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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

**LANDMARK COMMISSION
REGULAR MEETING**

Public Notice

250353

POSTED CITY SECRETARY
DALLAS, TX

**April 7, 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: (24871885545 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 248 718 85545

Password April25LMC (27745255 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=m526d4a567b39f134d3e774872bcd2b00>

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 | |
| | - March 3, 2025, regular meeting minutes | |
| IV. | Staff Reports/Briefings | Historic Preservation Staff |
| | DallasNow Presentation | City of Dallas Staff – Jason Pool |
| | Pre-designation Moratorium Process | Historic Preservation Staff – Dr. Rhonda Dunn |
| V. | Briefing Items | |
| | - Designation Committee Activity Update | Commissioner David Preziosi |
| | - 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. 311 S Rosemont Ave

Winnetka Heights Historic District
CE245-005(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 \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant PGM Capital LLC

Application Filed 2/24/2025

Staff Recommendation

Approval of the Certificate of Eligibility and approval of an estimated \$150,000.00 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 2826 ELSIE FAYE HEGGINS ST.

Lincoln High School
CA245-327(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to install four new light standards with lights, to existing athletic field.

Applicant Risi, John

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install four new light standards with lights, to existing athletic field be **approved** in accordance with drawings and specifications dated 2/18/25. The proposed work is consistent with preservation criterion Section 2.4 under Site and Site Elements; 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

That the request for a Certificate of Appropriateness to install four new light standards with lights, to existing athletic field be approved as submitted.

3. 6116 REIGER AVE.

J.L. Long Middle School, Woodrow Wilson High School
CA245-328(RD)
Rhonda Dunn

Request

1. A Certificate of Appropriateness to clean, repair, and re-lamp to LED, two light fixtures attached to main front entrance.
2. A Certificate of Appropriateness to replace eight existing exterior wall mounted light fixtures -- two on

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protected elevation(s); and six on 2005 building addition.

3. A Certificate of Appropriateness to replace six existing pole mounted light fixtures in parking area.

Applicant RPGA Design Group

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to clean, repair, and re-lamp to LED, two light fixtures attached to main front entrance be **approved** in accordance with drawings and specifications dated 2/24/25 **with the following condition**: that bronze patina on existing historic light fixtures be preserved/protected during cleaning process. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 8.1 under Embellishments and Detailing; 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 eight existing exterior wall mounted light fixtures -- two on protected elevation(s); and six on 2005 building addition be **approved** in accordance with drawings and specifications dated 2/24/25. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace six existing pole mounted light fixtures in parking area be **approved** in accordance with drawings and specifications dated 2/24/25. The proposed work is consistent with preservation criterion Section 3.4(a) under Landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to clean, repair, and re-lamp to LED, two light fixtures attached to main front entrance be approved with the following conditions: that the decorative bronze finish on the original historic light fixtures is to be protected during the cleaning process; and that an approved

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cleaning and finishing method is to be specified and used.

2. That the request for a Certificate of Appropriateness to replace eight existing exterior wall mounted light fixtures -- two on protected elevation(s); and six on 2005 building addition be approved as submitted.
3. That the request for a Certificate of Appropriateness to replace six existing pole mounted light fixtures in parking area be approved as submitted.

Note: Applicant provided details on proposed cleaning and finishing method(s) to be used on historic light fixtures at main entrance.

4. 5723 VICTOR ST.

Junius Heights Historic District
CA245-309(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to replace front porch railing.
2. A Certificate of Appropriateness to install front screen door.

Applicant Scott, Betty

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace front porch railing be **approved** in accordance with specification dated 4/7/2025 with a finding of fact that the existing railing is not original. The work is consistent with preservation criteria Section 7.3; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines.
2. That a request for a Certificate of Appropriateness to install a front screen door be **approved** in accordance with specifications dated 4/7/2025. The work is consistent with preservation criteria Section 7.3; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace front porch railing be approved with conditions: Top rail height terminates below cast stone cap height of column. Note – applicant showed evidence where rail used to be attached. Existing rail not original.
2. That the request for a Certificate of Appropriateness to install front screen door be approved per Section 5.2 – Storm Door permits.

5. 1001 N. CRAWFORD ST.

Lake Cliff Historic District
CA245-312(CP)
Christina Paress

Request

A Certificate of Appropriateness to install landscaping.

Applicant Dent, Jennifer

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to install landscaping be **approved** in accordance with plans and specifications dated 3/17/2025. The proposed work is consistent with preservation criterion Section 3.7, 3.8, 3.9 under Building Site and Landscaping; 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 landscaping be approved. Comments: What is the edging around the southern magnolias? What species of southern magnolias are being installed? Need one that stays small. Confirm existing trees are live oak.

6. 4912 JUNIUS ST.

Munger Place Historic District
CD245-009(CP)
Christina Paress

Request

A Certificate of Demolition to demolish a noncontributing accessory building in rear yard – Standard: Demolition noncontributing structure because newer than period of significance.

Applicant Stutler, Anna

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Demolition to demolish a noncontributing accessory building in rear yard be **approved** with specifications dated 2/19/2025. 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 a noncontributing accessory building in rear yard be approved.

7. 4916 TREMONT ST.

Munger Place Historic District
CA245-313(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to remove side door.
2. A Certificate of Appropriateness to install fence in side yard.

Applicant Perez, Alberto

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to remove side door be **approved with the condition**

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that the siding material match existing exterior materials in accordance with survey and specifications dated 4/7/2025. The proposed work is consistent with preservation criterion Sec. 51P-97.111(c)(1)(S)(i); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

2. That the request for a Certificate of Appropriateness to install fence in side yard be **denied without prejudice** with the finding of fact that there is not sufficient evidence to demonstrate safety concerns. The Landmark Commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot per Sec. 51P-97.111(c)(2)(B)(iii)(bb). However, as proposed, the work is inconsistent with preservation criteria Sec.51P-97.111(c)(2)(B); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to remove side door be denied without prejudice.
2. That the request for a Certificate of Appropriateness to install fence in side yard be denied without prejudice. Gate placement does not meet ordinance and should be placed at the 50% line or behind.

Request

A Certificate of Appropriateness to replace side door.

Applicant Stich, Susan

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to replace side door be **approve with the condition** that the replacement door be wood. The work is consistent with preservation criteria Section 11(a)(19)(G); 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 replace side door be approved with the condition that the door be wood.

Request

8. 5016/5018 VICTOR ST.

Munger Place Historic District
CA245-314(CP)
Christina Paress

9. 4702 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District

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CA245-317(CP)
Christina Paress

1. A Certificate of Appropriateness to construct garage in rear yard.
2. A Certificate of Appropriateness to install concrete driveway.
3. A Certificate of Appropriateness to construct steps.

Applicant Trecartin, Aaron

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to construct garage in rear yard be **approved** in accordance with plans and specifications dated 3/18/2025. The work is consistent with preservation criteria Section 4 pertaining to New Construction and Addition; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to install concrete driveway be **approved** in accordance with plans and specifications dated 3/18/2025. The work is consistent with preservation criteria Section 2.3; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to construct steps be **approved** in accordance with plans and specifications dated 3/18/2025. The work is consistent with preservation criteria Section 2.3; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to construct garage in rear yard be approved with conditions: Windows must be wood on wood w/o cladding, which is not permitted in this district; Pitch on roof recommended to be 7/12 to more closely match the main structure's pitch; Garage door should be more compatible with Craftsman style (such as Coachman option from Home Depot or a flat paneled garage door); Exterior lights must match the lights on the main structure provided that those lights were previously approved by Landmark Commission, and if not, they should be more Craftsman in style.
2. That the request for a Certificate of Appropriateness to install concrete driveway be approved.
3. That the request for a Certificate of Appropriateness to construct steps be approved.

10. 4519 Gaston Ave.

Peaks Suburban Addition Neighborhood Historic District
CA245-349(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to repair and rebuild all components of the railing and trim components on rear balcony.
2. A Certificate of Appropriateness to remove cementitious material from rear dormer and replace with cedar shakes to comply with originally approved plans.

Applicant Ripley, Travis

Application Filed 02/7/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to repair and rebuild all components of the railing and trim components on rear balcony be **approved** in accordance with plans and specifications dated 4/7/2025. The work is consistent with preservation criteria Section 3.19 and 3.20; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to remove cementitious material from rear dormer and replace with cedar shakes be **approved** in accordance with plans and specifications dated 7/13/2009. The work is consistent with preservation criteria Section 3.6; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

No quorum. Comments only – supportive of proposed work.

11. 1123 E. 11TH ST.

Tenth Street Neighborhood Historic District
CA245-331(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to construct an accessory structure in the rear yard -- a 96 square feet shed. (Unauthorized work).

Applicant Barrera, Sonia

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct an accessory structure in the rear yard -- a 96 square feet shed (unauthorized work) be **approved** in accordance with drawings and specifications dated 2/24/25 **with the following conditions**: that exterior siding be horizontal lap-siding; that accessory building be painted white, to match main building; and that roofing shingles match those of main building in color, and profile. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (a), (b), and (c) under

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Accessory Buildings; 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

No quorum -- Comments only. Supportive, with the following comment(s):

1. Siding should match that of existing house.
2. Roofing should match that of existing house.

Request

A Certificate of Appropriateness to paint front door: SW6869 "Stop."

Applicant Zapata, Jose

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to paint front door of main structure SW6869 "Stop" be **approved** in accordance with specifications dated 3/27/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(8)(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.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to repair siding on main structure be denied without prejudice – need to keep stained wood unpainted, can stain another color.

Request

A Certificate of Appropriateness to construct 2-story carport.

Owner Ewers, Richard

Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct 2- story carport be **approved**. The work is consistent with preservation criteria Sec. 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to construct 2- story carport be denied without prejudice. Accessory building size cannot exceed 25% of home, provide clarification of calculations of lot coverage and the design is not compatible with main structure – not historically appropriate.

12. 314 N. CLINTON AVE.

Winnetka Heights Historic District
CA245-322(CP)
Christina Paress

13. 121 N. WINNETKA AVE.

Winnetka Heights Historic District
CA245-325(CP)
Christina Paress

COURTESY REVIEW ITEMS:

1. 3811 LATIMER ST.

Predesignation Moratoriums – Queen City
CR245-016(RD)
Rhonda Dunn

Request

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

Applicant Solorzano, Ruth

Application Filed 02/24/2025

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 comment(s): a carport would not have been original to a house of the chosen style; use nearby houses, for design inspiration.

2. 4315 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CR245-014(CP)
Christina Paress

Request

Courtesy Review: Construct new two-story main structure (on a vacant lot) with a concrete driveway and lead walk with waterfall steps.

Applicant Trecartin, Aaron

Application Filed 02/24/2025

Staff Recommendation

Courtesy Review - no action required. That a request to construct a new, two-story, single-family main structure (on a vacant lot) and a concrete driveway and lead walk with waterfall steps be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback

Courtesy Review – Comments only.

Comments:

- The rear roofline visible from the front of the house on the west side of the house should be scaled back in order to be less visible from the front of the house by pulling it towards the back. Alternately, extend the front porch to the corners of the house so that the eaves from the front minimize the view of the back porch eaves.
- Picture window on the back of the structure should be one-over-one double-ganged windows

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- Chimney should be carried through the roofline and clad with either brick veneer or siding to match the house.

Request

1. Courtesy Review: Construct a new one-story, single-family main structure on a vacant lot.
2. Courtesy Review: Construct a new detached accessory garage structure in the rear yard on a vacant lot.

Applicant Williams, Dante

Application Filed 02/24/2025

Staff Recommendation

1. Courtesy review – no action required. That a request to construct a new one-story, single-family main structure (on a vacant lot) be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.
2. Courtesy review – no action required. That a request to construct a new detached accessory garage structure in the rear yard on a vacant lot be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Task Force Feedback

1. Courtesy Review - generally supportive.

Comments:

1. This is a corner lot and will be visible from both Park Row and Malcolm X, so applicant should anticipate comments on what is visible from both streets.
2. We suggest keeping the sidewalk waterfall steps at both Park Row and Malcolm X as they are, but it is acceptable to remove and replace the paths leading to the house.
3. At the front entrance, we suggest removing the columns shown in the plan but keep the arch in the front wall so that the entry is less congested and still retains an entry alcove presence.
4. We began to discuss the symmetry, geometry, and prominent heights of the facade elements on the front facade, but the elevation was not up to date.
5. Need clarification on the lack of visible fireplace chimney.

3. 2734 PARK ROW AVE.

South Blvd/Park Row Historic District

CR245-013(MW)

Marcus Watson

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6. The fenestration on the Malcolm X side of the building was discussed. We focused on the living room windows that are above the roof line and suggested using a different material, like wood, to help break up the facade like the neighboring examples.
7. We discussed the foundation and reviewed the neighboring examples of lower foundation heights. Slab on grade that is visibly a foot above ground may be appropriate for this location.
8. Lastly, we recommended including the fence in the design drawings.
2. Courtesy review – generally supportive.
Comment: The garage roof was reviewed, and we suggested a simple gable roof would be appropriate.

DISCUSSION ITEMS:

1. 3608 LATIMER ST.

Predesignation Moratoriums – Queen City
CA245-329(RD)
Rhonda Dunn

Request

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

Applicant SK Logistics Inc

Application Filed 02/24/2025

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with a one-car detached garage be **approved** in accordance with drawings and specifications dated 3/25/25 **with the following conditions**: (1) that paired windows be separated by a mullion (i.e., a trim piece) with a minimum width of four inches wide; (2) that front porch railing be removed; (3) that windows be aluminum framed with lite configuration one over one (no grille); (4) that a step be removed from front and (left) side elevation drawings to align with 18 inch, floor line height; and (5) 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):

1. Remove brackets from main gable.
2. Remove two (side) brackets from porch gable.
3. Check dimensions of step(s) -- treads, and risers.

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4. Trim should be a minimum of four (4) inches wide and applied to the siding, not flush with the siding.
5. Siding should be #105 to match drawings.
6. Add rafter tails to the garage.
7. All drawings should match e.g., Contextual Site Plan, elevations, and Materials Schedule.

2. 3614 LATIMER ST.

Predesignation Moratoriums – Queen City
CA245-330(RD)
Rhonda Dunn

Request

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

Applicant SK Logistics Inc

Application Filed 02/24/2025

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with a one-car detached garage be **approved** in accordance with drawings and specifications dated 3/25/25 **with the following conditions**: (1) that windows be aluminum framed with lite configuration one over one (no grille); (2) that a step be removed from front and rear elevation drawings to align with 18 inch, floor line height; (3) that windows on front elevation be three feet by five feet (30 x 50) 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):

1. Remove brackets from main gable.
2. Reduce window dimensions on front elevation; change to (30 x 50).
3. Check step(s) dimensions, riser minimum should be seven inches; suggest two steps.
4. Alter/correct foundation line to reflect raised foundation; align with porch.

3. 1000 N PEAK ST.

Peak's Suburban Addition Neighborhood Historic District
CA245-318(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to install landscaping.
2. A Certificate of Appropriateness to install a blade sign.

Applicant Till, Brian

Application Filed 02/24/2025

Staff Recommendation

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1. That the request for a Certificate of Appropriateness to install landscaping be **approved** in accordance with specifications dated 2/24/2025. The work is consistent with preservation criteria Section 2.6 and 2.8; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to install a blade sign be **approved** in accordance with specifications dated 3/19/2025. The work is consistent with preservation criteria Section 7 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

1. That the request for a Certificate of Appropriateness to install landscaping be approved.
2. That the request for a Certificate of Appropriateness to install monument sign be denied without prejudice. Comment: Peak's Suburban Addition Historic District's ordinance does not allow signage other street signs, protective signs, movement control, and historic markers. (Paragraph 7).

Request

1. A Certificate of Appropriateness to replace windows #1, 6, 14, and 38 in the application with new wood windows.
2. A Certificate of Appropriateness to replace windows #2-5, 7-13, and 15-37 in the application with new wood windows.

Applicant Schmitt, Beatriz and Lee

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace windows #1, 6, 14, and 38 in the application be **approved with the condition** that all replacement windows are all wood inside and out with no cladding per specifications dated 4/7/2025. The work is consistent with preservation criteria Sec.51P-63.116(1)(P)(vi); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace windows #2-5, 7-13, and 15-37 in the application be **denied without prejudice** with the

4. 6033 BRYAN PKWY.

Swiss Avenue Historic District
CA245-319(CP)
Christina Paress

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finding of fact that the existing original windows are repairable. The work is inconsistent with preservation criteria Sec.51P-63.116(1)(P)(vi); 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 new clad wood windows be denied without prejudice. Task force recommends windows in front of house be repaired, that windows be wood, and that any windows that is salvageable be salvaged.

Request

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

Applicant GSI Construction - Jessica Garrett

Application Filed 02/24/2025

Staff Recommendation

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 3/14/25 **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 wood trim be applied to exterior siding and not flush with siding -- minimum trim width four inches; (3) that front porch gable be widened by a minimum of one foot and that front door and (left side) paired windows be [re]centered between porch columns; (4) that windows be aluminum framed with lite configuration one over one (no grille); and (5) 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(g)(6)(C)(ii) 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): comply with Landmark Commission recommendations.

Request

1. A Certificate of Appropriateness to repair siding of main structure.
2. A Certificate of Appropriateness to replace windows.

5. 2835 TANNER ST.

Wheatley Place Historic District
CA245-333(RD)
Rhonda Dunn

6. 416 S. CLINTON AVE.

Winnetka Heights Historic District
CA245-323(CP)
Christina Paress

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3. A Certificate of Appropriateness to replace windows and doors with French doors.
4. A Certificate of Appropriateness to paint main structure: Body – SW2851 “Sage Green Light”, Trim – SW9165 “Gossamer Veil.”

Owner Peters Cates Design

Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to repair siding of main structure be **denied without prejudice** with the finding of fact that sufficient evidence has not been provided to demonstrate extent of repair. The work is inconsistent with preservation criteria Sec. 51P-87.111(a)(10)(C); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace windows be **approved** in accordance with plans and specifications dated 2/21/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(17)(A) and (F); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace windows and doors with French doors be **approved** in accordance with plans and specifications dated 2/21/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(17)(A) and (F); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to paint main structure: Body – SW2851 “Sage Green Light”, Trim – SW9165 “Gossamer Veil” **approved**. The work is consistent with preservation criteria Sec. 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to repair siding of main structure be denied without prejudice. Need more information on what's under asbestos siding.
2. That the request for a Certificate of Appropriateness to replace windows be denied without prejudice. Need trim and mullion details on all windows/doors.

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3. That the request for a Certificate of Appropriateness to replace windows and doors with French doors be denied without prejudice.
4. That the request for a Certificate of Appropriateness to paint main structure be denied without prejudice. Need photos of neighboring house to compare color scheme as next-door house looks similar (green).

7. 219 N. WILLOMET AVE.

Winnetka Heights Historic District
CA245-324(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to replace front steps.
2. A Certificate of Appropriateness to add porch railing.
3. A Certificate of Appropriateness to replace two windows on South elevation.
4. A Certificate of Appropriateness to remove and close two windows on North elevation.
5. A Certificate of Appropriateness to replace clear glass in one window in South elevation with stained glass.
6. A Certificate of Appropriateness to replace rear doors with new folding glass door system.

Applicant Purcell, Laura

Application Filed 02/24/2025

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace front steps be **approved** in accordance with plans and specifications dated 2/21/2025. The work is consistent with preservation criteria Sec. 51P-87.111(a)(17)(A) and (F); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to add porch railing be **denied without prejudice** with the finding of fact that the addition of this architectural component is conjectural and there is no evidence to suggest that railing was originally installed. The work is inconsistent with preservation criteria Sec. 51P-87.111(a)(11)(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.
3. That the request for a Certificate of Appropriateness to replace two windows on South elevation be **denied without prejudice**. The work is inconsistent with preservation criteria Sec. 51P-87.111(a)(17)(F)(iii); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to remove and close two windows on North elevation

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be **approved** in accordance with plans and specification dated 2/25/2005. The work is consistent with preservation criteria Sec. 51P-87.111(a)(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.

5. That the request for a Certificate of Appropriateness to replace clear glass in one window in South elevation with stained glass be **approved** in accordance with plans and specification dated 2/25/2005. The work is consistent with preservation criteria Sec. 51P-87.111(a)(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.
6. That the request for a Certificate of Appropriateness to replace rear doors with new folding glass door system be **approved** in accordance with plans and specification dated 2/25/2005. The work is consistent with preservation criteria Sec. 51P-87.111(a)(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.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace front steps be denied without prejudice. Recommend making steps run straight to keep historic style (like the existing but wider).
2. That the request for a Certificate of Appropriateness to add porch railing be approved with the condition that a simplified version is created is Landmark Commission will not approve more complicated design.
3. That the request for a Certificate of Appropriateness to replace two windows on South elevation be denied without prejudice.
4. That the request for a Certificate of Appropriateness to removed and close two windows on North elevation be denied without prejudice.
5. That the request to replace clear glass windowpane with stained glass windowpane be approved.
6. That the request for a Certificate of Appropriateness to replace rear doors with new folding glass door system be denied without prejudice.

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8. 1702 MARTIN LUTHER KING JR. BLVD.

The Colonial Theater
Rhonda Dunn and Michael Flowers

A public hearing to consider initiation of the historic designation process for 1702 Martin Luther King Jr. Boulevard (the Colonial Theater).

Owners Green, Jacqueline and Standley, Kim Yvette

9. 14000 PRESTON RD.

Mount Pisgah Missionary Baptist Church
Rhonda Dunn and Michael Flowers

A public hearing to consider initiation of the historic designation process for 14000 Preston Road (Mount Pisgah Missionary Baptist Church).

Owner Mount Pisgah Baptist Church

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.