

RECEIVED

2020 MAY 29 AM 10: 36

CITY SECRETARY  
DALLAS, TEXAS



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
Monday, June 1, 2020  
**AGENDA**

*Public Notice*

2 0 0 4 5 4

**POSTED** CITY SECRETARY  
DALLAS, TX

**REVISED**

BRIEFING	Videoconference	11:00 a.m.
PUBLIC HEARING	Videoconference	1:00 p.m.

Individuals who wish to speak in accordance with the Landmark Commission Rules of Procedure should contact the Office of Historic Preservation at (214) 670-4206 or [phyllis.hill@dallascityhall.com](mailto:phyllis.hill@dallascityhall.com) by **Thursday May 28<sup>th</sup> at 5:00 PM**. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv).

The public may listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=eeadb6b6d5ddbc2178fee48375f33028e>  
Password: DALLMC060120

You may also request an email invitation by emailing [phyllis.hill@dallascityhall.com](mailto:phyllis.hill@dallascityhall.com)

Murray G. Miller, Historic Preservation Officer  
Jennifer Anderson, Senior Planner  
Liz Casso, Senior Planner  
Melissa Parent, Planner  
Marsha Prior, Planner

**PUBLIC TESTIMONY**

Approval of Minutes – May 4, 2020.

**CONSENT ITEMS**

Landmark Commission Agenda  
Monday, June 1, 2020

**1. 105 S WILLOMET**

Winnetka Heights Historic District  
CE190-004(MLP)  
Melissa Parent

**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 \$38,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Holly Glover

**Application Filed:** 03/19/20

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$38,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 306 S ROSEMONT**

Winnetka Heights Historic District  
CE190-005(MLP)  
Melissa Parent

**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 \$82,409 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Jonathan Hale & Ashley Hollon

**Application Filed:** 05/06/20

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$82,409 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 400 S HOUSTON**

Union Station  
CA190-419(LC)  
Liz Casso

**Request:**

Modify DART station by installing video monitors, metal fencing, steps and railings.

**Applicant:** Dallas Area Rapid Transit

**Application Filed:** 05/07/20

**Staff Recommendation:**

Modify DART station by installing video monitors, metal fencing, steps and railings. Approve – Approve drawings dated 6/1/20 with the finding the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**4. 7035 LAKEWOOD BLVD**

Clifford D Hutsell House  
CA190-343(LC)  
Liz Casso

**Request:**

1. Convert window opening to door opening on rear elevation.
2. Install nine trees on site.
3. Modify non-historic detached garage.

**Applicant:** Shelby Dolson

**Application Filed:** 04/02/20

**Staff Recommendations:**

1. Convert window opening to door opening on rear elevation. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria sections 4.1(b) & (c) for protected facades, sections 5.2 and 5.3 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
2. Install nine trees on site. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 3.9 for landscaping and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
3. Modify non-historic detached garage. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 10.9 for new garage/studio design and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**5. 3819 MAPLE AVE**

Old Parkland Hospital  
CA190-344(LC)  
Liz Casso

**Request:**

Install new hardscaping and landscaping.

**Applicant:** Rob Baldwin

**Application filed:** 04/02/20

**Staff Recommendations:**

Install new hardscaping and landscaping. Approve – Approve drawings dated 6/1/20 with the finding that although the proposed work does not comply with Section 51P-262.112(a)(9)(B) which states that in Tract 1, “surface parking lots are prohibited to protect the existing tree root systems”, it meets the criteria for Landmark Commission approval of work that does not strictly comply with preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the district. In addition, the proposed work is consistent with preservation criteria Section 51P-262.112(a)(9)(C) for tree replacements in Tract 1, Section 51P-262.112(c)(2)(C) for new driveways in Tract 3, and Section 51P-262.112(c)(2)(l)(ii) for landscaping in Tract 3.

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

1. Install wood window in rear 50% of the west side façade.
2. Remove chimney in rear 50% of the main structure.

**Applicant:** Leslie Nepveux

**Application Filed:** 04/02/20

**Staff Recommendations:**

1. Install wood window in rear 50% of the west side façade – Approve – Approve drawings dated 3-2-20 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove chimney in rear 50% of the main structure – Approve – Approve drawings dated 3-2-20 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

1. Construct accessory structure.
2. Install driveway.

**Applicant:** Jeff Baron

**Application Filed:** 05/08/20

**Staff Recommendations:**

1. Construct accessory structure – Approve – Approve drawings and specifications dated 6-1-20 with the finding that the proposed work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install driveway – Approve – Approve site plan dated 6-1-20 with the finding that the proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**6. 718 GLENDALE ST**

Junius Heights Historic District  
CA190-342(JKA)  
Jennifer Anderson

**7. 6011 WORTH ST**

Junius Heights Historic District  
CA190-430(JKA)  
Jennifer Anderson

**8. 112 E 6<sup>TH</sup> ST**

Lake Cliff Historic District  
CA190-425(MLP)  
Melissa Parent

**Request:**

Construct new rear covered patio.

**Applicant:** Triple J Construction

**Application Filed:** 05/08/20

**Staff Recommendations:**

Construct new rear covered patio – Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**9. 5101 REIGER AVE**

Munger Place Historic District  
CA190-431(MLP)  
Melissa Parent

**Request:**

Construct new rear addition on main structure.

**Applicant:** Fred Meyer

**Application Filed:** 05/08/20

**Staff Recommendations:**

Construct new rear addition on main structure. Approve with conditions – Approve drawings dated 6/1/2020 with the condition that the wood windows not be clad, with the finding that the proposed work will be consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**10. 4803 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA190-358(MP)  
Marsha Prior

**Request:**

1. Install front yard landscaping.
2. Install side yards landscaping.
3. Install rear yard landscaping.
4. Construct portico on rear elevation.

**Applicant:** Jim Sanford

**Application Filed:** 04/03/20

**Staff Recommendations:**

1. Install front yard landscaping. Approve – Approve drawings dated 6/1/2020 with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install side yards landscaping. Approve – Approve drawings dated 6/1/2020 with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Landmark Commission Agenda  
Monday, June 1, 2020

3. Install rear yard landscaping. Approve – Approve drawings dated 6/1/2020 with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct portico on rear elevation. Approve – approve sketch drawings and column specifications dated 6/1/2020 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

Install garage door on rear right side elevation. Work completed without a Certificate of Appropriateness.

**Applicant:** Augusta Custom Homes

**Application Filed:** 04/03/20

**Staff Recommendations:**

Install garage door on rear right side elevation. Work completed without a Certificate of Appropriateness. Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

Replace dormer vents with wood windows.

**Applicant:** Steven Deering

**Application Filed:** 05/07/20

**Staff Recommendations:**

Replace dormer vents with wood windows. Approve with conditions – Approve proposed work with the condition that windows are wood, six-over-one with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**11. 4817 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA190-361(MP)  
Marsha Prior

**12. 2401 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA190-404(MP)  
Marsha Prior

**13. 2501 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA190-406(MP)  
Marsha Prior

**Request:**

1. Change garage doors, exterior lights, and stain. Work initiated without a Certificate of Appropriateness.
2. Revise drawings to omit first floor window on right elevation. Work completed without a Certificate of Appropriateness.

**Applicant:** Matthew Templeton

**Application Filed:** 05/07/20

**Staff Recommendations:**

1. Change garage doors, exterior lights, and stain. Work initiated without a Certificate of Appropriateness. Approve – Approve completed changes with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Revise drawings to omit first floor window on right elevation. Work completed without a Certificate of Appropriateness. Approve – approve drawings dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**14. 5907 SWISS AVE**

Swiss Avenue Historic District  
CA190-355(MLP)  
Melissa Parent

**Request:**

Construct a new two-story rear addition on main structure.

**Applicant:** Richard Davis

**Application Filed:** 04/02/20

**Staff Recommendations:**

Construct a new two-story rear addition on main structure. Approve - Approve drawings and specifications dated 5/4/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**15. 1031 E 11<sup>TH</sup> ST**

Tenth Street Neighborhood Historic District  
CA190-312(MP)  
Marsha Prior

**Request:**

Add one window to right side elevation. Work completed without a Certificate of Appropriateness.

**Applicant:** Daylon Esaw

**Application Filed:** 03/05/20

**Staff Recommendations:**

Add one window to right side elevation. Work completed without a Certificate of Appropriateness. Approve – Approve

Landmark Commission Agenda  
Monday, June 1, 2020

completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

Install new storefront openings and lighting on west elevation.

**Applicant:** Barry Maners

**Application Filed:** 05/06/20

**Staff Recommendations:**

Install new storefront openings and lighting on west elevation. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 5.3 for façade openings, 5.5 for window setback, 5.7 for façade appearance, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

1. Re-instate porch columns and add one new porch column.
2. Install two ganged wood windows with original wood trim on front elevation.
3. Replace existing vinyl windows on side and rear elevations with wood windows and wood trim to match original.
4. Replace siding with wood siding.

**Applicant:** MP Limited Holdings LLC

**Application Filed:** 03/05/20

**Staff Recommendations:**

1. Re-instate porch columns and add one new porch column. Approve with conditions – Approve drawings dated 6/1/2020 with the condition that the height of restored brick bases are same height as original bases, that the fourth column added is same height as taller original brick bases and brick must match original bases, that tapered wood columns are plain (no panel), that tapered wood columns are 10” wide at base and 6” side at top, and that the wood tapered columns are only placed on the three taller brick bases with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two ganged wood windows with original wood trim on front elevation. Approve with conditions –Approve with

**16. 701 ROSS AVE**

West End Historic District  
CA190-401(LC)  
Liz Casso

**17. 3615 MEADOW ST**

Wheatley Place Historic District  
CA190-307(MP)  
Marsha Prior



Landmark Commission Agenda  
Monday, June 1, 2020

condition that windows are wood on the exterior, that they are one-over-one double-hung, and that wood trim is installed per drawing dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Replace existing vinyl windows on side and rear elevations with wood windows and wood trim to match original. Approve with conditions – Approve with the condition that windows are wood on the exterior, that they are one-over-one double-hung, and that wood trim is installed for each window per drawing dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace siding with wood siding – Approve with conditions. Approve proposed work with the condition that the wood siding is #117 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

1. Construct new rear addition on main structure.
2. Construct new rear accessory structure.

**Applicant:** Heather Kelley

**Application Filed:** 05/08/20

**Staff Recommendations:**

1. Construct new rear addition on main structure. Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new rear accessory structure - Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**18. 203 N CLINTON AVE**

Winnetka Heights Historic District

CA190-423(MLP)

Melissa Parent

**19. 202 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA190-301(MLP)  
Melissa Parent

**Request:**

1. Construct new carport in rear yard and stain in Behr "Chestnut" semi-transparent stain.
2. Paint main structure. Brand: Sherwin Williams. Body: SW2860 "Sage." Trim: SW2839 "Roycroft Copper Red." Accent: SW7005" Pure White." Rear deck and fence: "Chestnut" semi-transparent stain.

**Applicant:** Michael Hurley

**Application Filed:** 03/05/20

**Staff Recommendations:**

1. Construct new carport in rear yard and stain in Behr "Chestnut" semi-transparent stain. Approve with Conditions - Approve drawings and specifications dated 4/6/2020 with the condition that a variance is obtained from the Board of Adjustment, with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand: Sherwin Williams. Body: SW2860 "Sage." Trim: SW2839 "Roycroft Copper Red." Accent: SW7005" Pure White." Rear deck and fence: "Chestnut" semi-transparent stain. Approve - Approve specifications dated 4/6/2020 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

1. Construct new carport in rear yard and stain in Behr "Chestnut" semi-transparent stain. Approve with conditions – Roof shingle appears too dark, need closeup picture of existing shingles to verify colors match. Show existing plan to compare to new plan, cleaner diagram.
2. Paint main structure. Brand: Sherwin Williams. Body: SW2860 "Sage." Trim: SW2839 "Roycroft Copper Red." Accent: SW7005" Pure White." Rear deck and fence: "Chestnut" semi-transparent stain – Bring actual paint swatches for house paint colors. Reconsider front deck color, to match body, trim, accents, or wood stain.

Landmark Commission Agenda  
Monday, June 1, 2020

**20. 214 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA190-353(MLP)  
Melissa Parent

**Request:**

Paint front entrance door in Sherwin Williams SW7703  
“Earthen Jug.”

**Applicant:** Jackie S. Briseno

**Application Filed:** 04/02/20

**Staff Recommendations:**

Paint front entrance door in Sherwin Williams #7703  
“Earthen Jug.” Approve - Approve specifications dated  
4/6/2020 with the finding the proposed work is consistent  
with the criteria for colors in the preservation criteria Section  
51P-87.111(a)(8)(C) and meets the standards in City Code  
Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas  
Safer at Home order.

**21. 314 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA190-428(MLP)  
Melissa Parent

**Request:**

Install new Certainteed composition shingles in “Moire  
Black” on main structure.

**Applicant:** Lon Smith Roofing

**Application Filed:** 05/08/20

**Staff Recommendations:**

Install new Certainteed composition shingles in “Moire  
Black” on main structure. Approve - Approve specifications  
dated 6/1/2020 with the finding the proposed work is  
consistent with the criteria for roof forms in the preservation  
criteria Section 51P-87.111(a)(14)(B) and meets the  
standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas  
Safer at Home order.

**22. 214 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA190-429(MLP)  
Melissa Parent

**Request:**

Paint main structure with new body color in Sherwin-Williams  
SW-9133 “Jasper Stone.”

**Applicant:** April Hernandez

**Application Filed:** 05/08/20

**Staff Recommendations:**

Paint main structure with new body color in Sherwin-Williams  
SW-9133 “Jasper Stone.” Approve - Approve specification  
dated 6/1/2020 with the finding the proposed work is  
consistent with the criteria for colors in the preservation  
criteria Section 51P-87.111(a)(8)(C) and meets the  
standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas  
Safer at Home order.

**23. 105 S WILLOMET AVE**

Winnetka Heights Historic District  
CA190-299(MLP)  
Melissa Parent

**Request:**

1. Construct new rear accessory structure.
2. Remove two trees from rear yard.

**Applicant:** William Zimmerman

**Application Filed:** 03/05/20

**Staff Recommendations:**

1. Construct new rear accessory structure. Approve - Approve drawings and specifications dated 4/6/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove two trees from rear yard. Approve - Approve photos dated 4/6/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendations:**

1. Construct new rear accessory structure. – Approve with conditions – Similar garage (larger) was previously approved by task force. New garage (single car with rear alley access) approved. Applicant to provide finish samples (roof and paint) and location of finishes.
2. Remove two trees from rear yard. Approve with conditions - Applicant to provide additional information on trees to be removed.

**24. 301 S WINNETKA AVE**

Winnetka Heights Historic District  
CA190-426(MLP)  
Melissa Parent

**Request:**

Paint main structure in new color scheme. Brand: Behr. Body: S340 "Back to Nature." Trim: 13 "Cottage White." Mullions: N360 "Battleship Gray." Front door: PPU2 "Red Pepper."

**Applicant:** Stephen Carter

**Application Filed:** 05/08/20

**Staff Recommendations:**

Paint main structure in new color scheme. Brand: Behr. Body: S340 "Back to Nature." Trim: 13 "Cottage White." Mullions: N360 "Battleship Gray." Front door: PPU2 "Red Pepper." Approve - Approve specifications dated 6/1/2020 with the finding that although the proposed work does not comply with Section 51P-87.111(a)(8)(C) that states "All structures must have a dominant color and no more than two trim colors", it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the structure and district.

**Task Force Recommendations:**

# Landmark Commission Agenda

Monday, June 1, 2020

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

## COURTESY REVIEW ITEM

### **1. 325 N ST PAUL ST**

Republic Bank Tower  
CR190-005(LC)  
Liz Casso

#### **Request:**

Courtesy Review – Replace historic louvers on 7<sup>th</sup> floor of west elevation with insulating glazing units.

**Applicant:** Chris Anderson

**Application Filed:** 05/07/20

#### **Staff Recommendations:**

Courtesy Review – Replace historic louvers on 7<sup>th</sup> floor of west elevation with insulating glazing units. Consider retaining the historic louvers and constructing a glass wall behind them. If this is not possible, consider a mullion pattern that more closely resembles the historic louver pattern.

#### **Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

## DISCUSSION ITEMS:

### **1. 5402 GASTON AVE**

Junius Heights Historic District  
CA190-320(JKA)  
Jennifer Anderson

#### **Request:**

1. Replace 79 windows with aluminum windows.
2. Install Hardiboard on main structure.
3. Replace doors on front façade.
4. Paint main structure.
5. Install Owens Corning Oakridge composition shingles in color "Estate Gray."

**Applicant:** Bryan Hull

**Application filed:** 03/06/20

#### **Staff Recommendations:**

1. Replace 79 windows with aluminum windows. Approve with Conditions – Approve drawings and specifications dated 5-4-20 with the condition that the windows fenestration sizes do not change with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install Hardiboard on main structure. Approve with Conditions – Approve with the condition that the Hardiboard is smooth to match the existing appearance of the panels with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace doors on front façade. Approve – Approve image dated 5-4-20 with the finding that the proposed work is

## Landmark Commission Agenda Monday, June 1, 2020

compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Paint main structure. Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district.
5. Install Owens Corning Oakridge composition shingles in color “Estate Gray.” Approve – Approve specifications dated 5-4-20 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendations:**

1. Replace 79 windows with aluminum windows. Approve with Conditions – Replacement windows to match original fenestrations.
2. Install Hardiboard on main structure. Approve with Conditions – Approve with the condition that Hardiboard is smooth/flat because the vertical ridge paneling does not match the architectural style of the building.
3. Replace doors on front façade. Approve with Conditions – Approve with condition that the image is approved, not the drawing (glass doors with no mullions).
4. Paint main structure. Deny without Prejudice – Only siding and trim should be painted and trim to match existing colors. Remove existing paint from brick.
5. Install Owens Corning Oakridge composition shingles in color “Estate Gray.” Approve – No additional comments.

### **Request:**

Construct rear addition on main structure.

**Applicant:** James Gulley

**Application Filed:** 05/08/20

### **Staff Recommendations:**

Construct rear addition on main structure. Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for roof forms in Section 51P-97.111(c)(1)(P)(i)(cc) that states “Aluminum is not permitted as a roof material.” and Section 51P-97.111(c)(1)(P)(iii) for roof patterns that states “Roof patterns of a main building must be typical of the style and period of the architecture of the building.”

### **Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

## **2. 4837 TREMONT ST**

Munger Place Historic District

CA190-424(MLP)

Melissa Parent

**3. 2626 THOMAS AVE**

State Thomas Historic District  
CA190-345(LC)  
Liz Casso

Under Advisement

**Request:**

Construct a 2.5-story duplex.

**Applicant:** Rizi Faruqui

**Application Filed:** 04/02/20

**Staff Recommendation:**

Construct a 2.5-story duplex. Approve with conditions – Approve drawings dated 6/1/20 with the condition that a porch beam be added to the front porch design, with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(3) for architectural detail; 51P-225.109(a)(5), (6), and (7)(A)(i) for building eaves, placement and widths; section 51P-225.109(a)(9)(D) and (F) for colors; section 51P-225.109(a)(10) for columns; section 51P-225.109(a)(11) for façade materials; section 51P-225.109(a)(12)(A)(i), (B), (D), and (F) for front entrances and porches; section 51P-225.109(a)(14)(A), (B), (C), and (E) for roof forms; section 51P-225.109(a)(16)(A)(i), (B), (F) for windows and doors; and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

**Task Force Recommendation:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**4. 5507 BRYAN ST**

Swiss Avenue Historic District  
CA190-354(MLP)  
Melissa Parent

**Request**

1. Construct rear addition on main structure.
2. Construct rear porch on main structure.
3. Install exterior stairway and trellis on side facade of rear accessory structure.
4. Install gate in sideyard.

**Applicant:** James William Heathcott

**Applications Filed:** 04/02/20

**Staff Recommendations:**

1. Construct new rear addition on main structure. Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new rear porch on main structure. Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new exterior stairway and trellis on side facade of rear accessory structure. Approve - Approve drawings 6/1/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Landmark Commission Agenda  
Monday, June 1, 2020

4. Install new gate in sideyard. Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for metal fences in Section 51P-63.116(2)(B)(vii)(aa) that states "Wrought iron and metal fences must be compatible with the style and period of a main building."

**Task Force Recommendations:**

No Task Force meeting was held pursuant to the City of Dallas Safer at Home order.

**Request:**

1. Construct vertical addition to main structure.
2. Install new columns on front porch of main structure.

**Applicant:** Isaac Martinez

**Application Filed:** 03/05/20

**Staff Recommendation:**

1. Construct vertical addition to main structure. Approve with conditions - Approve drawings and specifications dated 6/1/2020 with the condition that Option B be used, with the finding that the proposed work are consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new columns on front porch of main structure. Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct vertical addition to main structure. Denial without prejudice – Vertical addition: simplify 2<sup>nd</sup> story structure, especially roof. Plan appears to substantially change the character of the house. Search neighborhood for similar 2-story examples. Elevations for Option B were not provided, need more info, dimensions, labels on architectural features.
2. Install new columns on front porch of main structure. Denial without prejudice – Need more info, details on columns.

**5. 339 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA190-298(MLP)  
Melissa Parent



**6. 210 S WINNETKA AVE**

Winnetka Heights Historic District  
CA190-300(MLP)  
Melissa Parent

**Request:**

Construct rear accessory structure.

**Applicant:** Juan Gutierrez

**Application Filed:** 03/05/20

**Staff Recommendation:**

Construct rear accessory structure. Denial without prejudice  
- The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not meet the burden of proof to justify the work.

**Task Force Recommendation:**

Construct rear accessory structure. Denial without prejudice  
– Need samples plus detail of siding, shingles, pictures. Need roof detail on front elevation. Need trim information, trim should match house. Roof rakes appear to be incorrect with side elevations. Show labels and elevations on roof slope. Need colors. Consider matching roof architectural detailing to main house. Need detail on garage door.

Hold a Public Hearing to consider initiation of historic designation process for Lillie McBride Home.

**Owner:** Wesley Rankin Community Center Inc.

**7. 3111 N WINNETKA AVE**

Lillie McBride Home  
Liz Casso

Under Advisement

**OTHER BUSINESS ITEMS:**

Approval of Minutes – May 4, 2020.

**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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**EXECUTIVE SESSION NOTICE**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]