR ST.

Munger Place Historic District
CA245-016(CP)
Christina Paress

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"Classical White" is historically appropriate to the neighborhood.

Request

A Certificate of Appropriateness to replace eighteen (18) of the historic wood windows on the main structure with vinyl units (unauthorized work).

Applicant Garcia, Esther

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace eighteen (18) of the historic wood windows on the main structure with vinyl units (unauthorized work) be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 3.10 or 3.13; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace eighteen (18) of the historic wood windows on the main structure with vinyl units (unauthorized work) be denied without prejudice. The materials are not appropriate for the architecture and not consistent with materials approved for the neighborhood. The Task Force has concerns with the windows being vinyl and the lack of dimensionality of the windows, sash, and trim. Furthermore, much of the trim that does exist is in the same plane as the siding which also reduces the dimensionality of the window unit and is inappropriately applied for this neighborhood.

Request

A Certificate of Appropriateness to construct new main residential building (on a vacant lot) -- with a detached accessory structure (a one car garage).

Applicant Looney, Cedric

Application Filed 8/26/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) with a detached accessory structure (a one car garage) be approved in accordance with drawings and specifications dated 9/25/2024 with the following conditions: that windows be all aluminum (no cladding) with light configuration of one-over-one; that horizontal skirting be applied and extended to grade/ground level on all elevations – concealing raised concrete foundation; that

7. 4605 SYCAMORE ST.

Peak's Suburban Addition Neighborhood HD

CA245-019(MW)

Marcus Watson

8. 3514 DUNBAR ST.

Wheatley Place Historic District

CA245-007(RD)

Rhonda Dunn

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driveway(s), walkway(s) and steps be of brush finished concrete; 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. 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) with a detached accessory structure (a one car garage) be approved with the following condition that pier and beam foundation with perimeter skirting of corrugated steel be used.

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.