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CITY SECRETARY
DALLAS, TEXAS



City of Dallas
LANDMARK COMMISSION
REGULAR MEETING

Public Notice

250226
POSTED CITY SECRETARY
DALLAS, TX

March 3, 2025, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference

Video Conference: (24916371407@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 24916371407

Password: Mar25LMC (62725562 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=m55fd3fc5a935a7f2c584a424fe34ff28>

Individuals and interested parties wishing to speak must register with the Historic Preservation office 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 3, 2025, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation Staff
- V. **Briefing Items** Commissioner David Preziosi
 - Designation Committee Activity Update
 - Certificate of Eligibility (CE) Item
 - Consent Items
 - Courtesy Review Items
 - Discussion Items
- VI. **Public Hearing**
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

EXECUTIVE SESSION NOTICE

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

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

CONSENT AGENDA

1. 5406 WORTH ST.

Junius Heights Historic District
CE245-004(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 \$131,400 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Allen, Jenna

Application Filed: 1/25/2025

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$131,400 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 1621 ABRAMS RD.

Junius Heights Historic District
CA245-260(CP)
Christina Paress

Request

A Certificate of Appropriateness to install an official Texas Historical Marker on the Junius Heights Land rush of 1906 located in Column Park.

Applicant Schmidt, Rene

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install an official Texas Historical Marker on the Junius Heights Land rush of 1906 located in Column Park be **approved** in accordance with materials dated 1/27/2025. The proposed work is consistent with preservation criteria Section 12 pertaining to Signs; 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 install an official Texas Historical Marker on the Junius Heights Land rush of 1906 located in Column Park be **approved** as shown with location change.

3. 5406 JUNIUS ST.

Junius Heights Historic District
CA245-263(CP)

Request

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Christina Paress

A Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match original existing siding.

Applicant Byrom Rose Construction - Cody Welch

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match exact profile, dimensions, and material of the existing wood siding be **approved** with the finding of fact that there is adequate evidence to demonstrate the level of deterioration and a genuine need to replace all existing 117 siding. The proposed work is consistent with preservation criteria Section 4.3 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.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace siding on main and accessory structures with 117 pine siding be **approved with the condition** that it can be shown that replacement or remediation is required.

Request

A Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match original existing siding.

Applicant Blacktree Enterprise LLC - Tyson Guy

Application Filed 01/27/2025

Staff Recommendation

Staff Recommendation

That the request for a Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match exact profile, dimensions, and material of the existing wood siding be **approved** with the finding of fact that there is adequate evidence to demonstrate the level of deterioration and a genuine need to replace all existing 117 siding. The proposed work is consistent with preservation criteria Section 4.3 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.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace siding on main and accessory structure with 117 pine siding to match original siding be **denied without prejudice**. Recommendation: if wood is rotten, it may be replaced.

4. 5914 VICTOR ST.

Junius Heights Historic District

CA245-265(CP)

Christina Paress

5. 230 E. 5TH ST.

Lake Cliff Historic District
CA245-254(MW)
Marcus Watson

Request

A Certificate of Appropriateness to replace the existing sign plaque on the front fence with a new sign.

Applicant Dent, Jennifer

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing sign plaque on the front fence with a new sign be **approved** in accordance with materials dated 1/27/25. The proposed work is consistent with the standards in preservation criterion 11.2; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing sign plaque on the front fence with a new sign be **approved**. Comments: Call out font and consider a serif font.

6. 4823 TREMONT ST.

Munger Place Historic District
CA245-280(CP)
Christina Parness

Request

A Certificate of Appropriateness to replace the existing roof in color "Weathered Wood with new Certainteed Landmark ClimateFlex Class IV Shingles in the color "Moire Black".

Applicant Lawrence, Marshall

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing roof with new Certainteed Landmark ClimateFlex Class IV Shingles in the color "Moire Black" be **approved** in accordance with materials dated 12/23/2024. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(l)(v) pertaining to Roof 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.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing roof be denied without prejudice. Motion failed with two in favor, one opposed, and one abstained. Task force comments: 1. Recommend roof color be Weathered Wood or similar as black roof does not compliment the style of color of the home; 2. Opposition based on lack of specificity of color requirement in ordinance.

7. 4121-4123 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CA245-255(MW)
Marcus Watson

Request

1. A Certificate of Appropriateness to remove one door on the southwest side and one door on the northeast side of the main structure and replace with siding to match existing.
2. A Certificate of Appropriateness to replace all non-historic doors.
3. A Certificate of Appropriateness to install a new 8-foot wood fence around the rear yard and 50% of the side yards with a driveway gate.

Owner Tellez, Karen

Filed 01/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to remove one door on the southwest side and one door on the northeast side of the main structure and replace with siding to match existing be **approved** in accordance with drawings dated 10/16/24 with findings of fact that it is unclear whether the doors are original and that the proposed alteration will not have an adverse on the historic overlay district. The proposed work is, therefore, consistent with 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 (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace all non-historic doors be **approved** in accordance with drawings dated 10/16/25 **with the conditions** that the new doors be all wood, that the door design match the existing doors, that the door openings not be altered, and that the trim match the historic trim in material, design, and dimensions. Implementation of the recommended conditions would allow the proposed work to be consistent with the standards in preservation criterion 3.10, City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install a new 8-foot wood fence around the rear yard and 50% of the side yards with a driveway gate be **approved** in accordance with drawings and specifications dated 10/16/25 **with the conditions** that the street-facing portions of the fence and gate in the side yards be wrought iron (or similar material), be at least 70% open, and be horizontal across the top, and

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that the finished side of the fence on the southwest side face out. Implementation of these conditions would allow the proposed work to be consistent with the standards in preservation criteria 2.9, 2.11, 2.13; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to remove one door on the southwest side and one door on the northeast side of the main structure and replace with siding to match existing be **approved with conditions**.
2. That the request for a Certificate of Appropriateness to replace all non-historic doors be **approved with the condition** that the doors be all wood.
3. That the request for a Certificate of Appropriateness to install a new 8-foot wood fence around the rear yard and 50% of the side yards with a driveway gate be **approved with the conditions** that front facing section of the fence be at least 70% open and that it have no arch or swag.

Request

1. A Certificate of Appropriateness to install two maple trees in the front yard.
2. A Certificate of Appropriateness to install planting beds and boxwood shrubbery in the front yard.
3. A Certificate of Appropriateness to install four topiary bushes in the front yard.

Applicant Dharmagunaratne, Charaka

Application Filed 01/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to install two maple trees in the front yard be **approved** in accordance with materials dated 1/15/25. The proposed work is consistent with the standards in preservation criterion 2.6, City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install planting beds and boxwood shrubbery in the front yard be **approved** in accordance with materials dated 1/15/25 **with the condition** that the boxwood hedges be maintained at a height of no more than 3 feet. Implementation of this recommended condition would allow the proposed work to be consistent with

8. 4814 SWISS AVE.

Peak's Suburban Addition Neighborhood Historic District
CA245-257(MW)
Marcus Watson

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the standards in preservation criterion 2.6, City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

3. That the request for a Certificate of Appropriateness to install four topiary bushes in the front yard be **approved** in accordance with materials dated 1/15/25. The proposed work is consistent with the standards in preservation criterion 2.6, City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to install two maple trees in the front yard be **approved** with the condition that both trees be either maples or live oaks.
2. That the request for a Certificate of Appropriateness to install planting beds and boxwood shrubbery in the front yard be **approved with the condition** that boxwood shrubs be maintained at 3 feet in height or under as not to distract from the visual aspect of the house.
3. That the request for a Certificate of Appropriateness to install four topiary bushes in the front yard be **denied**. Topiaries are not appropriate to the period of significance.

Request

A Certificate of Appropriateness to conduct geotechnical soil drilling in the area of Pioneer Cemetery and Pioneer Park. The depth of the soil borings will range from 25 to 45 feet deep with each bore hole having a diameter of three inches.

Applicant Mas-Tek Engineering & Associates Inc. - Syed A. Ahmed

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to conduct geotechnical soil drilling in the area of Pioneer Cemetery and Pioneer Park (the depth of the soil borings will range from 25 to 45 feet deep with each bore hole having a diameter of three inches) be **approved** in accordance with drawings and specifications dated 02/24/2025. The proposed work is consistent with preservation criteria Sections 3.2(a), 3.2(b), and 3.2(c)

9. 1201 MARILLA ST.

Pioneer Cemetery
CA245-279(RD)
Rhonda Dunn

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under Ground Disturbances; and the Secretary of the Interior's Standards for Preservation.

Task Force (Designation Committee)
Recommendation

That the request for a Certificate of Appropriateness to conduct geotechnical soil drilling in the area of Pioneer Cemetery and Pioneer Park (the depth of the soil borings will range from 25 to 45 feet deep with each bore hole having a diameter of three inches) be **approved with the following condition(s)**: that bore holes B3, B7, B28, B29, B30, B37, B38 and B39 be either removed or relocated to avoid potential disturbance of existing (unmarked) graves. Applicant is to revise and submit to the LMC a survey with verified boundaries of cemetery shown.

Note: Applicant has submitted a revised soil boring map/site plan in response to task force concerns. Revised map includes coordinates provided by the City of Dallas Surveyor's Office along with a 100-foot buffer agreeable to the Texas Historical Commission (THC).

Request

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

Applicant Trecartin, Aaron

Application Filed 01/27/2025

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 1/20/2025. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(A); 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 construct a two-story accessory structure in rear yard be **approved** as shown.

Request

A Certificate of Demolition to demolish an accessory building - Standard: Replace with more appropriate/compatible structure.

Applicant Trecartin, Aaron

Application Filed 01/27/2025

10. 6151 BRYAN PKWY.

Swiss Avenue Historic District
CA245-266(CP)
Christina Paress

11. 6151 BRYAN PKWY.

Swiss Avenue Historic District
CD245-008(CP)
Christina Paress

Staff Recommendation

That the request for a Certificate of Demolition to demolish a two-story accessory structure be **approved** with specifications dated 1/20/2025. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

Task Force Recommendation

That the request for a Certificate of Demolition to demolish an accessory building - Standard: Replace with more appropriate/compatible structure be **approved** as submitted. (Note: one member indicated needing more information on why building needs to be demolished.)

Request

A Certificate of Appropriateness to construct a new two-story detached accessory building in rear yard.

Applicant Jay Smith Architect - Jay Smith

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new two-story detached accessory building in rear yard be **approved** in accordance with drawings and specifications dated 2/3/2025. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(A); 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 detached accessory building in rear yard be **approved** as shown.

Request

1. A Certificate of Appropriateness to reconstruct/repair fire eviscerated main building.
2. A Certificate of Appropriateness to add rear horizontal addition to main building.
3. A Certificate of Appropriateness to add projection to left side of main building (rear 50 percent).

Applicant McGee, James

Application Filed 01/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to reconstruct/repair fire eviscerated main building be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the following conditions**: that existing opening (windows and doors) not be enclosed or resized; that the replacement roof

12. 5007 SWISS AVE

Swiss Avenue Historic District
CA245-267(CP)
Christina Paress

13. 1023 CHURCH ST.

Tenth Street Neighborhood Historic District
CA245-269(RD)
Rhonda Dunn

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configuration match the existing; and that replacement windows be all wood framed (no cladding). Implementation of the recommended conditions would allow the proposed work to be meet the standards in City Code Section 4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

2. That the request for a Certificate of Appropriateness to add rear horizontal addition to main building be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the following condition**: that new windows be all wood framed (no cladding). Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to add projection to left side of main building (rear 50 percent) be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the following condition**: that new window(s) be all wood framed (no cladding). Implementation of the recommended condition would allow the proposed work to be meet the standards in City Code Section 4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to reconstruct/repair fire eviscerated main building be **approved** as submitted.
2. That the request for a Certificate of Appropriateness to add rear horizontal addition to main building be **approved** as submitted.
3. That the request for a Certificate of Appropriateness to add projection to left side of main building (rear 50 percent) be **approved** as submitted.

Request

1. A Certificate of Appropriateness to remove one diseased tree in the south side yard.
2. A Certificate of Appropriateness to remove one diseased tree in the rear yard.

Applicant Flair, Frank

Application Filed 01/27/2025

Staff Recommendation

14. 318 N. CLINTON AVE.

Winnetka Heights Historic District

CA245-258(MW)

Marcus Watson

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1. That the request for a Certificate of Appropriateness to remove one diseased tree in the south side yard be **approved** with a finding of fact that the tree poses a threat to the main structure and is consistent with 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 (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to remove one diseased tree in the rear yard be **approved** with a finding of fact that the tree poses a threat to the main structure and is consistent with 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 (District/Neighborhood).

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to remove one diseased tree in the south side yard be **approved**.
2. That the request for a Certificate of Appropriateness to remove one diseased tree in the rear yard be **approved**.

Request

1. A Certificate of Appropriateness to repaint the main structure (Siding, Chimney and Knee Walls: SW9655 "Mountain Pass"; Trim, Columns, Sashes and Accents: SW7025 "Backdrop").
2. A Certificate of Appropriateness to install metal gutters to match trim color.

Applicant Gray, Stephen

Application Filed 01/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to repaint the main structure (Siding, Chimney and Knee Walls: SW9655 "Mountain Pass"; Trim, Columns, Sashes and Accents: SW7025 "Backdrop") be **approved** in accordance with specifications dated 1/24/25 with a finding of fact that the brick chimney and knee walls were previously painted. The proposed work is consistent with the standards in preservation criteria section 51P-87.111(a)(8), City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install metal gutters to match trim color be **approved** in accordance with specifications dated 1/24/25. The

15. 119 N. WINDOMERE AVE.

Winnetka Heights Historic District
CA245-259(MW)
Marcus Watson

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proposed work is consistent with the standards in preservation criteria section 51P-87.111(a)(8), City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to repaint the main structure (Siding, Chimney and Knee Walls: SW9655 "Mountain Pass"; Trim, Columns, Sashes and Accents: SW7025 "Backdrop") be **denied without prejudice**. Need more detail of where colors are going, need paint swatches, and consider the following instead: Body-"Backdrop"; Trim-a warm white or beige; Accent-"Mountain Pass." (Applicant complied.)
2. That the request for a Certificate of Appropriateness to install metal gutters to match trim color be **approved**.

COURTESY REVIEW ITEMS:

1. 3608 LATIMER ST.

Predesignation Moratoriums – Queen City
CR245-011(RD)
Rhonda Dunn

Request

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

Applicant S.K. Logistics - Kiran Sabzali

Application Filed 01/27/2025

Staff Recommendation

Courtesy review – no action required. That a request to construct new main residential building (on a vacant lot) with a one-car detached 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. Supportive, with the following comment(s): observe and replicate architectural details of neighboring houses, e.g., eaves and overhangs, trim and porch details.

2. 3614 LATIMER ST.

Predesignation Moratoriums – Queen City
CR245-012(RD)
Rhonda Dunn

Request

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

Applicant S.K. Logistics - Kiran Sabzali

Application Filed 01/27/2025

Staff Recommendation

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

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with a one-car detached 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. Supportive, with the following comment(s): observe and replicate architectural details of neighboring houses, e.g., eaves and overhangs, trim, as well as nearby portico and stoop design.

Request

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

Applicant GSI Construction - Jessica Garrett

Application Filed 01/27/2025

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 – Comments only. Supportive, with the following comments:

1. Massing is inappropriate use 210 N. Cliff St. as a model.
2. For windows use white aluminum one over one or all wood (not clad wood).
3. Add a roof over side exterior doors (on the left and the right).

Request

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

Applicant GSI Construction - Jessica Garrett

Application Filed 01/27/2025

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

3. 1145 BETTERTON CIR.

Tenth Street Neighborhood Historic District
CR245-009(RD)
Rhonda Dunn

4. 227 S. CLIFF ST.

Tenth Street Neighborhood Historic District
CR245-008(RD)
Rhonda Dunn

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Courtesy Review – Comments only. Supportive, with the following comments:

1. Massing is inappropriate use 210 N. Cliff St. as a model.
2. For windows use white aluminum one over one or all wood (not clad wood).
3. Add a roof over side exterior doors (on the left and the right).
4. Alter the design from that of previous duplex. A change in paint color(s) is not enough.

Request

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

Applicant GSI Construction - Jessica Garrett

Application Filed 01/27/2025

Staff Recommendation

Courtesy review – no action required. That a request to construct 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

Courtesy Review – Comments only. Supportive, with the following comments:

1. Add frieze board (a minimum of eight inches high) above front porch columns.
2. Add louvered vent to main gable wall.
3. Replace siding between paired windows with trim (a minimum of four inches wide).

5. 2835 TANNER ST.

Wheatley Place Historic District
CR245-010(RD)
Rhonda Dunn

DISCUSSION ITEMS:

1. 2214 EUGENE ST.

Predesignation Moratoriums – Queen City
CA245-273(RD)
Rhonda Dunn

Request

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

Applicant Brown, Jason

Application Filed 01/27/2025

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a two car detached garage be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the**

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following conditions: (1) that a fascia/frieze board be added to all elevations – including above the front porch columns – minimum height eight inches, preferably cedar; (2) that windows be aluminum framed with lite configuration one over one (no grille); and (3) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) 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 two-car detached garage be **approved with the following conditions:** that a frieze board be installed above porch columns; and that rafter tails be exposed at gable overhangs.

Request

A fee reimbursement of the \$500 New Construction Fee. Applicant is a documented nonprofit 501(c)(3) dedicated to building affordable housing in underserved neighborhoods.

Applicant Brown, Jason

Application Filed 01/27/2025

Staff Recommendation

That the request for a fee reimbursement be **approved**. Implementation would allow the applicant to be reimbursed for the application fees per standards in City Code Section 51A-1.105(aa) (6).

Request

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

Applicant Khurram, Mohammed

Application Filed 01/27/2025

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the following conditions:** (1) that a fascia/frieze board be added to all elevations – including above the front porch columns – minimum height eight inches, preferably cedar; (2) that exposed rafter tails are to be expressed, at roof overhangs; (3) that a (rectangular) louvered vent be

2. 2214 EUGENE ST.

Predesignation Moratoriums – Queen City
CA245-273(RD) -- Addendum
Rhonda Dunn

3. 2706 LENWAY ST.

Predesignation Moratoriums – Queen City
CA245-274(RD)
Rhonda Dunn

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installed at top of front gable wall; and (4) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation:

No quorum – comments only. Supportive, with the following comment(s): observe and replicate architectural details of neighboring houses, e.g., eaves and overhangs, trim and porch details.

4. 2313 ROMINE AVE.

Predesignation Moratoriums – Queen City
CA245-271(RD)
Rhonda Dunn

Request

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

Applicant GSI Construction - Jessica Garrett

Application Filed 01/27/2025

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 01/27/2025 **with the following conditions:** (1) that a fascia/frieze board be added to all elevations – including above the front porch columns – minimum height eight inches, preferably cedar; (2) that exposed rafter tails are to be expressed, at roof overhangs; (3) that exterior siding be all wood millwork pattern #117, horizontal lap-siding; and (4) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) 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. Add a window to the front porch wall.
2. Center front door (and recommended window) with porch steps.
3. Add paired windows to (front of) left side elevation.
4. Add window to rear exterior wall (in master bedroom).
5. Siding should be novelty pattern #105.

5. 718 GLENDALE ST.

Junius Heights Historic District
CA245-261(CP)
Christina Paress

Request

A Certificate of Appropriateness to replace existing front yard fence with a 6-ft board-on-board wood fence on the northwest side of the main structure and an 8-ft board-on-board fence on the southeast side of the main structure.

Applicant Howard, Ted

Application Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install fence in front yard be **approved** in accordance with drawings and specifications dated 2/7/2025 with the finding of fact that sufficient evidence demonstrates a need for privacy and that the Landmark Commission may allow a fence that is located 5ft behind the porch of the house requestion the fence per Section 3.6(2). The proposed work is consistent with preservation criteria Sections 3.6(a)(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 replace existing front yard fence with an 8-ft board-on-board wood fence on the northwest side and southeast side of the main structure be **denied without prejudice** as the height is not allowed but recommends lowering the fence height on the northwest side to 6-ft and providing evidence of security and privacy issues and that the fence will not interfere with architectural details. Additional recommendation: approve the extension of the fence on the southeast side of the main structure to 5-ft behind the front porch to address privacy issues, per 3.6(a)(2).

6. 4615 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CA245-256(MW)
Marcus Watson

Request

1. A Certificate of Appropriateness to construct a rear addition to main structure.
2. A Certificate of Appropriateness to construct an accessory structure in the rear yard.

Applicant Lopez, Jose

Application Filed 01/27/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct a rear addition to main structure be **approved** in accordance with drawings and specifications dated 2/7/25 **with the conditions** that the windows and doors on the southwest and northeast sides be all wood with no cladding, that the siding will match the historic #117 siding, and that all window and door trim match the existing trim.

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Implementation of these conditions would allow the proposed work to be consistent with the standards in preservation criteria 4.1, 4.2, 4.3, and 4.4; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

2. That the request for a Certificate of Appropriateness to construct an accessory structure in the rear yard be **approved** in accordance with drawings and specifications dated 2/7/25. The proposed work is consistent with the standards in preservation criteria Section 6; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct a rear addition to main structure be **approved with the following conditions:**
 - a. Remove vinyl siding and replace/repair with wood siding with 117 profile.
 - b. Trim on windows must match trim on original windows.
 - c. All windows and doors must be wood.
 - d. Windows must be the same size as the original windows, except the smaller window on the right elevation
 - e. Concrete on the porch must be brush finish.
2. That the request for a Certificate of Appropriateness to construct an accessory structure in the rear yard be **approved with the following conditions:**
 - a. Pitch on garage roof to be 6/12.
 - b. Garage door submitted not be used. Recommend door without inset panels that looks more like a carriage door. Examples given to applicant.

Request

A Certificate of Appropriateness to install solar panels over entirety of roof on main building -- unauthorized work (on front slope of roof).

Owner Parrish, Brandon

Filed 01/27/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install solar panels over entirety of roof on main building - - unauthorized work (on front slope of roof) be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section (c) under Roofs; the

7. 1025 E. 11TH ST.

Tenth Street Neighborhood Historic District
CA245-270(RD)
Rhonda Dunn

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. Non-Supportive.

8. 700 PAULUS AVE.

Raworth Williams House
Rhonda Dunn and Michael Flowers

Request a public hearing to consider expanding the existing Junius Heights Historic District overlay to incorporate 700 Paulus Avenue (the Raworth Williams House).

Owner Slocum, William C. III

9. 1500 MARILLA ST.

Dallas City Hall
Rhonda Dunn and Michael Flowers

A public hearing to consider initiation of the historic designation process for 1500 Marilla Street (the Dallas City Hall building).

Owner City of Dallas

10. 3023 CLAIBOURNE BLVD.

Eagle Ford Bridge #5
Rhonda Dunn and Michael Flowers

A public hearing to consider [re]initiation of the historic designation process for the Eagle Ford Bridge #5.

Owner City of Dallas

11. DEMOLITION DELAY ORDINANCE REVISION

Christina Paresse

A public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

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.