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CITY SECRETARY
DALLAS, TEXAS



**CITY OF DALLAS
LANDMARK COMMISSION**

Monday, April 5, 2021
AGENDA

Public Notice

210300

POSTED CITY SECRETARY
DALLAS, TX

BRIEFING	Videoconference	10:00 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 phyllis.hill@dallascityhall.com by **Thursday, April 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=e4c8419b8961f2b7a3a382091de0024cd>
Password: a8CMSMQPP75

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.

PUBLIC TESTIMONY

Minutes from February 1, 2021

ACTION ITEM: To move July 5, 2021 Landmark Commission hearing to July 6, 2021 due to the July 4th Holiday.

1. 3000 MARTIN LUTHER KING JR. BLVD

James Madison High
CA201-216(LC)
Liz Casso

Request:

1. Install fencing, paving and new signage in front yard.
2. Replace all non-historic windows.

Applicant: Kline, Brent

Application Filed: 2/4/21

Staff Recommendation:

1. Install fencing, paving and new signage in front yard – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for hardscaping in preservation criteria Section 2.3, for fences in preservation criteria Section 2.7, for signage in preservation criteria Sections 5.1 and 5.3 and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace all non-historic windows – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.13, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install fencing, paving and new signage in front yard – Approve with conditions - Approve with the condition that solid steel pickets are used, and not hollow tube.
2. Replace all non-historic windows – Approve - Approve as submitted.

2. 4503 REIGER AVE

Bianchi House
CA201-272(LC)
Liz Casso

Request:

Construction of a one-story rear addition.

Applicant: Gibson, Mike

Application Filed: 3/4/21

Staff Recommendation:

Construction of a one-story rear addition - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construction of a one-story rear addition – Approve – Approve as submitted.

3. 300 S HARWOOD ST

Harwood Historic District
CA201-268(LC)
Liz Casso

Request:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage.

Applicant: Parks for Downtown Dallas - Sarah Hughes

Application Filed: 3/4/21

Staff Recommendation:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage – Approve - Approve the request and drawings dated 4/5/21 for a Certificate of Appropriateness to construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage with the finding the proposed work is consistent the criteria for landscaping and exterior lighting in preservation criteria Section 2.4, and new signage in preservation criteria Section 7, and meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage – Approve - Approve as submitted.

4. 312 S HARWOOD ST

Harwood Historic District
CA201-269(LC)
Liz Casso

Request:

1. Replace window on west, east and south elevations with aluminum windows.
2. Replace glass block infilled openings on west and south elevations with aluminum windows.
3. Modify window and door openings on south elevation and infill with salvaged brick.
4. Install screens at electric meters.
5. Install lights at parapet.

Applicant: Parks for Downtown Dallas - Sarah Hughes

Application Filed: 3/4/21

Staff Recommendation:

1. Replace window on west, east and south elevations with aluminum windows - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace glass block infilled openings on west and south elevations with aluminum windows – Approve - Approve

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the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Modify window and door openings on south elevation and infill with salvaged brick - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install screens at electric meters - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install lights at parapet - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace window on west, east and south elevations with aluminum windows - Approve – Approve as submitted.
2. Replace glass block infilled openings on west and south elevations with aluminum windows - Approve – Approve as submitted.
3. Modify window and door openings on south elevation and infill with salvaged brick - Approve – Approve as submitted.
4. Install screens at electric meters - Approve – Approve as submitted.
5. Install lights at parapet - Approve – Approve as submitted.

Request:

1. Modify entry to accommodate steps to elevated floor on west elevation.
2. Install new aluminum storefront system on west elevation.
3. Replace missing entry surround with frit glass west elevation.
4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles.
5. Modify openings on east elevation.
6. Install signage.

5. 408 S HARWOOD ST

Harwood Historic District
CA201-270(LC)
Liz Casso

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Applicant: Parks for Downtown Dallas - Sarah Hughes

Application Filed: 3/4/21

Staff Recommendation:

1. Modify entry to accommodate steps to elevated floor on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new aluminum storefront system on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace missing entry surround with frit glass west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Modify openings on east elevation – Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install signage - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for signage in preservation criteria Section 7.1, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Modify entry to accommodate steps to elevated floor on west elevation - Approve – Approve as submitted.
2. Install new aluminum storefront system on west elevation - Approve – Approve as submitted.
3. Replace missing entry surround with frit glass west elevation - Approve – Approve as submitted.
4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles - Approve – Approve as submitted.
5. Modify openings on east elevation – Approve – Approve as submitted.
6. Install signage - Approve – Approve as submitted.

6. 412 S HARWOOD ST

Harwood Historic District
CA201-271(LC)
Liz Casso

Request:

1. Replace wood storefronts and transoms on west and south elevations.
2. Replace door on west elevation.
3. Add second door in storefront on west elevation.
4. Infill windows on north elevation to address code.
5. Install lighting at parapet.

Applicant: Parks for Downtown Dallas - Sarah Hughes

Application Filed: 3/4/21

Staff Recommendation:

1. Replace wood storefronts and transoms on west and south elevations – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add second door in storefront on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Infill windows on north elevation to address code - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install lighting at parapet - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace wood storefronts and transoms on west and south elevations. – Approve – Approve as submitted.
2. Replace door on west elevation - Approve – Approve as submitted.

3. Add second door in storefront on west elevation – Approve – Approve as submitted.
4. Infill windows on north elevation to address code - Approve – Approve as submitted.
5. Install lighting at parapet - Approve – Approve as submitted.

7. 5833 COLUMBIA AVE

Junius Heights Historic District
CD201-013(JKA)
Jennifer Anderson

Request:

Demolish main structure using the standard "non-contributing because newer than the period of significance."

Applicant: Steel Toe Stiletto - Tam Pham

Application Filed: 3/4/21

Staff Recommendation:

Demolish main structure using the standard "non-contributing because newer than the period of significance" – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(D) because the structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the integrity of the historic overlay district.

Task Force Recommendation:

Demolish main structure using the standard "non-contributing because newer than the period of significance" - Approve.

8. 5807 REIGER AVE

Junius Heights Historic District
CA201-240(JKA)
Jennifer Anderson

Request:

Construct accessory structure.

Applicant: Conklin, Katie

Application Filed: 2/4/21

Staff Recommendation:

Construct accessory structure – Approve with Conditions – Approve drawings dated 4-5-21 with the condition that the rafter tails, wall trim, and window trim match the details on the main structure with the finding that the 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)(i).

Task Force Recommendation:

Construct accessory structure – Approve with Conditions – Approve plans as shown with the condition that additional architectural details should match the main structure and details should be noted for rafter tails, wall trim, window trim, siding, paint color, and eave height. New structure must follow zoning restrictions which is single-family.

9. 5419 WORTH ST

Junius Heights Historic District
CA201-238(JKA)
Jennifer Anderson

Request:

Replace front door.

Applicant: Eberhart, Mary

Application Filed: 2/4/21

Staff Recommendation:

Replace front door – Approve – Approve image with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace front door – Deny – Deny the replacement of the front door based on the fact that the current door appears to be original per 5.1.

10. 4921 VICTOR ST

Munger Place Historic District
CA201-278(MLP)
Melissa Parent

Request:

Construct new two-story rear accessory structure.

Applicant: Jordan, Jeff and Shannon

Application Filed: 3/4/21

Staff Recommendation:

Construct new two-story rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct new two-story rear accessory structure – Approve with conditions - Match eaves with main structure; overhang should be extended. Break up window layout on front facade.

Request:

Replace existing ribbon drive with new shared-driveway configuration.

Applicant: Orlovsky, Barabra

Application Filed: 2/4/21

Staff Recommendation:

Replace existing ribbon drive with new shared-driveway configuration – Approve - the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(l)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon drive with new shared-driveway configuration – Approve with Conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the

length of the drive in order to maintain the appearance of ownership boundary.

12. 5014 WORTH ST

Munger Place Historic District
CA201-221(MLP)
Melissa Parent

Request:

Replace existing ribbon driveway to create shared driveway configuration.

Applicant: Ruprecht, Tom & Shelley

Application Filed: 2/4/21

Staff Recommendation:

Replace existing ribbon driveway to create shared driveway configuration – Approve - Approve drawings dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(l)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon driveway to create shared driveway configuration – Approve with Conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the length of the drive in order to maintain the appearance of ownership boundary.

13. 4706 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-219(MP)
Marsha Prior

Request:

1. Revise dimensions of addition to match size of existing deck.
2. Add three decorative vents to foundation skirt.
3. Replace rear door.
4. Add fretwork in top, rear gable.

Applicant: Anderson, Jim

Application Filed: 2/4/21

Staff Recommendation:

1. Revise dimensions of addition to match size of existing deck – Approve – Approve drawings dated 4/5/2021 with the finding the work is consistent with preservation criteria for Sections 4.2 and 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Add three decorative vents to foundation skirt – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace rear door – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Add fretwork in top, rear gable – Approve – Approve drawings and photo dated 4/5/2021 with the finding the

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

Task Force Recommendation:

1. Revise dimensions of addition to match size of existing deck – Approve.
2. Add three decorative vents to foundation skirt – Approve - Approve as submitted for addition of foundation vents.
3. Replace rear door – Approve - Approve change of door.
4. Add fretwork in top, rear gable – Approve - Approve as submitted for addition of fretwork.

Request:

Construct a two-story house and two-car detached accessory structure.

Applicant: Gipson, Jon

Application Filed: 2/4/21

Staff Recommendation:

Construct a two-story house and two-car detached accessory structure – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the entrance design be strengthened, that the roof overhangs be a minimum of 12”, that the widest portion of the front column be a minimum ratio of 1:6 (width to height), and that a limewash treatment is not applied to the brick with the finding the work is otherwise generally consistent with preservation criteria Sections 3(b)(1), 3(b)(2)(A), 3(b)(3), 3(b)(4), 3(b)(5)(A), 3(b)(5)(C), and 3(b)(6)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct a two-story house and two-car detached accessory structure - No quorum, comments only. On front facade, all substructures to be subdivided by more than one window. Section 5A of ordinance number 155 12; overhangs to be 12 inches or more. Section 2C; columns should be massive with minimum width of 1/6 height of column. Section 4.

14. 2510 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-146(MP)
Marsha Prior

15. 5520 SWISS AVE

Swiss Avenue Historic District
CA201-264(MLP)
Melissa Parent

Request:

Install new screens on side porch of main structure.

Applicant: Manners, Michelle

Application Filed: 3/4/21

Staff Recommendation:

Install new screens on side porch of main structure – Approve with conditions - Approve photos and specifications dated 4/5/2021 with the condition that the “Better Vue Invisible Screen” gauge or equivalent be used, with the finding that the proposed work, if mitigated, would be consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(iii)(cc) and will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new screens on side porch of main structure – Approve with conditions - Provide sample of screen gauge, should be least visible as possible.

16. 5623 SWISS AVE

Swiss Avenue Historic District
CA201-224(MLP)
Melissa Parent

Request:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness.

Applicant: Lozano, Concepcion

Application Filed: 2/4/21

Staff Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve photos and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

17. 5627 SWISS AVE

Swiss Avenue Historic District
CA201-223(MLP)
Melissa Parent

Request:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness.

Applicant: Lozano, Concepcion

Application Filed: 2/4/21

Staff Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve drawings and specifications dated 4/5/21 with the finding the proposed work is consistent with the criteria for

fences in the preservation criteria Section 51P-63.116(2)(B)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

Request:

1. Remove carport addition on rear accessory structure.
2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door.
3. Replace existing tile roof on rear accessory structure with new composition roof in "Gray."

Applicant: Nepveux, Leslie

Application Filed: 3/4/21

Staff Recommendation:

1. Remove carport addition on rear accessory structure - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing tile roof on rear accessory structure with new composition roof in "Gray" - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove carport addition on rear accessory structure - Approve – Approve as submitted.
2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door - Approve – Add specification for garage door. Approve as submitted.
3. Replace existing tile roof on rear accessory structure with new composition roof in "Gray" – Approve – Approve as submitted.

18. 5731 SWISS AVE

Swiss Avenue Historic District
CA201-274(MLP)
Melissa Parent

19. 1701 N MARKET ST

West End Historic District
CA201-217(LC)
Liz Casso

Request:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows.

Applicant: Wiss, Janney, Elstner Associates, Inc. - Sarah Van Domelen

Application Filed: 2/4/21

Staff Recommendation:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows – Approve – Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for window setbacks in preservation criteria Section 5.5, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows – Approve – Approve as submitted.

20. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA201-277(MLP)
Melissa Parent

Request:

1. Construct new rear accessory structure.
2. Construct new pergola at rear facade of main structure.
3. Install new 6'-0" wood fence inside and rear yards.

Applicant: Khong, Marcus

Application Filed: 3/4/21

Staff Recommendation:

1. Construct new rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 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 it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new pergola at rear facade of main structure - Approve - Approve drawings and specifications dated 4/5/2021 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 it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new 6'-0" wood fence inside and rear yards - Approve - Approve site plan and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(C)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

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1. Construct new rear accessory structure – Approve with conditions - Submit with note and dimensions of roof overhang, soffit material, siding material, and profile dimension. Provide cut sheets to garage pedestrian door, garage door, and roof shingles.
2. Construct new pergola at rear facade of main structure - Approve with conditions - Provide enlarge detail, connection details, color. Provide dimensions of lumber materials.
3. Install new 6'-0" wood fence inside and rear yards - Approve - Approve as submitted

21. 201 N WINNETKA AVE

Winnetka Heights Historic District
CA201-222(MLP)
Melissa Parent

Request:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout."

Applicant: McCord, Cindy

Application Filed: 2/4/21

Staff Recommendation:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout" - Approve - Approve specifications dated 4/5/2021 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:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout" - Approve with conditions - Paint colors acceptable. Provide some clarity with a numeric keynote phot/elevations of each proposed paint items, provide keynote legend.

Request:

1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black."
2. Install new garage door on rear accessory structure.

Applicant: Perez, Lindsay

Application Filed: 3/4/21

Staff Recommendation:

1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black" - Approve - Approve specifications dated 4/5/2021 with the finding the

22. 233 S WINDOMERE AVE

Winnetka Heights Historic District
CA201-273(MLP)
Melissa Parent

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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).

2. Install new garage door on rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 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 it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint main and accessory structure. Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black" – Approve with conditions - Note the elements of what makes the body, trim 1 and trim 2. Submit images of the houses next door, adjacent/across the street to ensure color schemes are dissimilar and sympathetic to each (house colors have using the same color pallet all too often.)
2. Install new garage door on rear accessory structure – Approve with conditions - Revise drawing of garage to reflect cut sheet selected, be sure it is graphically represented, and dimensions are provided. Mark the selection on the cut sheet. Revise drawing to represent the roof pitch, overhang, and show dimension. Note if there is a soffit or exposed rafter, if soffit note material.

Request:

Construct new two-story accessory structure in rear yard.

Applicant: Haynes, Suzanne

Application Filed: 2/4/21

Staff Recommendation:

Construct new two-story accessory structure in rear yard - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct new two-story accessory structure in rear yard – Approve – Approve as submitted.

23. 410 N WINNETKA AVE

Winnetka Heights Historic District

CA201-227(MLP)

Melissa Parent

24. 410 N WINNETKA AVE

Winnetka Heights Historic District
CD201-012(MLP)
Melissa Parent

Request:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure."

Applicant: Haynes, Suzanne

Application Filed: 2/4/21

Staff Recommendation:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" - Approve - Approve photos dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" – Approve – Approve as submitted

COURTESY REVIEW

1. 1401 COMMERCE ST

Magnolia Building
CR201-003(LC)
Liz Casso

Request:

Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed.

Applicant:

Gensler - Felicia Santiago, AIA

Application Filed: 3/4/21

Staff Recommendation:

Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed. - Recommend conceptual approval of the addition with the condition the applicant restudy and possibly strengthen the horizontal reference lines incorporated into the design, restudy the scale of the proposed canopy, and with the understanding that final designs for the proposed addition and pedestrian canopy, as well as any associated elevations, renderings, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

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Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed. - Generally supportive of the proposed projects with the following comments: Reconsider the proposed pedestrian canopy design which bifurcates the historic main entrance and may have an adverse impact; More clearly define the horizontal lines pulled from the historic structures design into the design of the addition, and consider researching other designs by the Magnolia Hotel's original architect; take care with the design and type of service doors for the addition that will face Commerce street as they appear very plain blank in the preliminary design, and have the potential to be very noisy and negatively impact the proposed ballroom above; and use the Secretary of the Interior's Standards for the Treatment of Historic Structures as guidance when the preservation criteria is lacking.

DISCUSSION ITEMS:

1. 701 DUMONT ST

Junius Heights Historic District
CA201-280(JKA)
Jennifer Anderson

Request:

1. Construct addition.
2. Replace front door on front porch.
3. Rebuild column and remove railing on front porch.
4. Replace two vinyl windows on west elevation with wood windows.
5. Replace eight vinyl windows on rear elevation with wood windows.

Applicant: Nepveux, Leslie

Application Filed: 3/4/21

Staff Recommendation:

1. Construct addition - Approve drawings dated 4-5-21 with the condition that the windows in the addition are 1-over-1 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front door on front porch - Approve image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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3. Rebuild column and remove railing on front porch - Approve drawings dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 7.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace two vinyl windows on west elevation with wood windows - Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace eight vinyl windows on rear elevation with wood windows - Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition - Approve. Vote: 5:2. In Favor - Schmidt, Trecartin, Raith, Graham, Bowen. Opposed: Cohen, Aveton. Reason for Opposition: Changes character of the block face. It is important to preserve our historic character.
2. Replace front door on front porch - Approve. Vote: 5:2. In Favor - Trecartin, Graham, Mesh, Bowen, Schmidt. Opposed: Cohen, Raith. Reason for opposition: Doors should match.
3. Rebuild column and remove railing on front porch – Deny without Prejudice. Does not conform with original column design as found in historic documentation (photo). In Favor: Schmidt, Mesh, Cohen. Raith, Bowen, Graham. Opposition: Aveton. Reason for opposition: do not agree with going back to the original design.
4. Replace two vinyl windows on west elevation with wood windows – Approve. No additional comments submitted by Task Force.
5. Replace eight vinyl windows on rear elevation with wood windows - Approve. No additional comments submitted by Task Force.

Request:

Install 8' wood fence and gate inside yard.

Applicant: Nepveux, Leslie

Application Filed: 3/4/21

Staff Recommendation:

Install 8' wood fence and gate inside yard – Approve – Approve site plan and image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section

2. 704 GLENDALE ST

Junius Heights Historic District
CA201-281(JKA)
Jennifer Anderson

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3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 8' wood fence and gate inside yard – Deny without Prejudice – Proposed fence is in the front 50% of the structure.

Request:

1. Install landscaping in front yard.
2. Replace roll step and lead walk.

Applicant: Michel, Jordan

Application Filed: 3/4/21

Staff Recommendation:

1. Install landscaping in front yard – Approve – Approve site plan and images dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace roll step and lead walk – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

Task Force Recommendation:

1. Install landscaping in front yard – Approve – Approve landscaping plants for the front yard as shown.
2. Replace roll step and lead walk – Deny without Prejudice – Existing lead walk and steps to be retained.

Request:

Replace primary and secondary doors on front porch.

Applicant: Chandler, Donovan

Application Filed: 3/4/21

Staff Recommendation:

Replace primary and secondary doors on front porch – Approve with Conditions – Approve specifications with the condition that the replacement doors are wood instead of fiberglass with the finding that the work is consistent with preservation criteria Section 5.1 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace primary and secondary doors on front porch – Deny without Prejudice – No comments provided by task force.

3. 5917 REIGER AVE

Junius Heights Historic District
CA201-285(JKA)
Jennifer Anderson

4. 5421 VICTOR ST

Junius Heights Historic District
CA201-282(JKA)
Jennifer Anderson

5. 5919 VICTOR ST

Junius Heights Historic District
CA201-286(JKA)
Jennifer Anderson

Request:

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness.
2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness.

Applicant: Rose, Preston

Application Filed: 3/4/21

Staff Recommendation:

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 4-5-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 4-5-21 with the finding that the completed 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 Recommendation:

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Replacement door should be compatible with style and materials with the district.
2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Replacement door should be compatible with style and materials with the district.

6. 5523 WORTH ST

Junius Heights Historic District
CA201-283(JKA)
Jennifer Anderson

Request:

Install 8' wood fence inside and rear yard.

Applicant: Trutex Contracting Solutions - Mark Sherrard

Application Filed: 3/4/21

Staff Recommendation:

Install 8' wood fence inside and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.

Task Force Recommendation:

Install 8' wood fence inside and rear yard – Deny without Prejudice – Fence is in the front 50% of the structure.

7. 707 N MARSALIS AVE

Lake Cliff Historic District
CA201-275(MLP)

Request:

1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness.

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Melissa Parent

2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness.
3. Install new landscaping.

Applicant: Dunlap, Josh

Application Filed: 3/4/21

Staff Recommendation:

1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness - 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 future preservation, maintenance and use of the structure or the historic overlay district. 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 future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness - Deny without prejudice -
3. Install new landscaping – Approve - Approve site plan dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness – Deny without prejudice - Applicant has been advised to revise drawings as discussed, fully read and review Lake Cliff ordinance before moving on to Landmark. (The discussion seemed to be limiting vandalism and stabilizing site. Hopefully revisions to the submission, applicants resubmit will be for improvements as sympathetic to the property and its surrounding historic structures.) Considering this is a non-contributing structure, we have denied without prejudice, but task force is also concerned that a significant approach is made for improvements that are sympathetic to the historic area.
2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness - Deny without prejudice.
3. Install new landscaping – Deny without prejudice – Task force did not review landscape plan

8. 5006 JUNIUS ST

Munger Place Historic District
CA201-267(MLP)
Melissa Parent

Request:

1. Wall off one window from the interior on the main structure.
2. Reconfigure fenestration pattern on rear facade

Applicant: Wright, Laurel

Application Filed: 3/4/21

Staff Recommendation:

1. Wall off one window from the interior on the main structure – Deny 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. Reconfigure fenestration pattern on rear facade – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(cc) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Wall off one window from the interior on the main structure – Deny without prejudice - Side facade window should not be blocked off.
2. Reconfigure fenestration pattern on rear facade – Approve – Approve as submitted

9. 4935 REIGER AVE

Munger Place Historic District
CA201-276(MLP)
Melissa Parent

Request:

Replace existing ribbon driveway with new concrete driveway.

Applicant: Cantrell, Robert

Application Filed: 3/4/21

Staff Recommendation:

Replace existing ribbon driveway with new concrete driveway – 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-97.111(c)(2)(l)(ii)(aa) that states “The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade.”

Task Force Recommendation:

Replace existing ribbon driveway with new concrete driveway – Approve with conditions - Recommend they

10. 2401 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-266(MP)
Marsha Prior

retain ribbon up to front facade of house. Expansion to 20 feet wide after front facade to comply with ordinance.

Request:

1. Replace siding on second-story bay window with wood.
2. Install natural stone on front walkway and steps.

Applicant: Deering, Steven

Application Filed: 3/4/21

Staff Recommendation:

1. Replace siding on second-story bay window with wood – Approve with conditions – Approve proposed work with the condition that wood is used for the replacement and that the lower panels remain as recessed with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install natural stone on front walkway and steps – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with natural stone are not common to the district and would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Replace siding on second-story bay window with wood – Approve – Owner clarified wood siding repair will match existing appearance and color.
2. Install natural stone on front walkway and steps – Approve – Approve as submitted; owner clarified the stone walkway will not change the existing width.

11. 5420 BRYAN ST

Swiss Avenue Historic District
CA201-225(MLP)
Melissa Parent

Request:

Install in-ground swimming pool in front and side yards.

Applicant: Liggett, Vince

Application Filed: 2/4/21

Staff Recommendation:

Install in-ground swimming pool in front and side yards – Deny 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:

Install in-ground swimming pool in front and side yards – Approve – Approve as submitted

12. 1208 E 10TH ST

Tenth Street Neighborhood Historic District
CA201-218(MP)

Request:

1. Replace windows with wood one-over-one windows.

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Marsha Prior

2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights.
3. Construct landing on rear.
4. Install 4' wood fence.
5. Regrade side and rear yards and install wood retaining wall.

Applicant: bcWorkshop - Lizzie MacWillie

Application Filed: 2/4/21

Staff Recommendation:

1. Replace windows with wood one-over-one windows – Approve with conditions – Approve proposed work with the condition that windows are one-over-one, wood on the exterior, remain at their current size and location, and that window trim remains as is with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the columns be 6x6 with a base and capital with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct landing on rear – Approve with conditions – Approve drawings dated 4/5/2021 with the condition that the landing floor is a wood decking with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 4' wood fence – Approve with conditions – Approve site plan dated 4/5/2021 with the condition that the fence drop to 3'6" when it reaches a point 10' from the back of the front corner of main structure with the finding the work is consistent with preservation criteria Sections 1.11, 1.13, and 1.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Regrade side and rear yards and install wood retaining wall – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because regrading and wood retaining walls are not common to the district and its period of significance, and thus, would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Replace windows with wood one-over-one windows - No quorum, comments only. Mr. Johnson made the comment that true wood, one-over-one windows is what

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is in the ordinance and disagrees with aluminum clad windows. Mr. Wallace commented that in the spirit of longevity and the preservation of the main structure that metal clad windows, although noncompliant, are acceptable.

2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights – No quorum, comments only. Mr. Johnson and Mr. Wallace made the comment that replacing the non-historic metal columns with traditional wood columns matches the ordinance and are acceptable.
3. Construct landing on rear - No quorum; comments only. Both members made the comment since the porch is on the rear facade, it is acceptable.
4. Install 4' wood fence - No quorum: comments only. Mr. Johnson made the comment that the fence should more closely follow the contour of the site and does not accept the height of what was presented but accepts the material. Mr. Wallace made the comment he has no objection to the fence.
5. Regrade side and rear yards and install wood retaining wall - No quorum, comments only. Mr. Johnson made the comment that the gabion wall has no precedent in the district and recommended a French drain and corrugated metal panels to keep water from under the house. Mr. Wallace made the comment that since it is a natural material and no language in the ordinance specifically disallows the technique, he has no objection to what was presented.

13. 106 S CLINTON AVE

Winnetka Heights Historic District
CA201-265(MLP)
Melissa Parent

Request:

Replace all windows on main structure with new vinyl windows.

Applicant: Kelcher, Mark

Application Filed: 3/4/21

Staff Recommendation:

Replace all windows on main structure with new vinyl windows – 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 additions in Section 51P-87.111(a)(17)(F)(iii) that states “All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (windowpanes). Front doors must contain at least one light. Sidelights must be compatible with the door”

Task Force Recommendation:

Replace all windows on main structure with new vinyl windows – Deny - Vinyl Windows submitted doesn't comply with Landmark Ordinance.

Request:

Determination of demolition by neglect

14. 100 N CLINTON

Winnetka Heights Historic District
Murray G. Miller

OTHER BUSINESS ITEMS:

- Approval of Minutes – February 1, 2021
- Action Item: To move July 5, 2021 Landmark Commission Hearing to July 6, 2021 due to the July 4th Holiday observed by the City of Dallas
- Ad-Hoc Committee meeting update – Commissioner Steiner, Chair, Ad-Hoc Committee

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]