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CITY SECRETARY  
DALLAS, TEXAS



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
Monday, January 4, 2021  
**AGENDA**

*Public Notice*

200994

POSTED CITY SECRETARY  
DALLAS, TX

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, December 31<sup>st</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=ed79d9aae9e03d546e956206a5db16979>  
Password: DAL010421

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

**PUBLIC TESTIMONY**

Minutes from December 7, 2020

2019-2020 Annual Report

**1. 1321 COMMERCE ST**

Adolphus Historic District  
CA201-135(LC)  
Liz Casso

**Request:**

Modify storefront window on south elevation.

**Applicant:** Brown, Joel

**Application Filed:** 12/3/20

**Staff Recommendation:**

Modify storefront window on south elevation - Approve the request and drawings dated 1/4/21 for a Certificate of Appropriateness to modify storefront window on the south elevation with the finding that the proposed work is generally consistent with the criteria for fenestration and openings in the preservation criteria Section 3 and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**2. 700 N MARSALIS AVE**

Lake Cliff Historic District  
CA201-127(MLP)  
Melissa Parent

**Request:**

Replace existing non-historic rear addition with new addition.

**Applicant:** Pena, Fred

**Application Filed:** 12/3/20

**Staff Recommendation:**

Replace existing non-historic rear addition with new addition – Approve - Approve drawings dated 1/4/2021 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4, 9.5, 9.6, and 9.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**3. 2614 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA201-093(MP)  
Marsha Prior

**Request:**

1. Construct a one-story accessory structure.
2. Construct a driveway in rear.

**Applicant:** Jawadwala, Mustafa

**Application Filed:** 12/3/20

**Staff Recommendation:**

1. Construct a one-story accessory structure – Approve – Approve drawings and specifications dated 1/4/2021 with the finding the work is consistent with preservation criteria Section 3(b)(1) for height and 3(b)(6)(B) for material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct a driveway in rear – Approve with conditions – Approve site plan dated 1/4/2021 with the condition that driveway be brush finish concrete with the finding the

## Landmark Commission Agenda

Monday, January 4, 2021

work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**Request:**

Remove existing non-historic addition and construct new rear addition.

**Applicant:** Nepveux, Leslie

**Application Filed:** 12/3/20

**Staff Recommendation:**

Remove existing non-historic addition and construct new rear addition - Approve - Approve drawings dated 1/4/2021 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 Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**Request:**

Install three wall mounted frames on west elevation

**Applicant:** Dallas Holocaust & Human Rights Museum - Jason Harper

**Application Filed:** 12/3/20

**Staff Recommendation:**

Install three wall mounted frames on west elevation - Approve the request and drawings dated 1/4/21 for a Certificate of Appropriateness to install three wall mounted frames on the west elevation with the finding that the proposed work is generally consistent with the criteria for facade materials in the preservation criteria Section 5.2 and that it meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### 4. 5731 SWISS AVE

Swiss Avenue Historic District  
CA201-153(MLP)  
Melissa Parent

### 5. 300 N HOUSTON ST

West End Historic District  
CA201-134(LC)  
Liz Casso

**6. 306 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA201-129(MLP)  
Melissa Parent

**Request:**

Install new landscaping in front yard. Work completed without Certificate of Appropriateness.

**Applicant:** Nino, Juan

**Application Filed:** 12/3/20

**Staff Recommendation:**

Install new landscaping in front yard. Work completed without Certificate of Appropriateness – Approve - Approve site plan dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**7. 406 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA201-137(MLP)  
Melissa Parent

**Request:**

Construct carport in rear yard.

**Applicant:** Spain, Joshua

**Application Filed:** 12/3/20

**Staff Recommendation:**

Construct carport in rear yard – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**8. 104 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA201-130(MLP)  
Melissa Parent

**Request:**

1. Replace existing wood and plywood siding with new brick to match existing on rear accessory structure.
2. Remove three door openings on west elevation of rear accessory structure.
3. Install two new wood doors on west elevation of rear accessory structure.
4. Install 12 new window openings on rear accessory structure.
5. Install new siding in gable of rear accessory structure. Paint to match window trim.

**Applicant:** PCCV 3 LLC - Jameka Spencer

**Application Filed:** 12/3/20

**Staff Recommendation:**

1. Replace existing wood and plywood siding with new brick to match existing on rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Landmark Commission Agenda  
Monday, January 4, 2021

2. Remove three door openings on west elevation of rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install two new wood doors on west elevation of rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install 12 new window openings on rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install new siding in gable of rear accessory structure. Paint to match window trim – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**Request:**

Paint main structure. Brand: Sherwin Williams. Body: SW2819 "Downing Slate." Trim: SW2829 "Classical White." Accent: SW2860 "Sage."

**Applicant:** Barnum, Brian

**Application Filed:** 12/3/20

**Staff Recommendation:**

Paint main structure. Brand: Sherwin Williams. Body: SW2819 "Downing Slate." Trim: SW2829 "Classical White." Accent: SW2860 "Sage"- Approve - Approve specifications dated 1/4/2021 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 due to the City of Dallas Amended Emergency Regulations.

**9. 119 N WINNETKA AVE**

Winnetka Heights Historic District  
CA201-154(MLP)  
Melissa Parent

**DISCUSSION ITEMS:**

Landmark Commission Agenda  
Monday, January 4, 2021

**1. 707 N MARSALIS AVE**

Betterton House, Lake Cliff Historic District  
CA201-132(MLP)  
Melissa Parent

**Request:**

Replace existing fencing with new 8'-0" wood fence and gate.

**Applicant:** Rodriguez, Eric

**Application Filed:** 12/3/20

**Staff Recommendation:**

Replace existing fencing with new 8'-0" wood fence and gate – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**2. 4935 VICTOR ST**

Munger Place Historic District  
CA201-131(MLP)  
Melissa Parent

**Request:**

Replace 100 percent of wood siding on rear accessory structure with Hardie Board siding.

**Applicant:** Chapa, Rene J

**Application Filed:** 12/3/20

**Staff Recommendation:**

Replace 100 percent of wood siding on rear accessory structure with Hardie Board siding – Deny 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 additions in Section 51P-63.116(1)(A)(ii) that states "Accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building."

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**OTHER BUSINESS ITEMS:**

Approval of Minutes – December 7, 2020

Approval of 2019-2020 Annual Report

**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]