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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
LANDMARK COMMISSION
Monday, October 5, 2020
AGENDA

Public Notice

200761

POSTED CITY SECRETARY
DALLAS, TX

BRIEFING	Videoconference	9:30 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 by **Thursday, October 1st 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.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e1d01e182bdec47738f88f64628156638>

Password: OCTLMC2020

You may also request an email invitation by emailing phyllis.hill@dallascityhall.com

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

BRIEFING ITEMS

* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

1. Secretary of the Interior's Standards for the Treatment of Historic Properties
2. Historical Context Assessment & Survey of Greater Downtown and Intown Dallas

PUBLIC TESTIMONY

Minutes from September 8, 2020.

1. 4711 Swiss Avenue

Peaks Suburban Addition Historic District
CE190-009(MLP)
Melissa Parent

Request:

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years and approval of \$84,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: White, LaCretia

Application Filed: 9/1/20

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$400,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 1023 N CRAWFORD ST

Lake Cliff Historic District
CA190-684(MLP)
Melissa Parent

Request:

Replace existing ribbon driveway with new concrete driveway.

Applicant: Ramirez, Miguel

Application Filed: 9/3/20

Staff Recommendation:

Replace existing ribbon driveway with new concrete driveway. Approve - Approve specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.3 and it 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.

3. 2610 PARK ROW AVE

South Blvd/Park Row Historic District
CA190-694(MP)
Marsha Prior

Request:

The applicant requests a Certificate of Appropriateness to install and paint cedar wood columns on the front porch. Work initiated without a Certificate of Appropriateness.

Applicant: Rodriquez, Iris

Application Filed: 9/3/20

Staff Recommendation:

The applicant requests a Certificate of Appropriateness to install and paint cedar wood columns on the front porch. Work initiated without a Certificate of Appropriateness. - Approve with conditions – Approve the request for a Certificate of Appropriateness to install cedar wood columns and paint subject to the following condition: 1. that the posts include a plain wood capital; with the finding that the proposed work is generally consistent with 51A-4.501(g)(6)(B) which states that the landmark commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate and is

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consistent with the spirit and intent of the preservation criteria and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district and that it substantially meets the contributing 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.

Request:

The applicant requests a Certificate of Appropriateness to install a business sign in the front yard.

Applicant: Sanford, Jim

Application Filed: 9/3/20

Staff Recommendation:

The applicant requests a Certificate of Appropriateness to install a business sign in the front yard. - Approve – Approve the request for a Certificate of Appropriateness to install a business sign in the front yard with the finding that the balance of the proposed work is generally consistent with the criteria for signs in the preservation criteria Section 7.3 and that it substantially meets the contributing 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.

Request:

1. The applicant requests a Certificate of Appropriateness to construct a rear addition with balcony.
2. The applicant requests a Certificate of Appropriateness to replace a non-historic one-over-one window on the west elevation with new wood window

Applicant: Anderson, Jim

Application Filed: 9/3/20

Staff Recommendation:

1. The applicant requests a Certificate of Appropriateness to construct a rear addition with balcony. Approve with conditions – Approve the request for a Certificate of Appropriateness to construct a rear addition with balcony subject to the following condition: 1. That the corner boards between the main structure and the addition are maintained to delineate the historic residence from the new addition with the finding that the proposed work is consistent with preservation criteria section 3.3 for

4. 4803 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-699(MP)
Marsha Prior

5. 4706 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-674(MP)
Marsha Prior

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facades and sections 4.2, 4.3 and 4.7 for new construction and additions, and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(c)(ii).

2. The applicant requests a Certificate of Appropriateness to replace a non-historic one-over-one window on the west elevation with new wood window. Approve – Approve the request for a Certificate of Appropriateness to replace a non-historic one-over-one window on the west elevation with new wood window with the finding that the proposed work is consistent with preservation criteria section 3.3 for facades, and section 3.13 for fenestration and openings, and meets the non-contributing 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.

Request:

Paint main structure. Brand: Behr. Body: N305-5 "Muted Sage." Trim: 13 "Cottage White." Front porch floor: S180-6 "Perfect Penny." Front door: N380-7 "Black Bamboo."

Applicant: Hughes, James

Application Filed: 9/3/20

Staff Recommendation:

Paint main structure. Brand: Behr. Body: N305-5 "Muted Sage." Trim: 13 "Cottage White." Front porch floor: S180-6 "Perfect Penny." - Approve - Approve specifications dated 10/5/2020 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 it 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.

Request:

Replace brick walkway in front yard with concrete walkway.

Applicant: Laxson, Bill

Application Filed: 9/3/20

Staff Recommendation:

Replace brick walkway in front yard with concrete walkway.
- Approve - Approve specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 111 S ROSEMONT AVE

Winnetka Heights Historic District
CA190-686(MLP)
Melissa Parent

7. 209 S WILLOMET AVE

Winnetka Heights Historic District
CA190-709(MLP)
Melissa Parent

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Task Force Recommendation:

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

Request:

Paint main and rear accessory structures. Brand: Sherwin Williams. Body: SW6244 "Naval." Trim: SW7007 "Ceiling Bright White." Doors: SW6868 "Real Red."

Applicant: Bengfort, Lindsey

Application Filed: 9/3/20

Staff Recommendations:

Paint main and rear accessory structures. Brand: Sherwin Williams. Body: SW6244 "Naval." Trim: SW7007 "Ceiling Bright White." Doors: SW6868 "Real Red." - Approve - Approve specifications dated 10/5/2020 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 it 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.

8. 218 S WINDOMERE AVE

Winnetka Heights Historic District
CA190-685(MLP)
Melissa Parent

DISCUSSION ITEMS:

1. 4935 REIGER AVE

Munger Place Historic District
CA190-682(MLP)
Melissa Parent

Request:

1. Install Hardie Board skirting on main structure.
2. Replace two wood windows on side facade with new wood windows.

Applicant: Cantrell, Robert

Application Filed: 9/3/20

Staff Recommendation:

1. Install Hardie Board skirting on main structure. - Approve - Approve drawings and specifications dated 10/5/2020 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(1)(L)(iii)(bb) that states "Processed wood products are not permitted as a façade material," 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 will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
2. Replace two wood windows on side facade with new wood windows. Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-

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4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof to justify the work.

Task Force Recommendation:

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

Request:

The applicant requests a Certificate of Appropriateness to paint the brick on the main structure. Brand: Pittsburgh Paints & Sherwin Williams. Body PPG1024, "Moth Gray;" Trim "PPG1104, "White Rock;" Accent "SW7748, "Green Earth." Work initiated without a Certificate of Appropriateness.

Applicant: Yarnell, Larry

Application Filed: 9/3/20

Staff Recommendation:

The applicant requests a Certificate of Appropriateness to paint the brick of the main structure. Brand: Pittsburgh Paints & Sherwin Williams. Body PPG1024, "Moth Gray;" Trim "PPG1104, "White Rock;" Accent "SW7748, "Green Earth." Work initiated without a Certificate of Appropriateness. Denial without Prejudice – The request for a Certificate of Appropriateness to paint the brick on the main structure; Brand: Pittsburgh Paints & Sherwin Williams. Body – PPG1024, "Moth Gray;" Trim – PPG1104, "White Rock;" Accent – SW7748, "Green Earth" because painted brick does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) as it would have an adverse effect on the historic integrity of the architectural structure and the historic overlay district.

Task Force Recommendation:

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

Request:

Replace existing corner side fence with new wood 8'-0" fence.

Applicant: Holloway, Ryan

Application Filed: 9/3/20

Staff Recommendation:

Replace existing corner side fence with new wood 8'-0" fence. - 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 fences in Section 51P-87.111(b)(2)(C)(iii)(bb) that states "A fence in a corner side yard must not be directly in front of the corner side façade, except that the commission may allow a fence that is directly

2. 2409 PARK ROW AVE

South Blvd/Park Row Historic District
CA190-695(MP)
Marsha Prior

3. 400 N CLINTON AVE

Winnetka Heights Historic District
CA190-680(MLP)
Melissa Parent

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in front of all or any portion of the rear 50 percent of the corner side façade if the fence does not screen all or any portion of a significant architectural feature of the main building.”

Task Force Recommendation:

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

Request:

Plant a vegetable garden in front parkway. Work completed without Certificate of Appropriateness.

Applicant: Griggs, Mariana

Application Filed: 9/3/20

Staff Recommendation:

Plant a vegetable garden in front parkway. Work completed without Certificate of Appropriateness. - Deny - 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 landscaping in Section 51P-87.111(b)(1)(F) that states “The following items are not permitted in the front and corner side yards: Vegetable gardens.”

Task Force Recommendation:

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

Request:

1. Install new landscaping plan.
2. Install new 6'-0" wood fencing inside and rear yards.

Applicant: Howell, Charlie

Application Filed: 9/3/20

Staff Recommendation:

1. Install new landscaping plan. - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new 6'-0" wood fencing inside and rear yards. - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Task Force Recommendation:

4. 101 N MONTCLAIR AVE

Winnetka Heights Historic District
CA190-666(MLP)
Melissa Parent

5. 206 S ROSEMONT AVE

Winnetka Heights Historic District
CA-190-681(MLP)
Melissa Parent

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

6. Approval of Request to City Plan Commission

Murray G. Miller

Request:

To authorize a public hearing on proposed amendments to Section 51A-4.501, "Historic Overlay District," of the Dallas Development Code, Ordinance No. 19455, with consideration given to amending:

- (1) 51A-4.501(d) - Pre-designation Certificate of Appropriateness.
- (2) 51A-4.501(e) – Additional uses and regulations; and
- (3) 51A-4.501(g) - Certificates of Appropriateness, and
- (4) 51A-4.501(h)(2) - Certificate for Demolition or Removal, Application

and requesting that the CPC suspend Section 13, Rule (f)(8) of the City Plan Commission Rules of Procedure and take the item from the Zoning Ordinance Advisory Committee and direct that the initial public hearing and ordinance review be held at the Landmark Commission.

OTHER BUSINESS ITEMS:

Approval of Minutes – September 8, 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. 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]