

# Public Notice

210386

POSTED CITY SECRETARY  
DALLAS, TX



## CITY OF DALLAS LANDMARK COMMISSION

Monday, May 3, 2021

### AGENDA

RECEIVED

2021 APR 28 PM 03:13  
CITY SECRETARY  
DALLAS, TEXAS

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](mailto:phyllis.hill@dallascityhall.com) by **Thursday, April 29, 2021 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=efb3992cb045338cca0e3a73b3f1007cf>

Password: CfpUkpDE733

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**

1. Accuracy in Application Presentation – Murray G. Miller
2. Secretary of the Interior's Standards Presentation – Murray G. Miller
3. Design Review Presentation – Murray G. Miller

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

#### **PUBLIC TESTIMONY**

Minutes from the April 5, 2021, Landmark Commission meeting

**1. 5534 SEARS ST**

H/134  
Adams-Gullet Duplex  
CE201-003(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 an estimated \$29,261 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Perritt, Carolyn

**Application Filed:** 4/5/21

**Staff Recommendation:** Approval of the Certificate of Eligibility and approval of an estimated \$29,261 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 231 W Jefferson ST**

H/112  
Texas Theater  
CE201-004(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 an estimated \$1,700,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Epstein, Barak

**Application Filed:** 4/5/21

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of an estimated \$1,700,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 6116 REIGER AVE**

J.L. Long Middle School  
CA201-318(LC)  
Liz Casso

**Request:**

Install new hardscaping at northeast side of building.

**Applicant:** DISD - Coy Frazier

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install new hardscaping at northeast side of building - Approve the request and drawings dated 5/3/21 with the finding that although the proposed work does not comply with preservation criteria Section 3.3 that states that sidewalks must be constructed out of brush finish concrete, it meets the criteria for LMC 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 consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

Install new hardscaping at northeast side of building -  
Approve as submitted.

**4. 100 S GLASGOW DR**

Woodrow Wilson High School  
CA201-314(LC)  
Liz Casso

**Request:**

Construct metal shade structure at facade on  
southeast elevation.

**Applicant:** DISD - Coy Frazier

**Application Filed:** 4/1/21

**Staff Recommendation:**

Construct metal shade structure at entrance on  
southeast elevation - Approve the request and  
drawings dated 5/3/21 with the finding the proposed  
work is consistent with preservation criteria Section  
4.1 for new construction and additions, and meets the  
contributing standards in City Code Section 51A-  
4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct metal shade structure at entrance on  
southeast elevation - Approve both options as  
designed with the following comments: Task Force  
prefers design Option 1 and has some concerns that  
Option 2, with includes the punched-through "W"  
design on the overhead panels, may not hold up well  
over time through normal wear and tear and exposure  
to the elements.

**5. 3311 ELM ST**

Continental Gin Historic District  
CA201-315(LC)  
Liz Casso

**Request:**

Paint a mural by Shepard Fairey on the water tower.

**Applicant:** Snyder, John

**Application Filed:** 4/1/21

**Staff Recommendation:**

Paint a mural by Shepard Fairey on the water tower -  
Approve the request and drawings dated 5/3/21 with  
the finding the proposed work is consistent with the  
criteria for color in preservation criteria Section 7, for  
the water tower in preservation criteria Section 13,  
and meets the contributing standards in City Code  
Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Paint a mural by Shepard Fairey on the water tower -  
Approve as submitted.

**6. 909 1ST AVE**

Fair Park Historic District  
CA201-339(JKA)

**Request:**

Install marquee above Music Hall entrance.

**Applicant:** City of Dallas Parks and Recreation -  
Stefan Kessler

Jennifer Anderson

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install marquee above Music Hall entrance – Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install marquee above Music Hall entrance – Approve with the recommendation that flashing lights or other displays that could negatively impact patrons with light sensitivity issues with their vision [are considered].

## 7. 3939 GRAND AVE

Fair Park Historic District  
CA201-343(JKA)  
Jennifer Anderson

**Request:**

Install ADA directional signage in front of the Hall of State.

**Applicant:** City of Dallas Parks and Recreation - Stefan Kessler

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install ADA directional signage in front of the Hall of State - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install ADA directional signage in front of the Hall of State – Approve subject to mounting details outlined in Fair Park standards.

## 8. 4939 TREMONT ST

Munger Place Historic District  
CA201-226(MLP)  
Melissa Parent

**Request:**

1. Construct new porch in rear of main structure.
2. Construct new two-story rear accessory structure.
3. Install new landscaping in rear yard.
4. Construct new 8'-0" wood fence in cornerside yard.

**Applicant:** Guernsey, Chloe

**Application Filed:** 2/4/21

**Staff Recommendation:**

1. Construct new porch in rear of main structure – Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new two-story rear accessory structure – Approve drawings and specifications dated

5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install new landscaping in rear yard – Approve site plan and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct new 8'-0" wood fence in corner side yard - Approve specifications dated 5/3/2021 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(2)(B)(iii)(cc) that states "A fence in a corner side yard may not be directly in front of the corner side facade." 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 while the proposed work is appropriate and compatible with the structure and district.

**Task Force Recommendation:**

1. Construct new porch in rear of main structure – Approve
2. Construct new two-story rear accessory structure – Approve with Conditions that the structure does not exceed the ordinance maximum of 1200 sf. and maintain no less than the setback of the original structure.
3. Install new landscaping in rear yard – Approve
4. Construct new 8'-0" wood fence in corner side yard - Approve

**Request:**

Demolish rear accessory structure under the "imminent threat to public health/safety" standard

**Applicant:** Guernsey, Chloe

**Application Filed:** 2/4/21

**Staff Recommendation:**

Demolish rear accessory structure under the "imminent threat to public health/safety" standard - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

**9. 4939 TREMONT ST**

Munger Place Historic District

CD201-011(MLP)

Melissa Parent

Demolish rear accessory structure under the "imminent threat to public health/safety" standard - Approve. The task force recommends approval of the demolition of the accessory structure. The members appreciate the effort taken by the applicant to explore measures to save the structure but acknowledge that the proposed structure is more in keeping with the character of the main structure and would be a better addition to the quality of the neighborhood.

**10. 5006 JUNIUS ST**

Munger Place Historic District  
CA201-319(MLP)  
Melissa Parent

**Request:**

Construct new rear accessory structure.

**Applicant:** Wright, Laurel

**Application Filed:** 4/1/21

**Staff Recommendation:**

Construct new rear accessory structure - Approve drawings and specifications dated 5/3/2021 with the finding that the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct new rear accessory structure – Approve with Conditions - Recommend revising the elevation to have hip roof on all four sides in lieu of only front and back with gable ends to match existing structure.

**11. 4724 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA201-317(MP)  
Marsha Prior

**Request:**

Construct carport in rear yard.

**Applicant:** Nepveux, Leslie

**Application Filed:** 4/1/21

**Staff Recommendation:**

Construct carport in rear yard - Approve plans, drawings, and specifications dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct carport in rear yard – Approve as submitted.

**12. 2635 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA201-313(MP)  
Marsha Prior

**Request:**

1.Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White."

Landmark Commission Agenda  
Monday, May 3, 2021

2. Extend existing second-floor of accessory structure to match entire length and width of first floor.
3. Add third garage door opening on southeast side of accessory structure.
4. Replace two existing garage door openings on accessory structure.
5. Replace existing aluminum windows on accessory structure with wood one-over-one windows.
6. Repair and replace, as needed, the existing siding with wood siding to match.

**Applicant:** McPhaul, Victoria

**Application Filed:** 3/4/21

**Staff Recommendation:**

1. Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White"-- Approve drawings dated 5/3/2021 with the condition that the doorway leading to second floor balcony is sealed off to disallow access to the balcony with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend existing second-floor of accessory structure to match entire length and width of first floor -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add third garage door opening on southeast side of accessory structure -- Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace two existing garage door openings on accessory structure -- Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace existing aluminum windows on accessory structure with wood one-over-one windows -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Repair and replace, as needed, the existing siding with wood siding to match -- Approve drawings dated 5/3/2021 with the condition that replacement wood is a match in dimensions, profile, and material as original

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

**Task Force Recommendation:**

- 1.Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 “Extra White” --No quorum; comments only: proposed color is appropriate; balustrade size and shape is appropriate.
- 2.Extend existing second-floor of accessory structure to match entire length and width of first floor -- No quorum; comments only: the addition appears to complete the accessory structure massing.
- 3.Add third garage door opening on southeast side of accessory structure -- No quorum; comments only: please clarify this will match the other 2 garage doors type/size & be installed spaced to match existing.
- 4.Replace two existing garage door openings on accessory structure – No quorum; comments only: proposed door image is appropriate style.
- 5.Replace existing aluminum windows on accessory structure with wood one-over-one windows -- No quorum; comments only: please clarify paint color.
6. Repair and replace, as needed, the existing siding with wood siding to match -- No quorum; comments only: please clarify the siding will match existing profile and dimension.

**13. 5620 SWISS AVE**

Swiss Avenue Historic District  
CA201-321(MLP)  
Melissa Parent

**Request:**

Install new landscaping in rear yard.

**Applicant:** Rolston, David

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install new landscaping in rear yard - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install new landscaping in rear yard - Approve as submitted

**14. 100 N MOORE ST**

Tenth Street Neighborhood Historic District  
CA201-327(MP)  
Marsha Prior

**Request:**

Reconstruct 10th Street including modifications to street width, curbs and sidewalks.

**Applicant:** Oyekanmi, Gbenro

**Application Filed:** 4/1/21



**Staff Recommendation:**

Reconstruct 10th Street including modifications to street width, curbs and sidewalks - Approve plans dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Reconstruct 10th Street including modifications to street width, curbs and sidewalks - No quorum; comments only: we recommend that existing retaining walls and steps from the sidewalk are preserved and we recommend that sidewalks exist on both sides of the street and that the travel lanes go down to 9' each if necessary.

**DISCUSSION ITEMS:**

**1. 5527 WORTH ST**

Junius Heights Historic District  
CA201-344(JKA)  
Jennifer Anderson

**Request:**

1. Construct horizontal addition.
2. Construct vertical addition and dormers on west and east elevations.
3. Install two wood windows on west elevation.

**Applicant:** Nepveux, Leslie

**Application Filed:** 4/1/21

**Staff Recommendation:**

1. Construct horizontal addition - Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
3. Install two wood windows on west elevation - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 5.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct horizontal addition – Deny without Prejudice – Addition appears to be in the front 50 percent of the protected side.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice - Height of the addition not shown on the elevation. Is it taller than the surrounding structures? Per 8.6 additions must have compatibility with similar structures on the block. Drawing of proposed rooflines and massing in perspective with heights would be helpful. Need to verify heights and massing.
3. Install two wood windows on west elevation – Approve - No comments submitted by Task Force.

## 2. 5919 VICTOR ST

Junius Heights Historic District  
CA201-345(JKA)  
Jennifer Anderson

### **Request:**

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness.

**Applicant:** Rose, Preston

**Application Filed:** 4/1/21

### **Staff Recommendation:**

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness - Deny without Prejudice because the partially completed 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 and the applicant did not meet the burden of proof required to justify the work.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness - Deny without Prejudice because the completed 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.

3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness - Approve specifications dated 5-3-21 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 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice because materials not compatible with historic district. Structure is only one year outside official period of significance. Vote: 4:1. For: Mesh, Raith, Aveton, Schmidt. Against: Bowen. Reason for opposition: Street view looks historic with the vinyl windows.
2. Replace two doors with metal doors on the upper balcony of the rear facade. Work completed without a Certificate of Appropriateness – Approve with Conditions that eight divided light panels [are installed] instead of a single pane. Vote: 3:2. For: Bowen, Aveton, Schmidt. Against: Mesh, Raith. Reason for opposition: The propositions are different in a modern door with fake mullions than an historic door.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness - No comments on the rear doors were provided by Task Force.

**3. 237 E 6TH ST**

Lake Cliff Historic District  
CA201-322(MLP)  
Melissa Parent

**Request:**

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights."
2. Install new wood front door on main structure.

**Applicant:** Simonds, Will

**Application Filed:** 4/1/21

**Staff Recommendation:**

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights" -
2. Install new wood front door on main structure -

**Task Force Recommendation:**

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights" - Approve with Conditions - Railings: provide complete vertical and horizontal dimensions all spaces and wood members, Suggest lowering top of railing from 34"

to at least and maximum 30". Provide color and paint information.

2. Install new wood front door on main structure – Approve with Conditions - Door selection: the wavy oval pattern isn't a historic look, provide a different diffused glass i.e. Orange peel/dimple or Florentine/burst patterns that are in keeping with historic material and look or decide for a plain glass.

#### 4. 4317 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA201-330(MP)  
Marsha Prior

**Request:**

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White."

**Applicant:** Reihani, Chloe

**Application Filed:** 4/1/21

**Staff Recommendation:**

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White" - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painted brick would have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White" - Recommend allowing painting of brick on sides and rear facades with customized paint to match buff colored brick. Orange brick on sides to remain unpainted. Front facade to remain unpainted. Any voids on side that were orange brick to be replaced with matching orange brick.

#### 5. 514 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District  
CA201-311(MP)  
Marsha Prior

**Request:**

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

**Applicant:** Sullivan, Richard

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install wrought iron gate and return fence -

Deny without prejudice because the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest adding dimensions to houses on site plan and midpoint (50 percent) line.

**6. 518 N PRAIRIE AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA201-312(MP)  
Marsha Prior

**Request:**

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

**Applicant:** Warren, Andy

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install wrought iron gate and return fence - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 2.11 and 2.14 for location and fence tops.

**Task Force Recommendation:**

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest adding dimensions to houses on site plan and midpoint (50 percent) line.

**7. 3037 WARREN AVE**

Wheatley Place Historic District  
CA201-328(MP)  
Marsha Prior

**Request:**

Install six-over-six vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.

**Applicant:** Ross Legacy & Dallas Housing Foundation - Scottie Smith

**Application Filed:** 4/1/21

**Staff Recommendation:**

Install six-over-six vinyl windows on side and rear elevations - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that new construction must have appropriate materials.

**Task Force Recommendation:**

Install six-over-six vinyl windows on side and rear elevations – No quorum, comments only: we recommend changing the proposed windows to one over one windows instead of six over six windows.

**8. 108 S ROSEMONT AVE**

Winnetka Heights Historic District  
CD201-015(MLP)  
Melissa Parent

**Request:**

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance."

**Applicant:** Semrad, Paul

**Application Filed:** 4/1/21

**Staff Recommendation:**

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance" - Approve photos dated 5/3/2021 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 "noncontributing structure because newer than period of significance" - Deny without prejudice. Provide survey need to know if contributing or not. Provide professional architectural analysis of structure, type of disrepair, and percentages. Report needs to assess what percentage of historic material is in disrepair. Report needs to have photos with keynotes of material of disrepair.

**Request:**

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
2. Install new landscaping.

**Applicant:** Wright, Laurel

**Application Filed:** 3/4/21

**Staff Recommendation:**

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards – Denial 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.
2. Install new landscaping - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards - Deny without prejudice. Fence/gate does not comply with ordinance with location going the plan shows that it goes past front of the building and beyond towards sidewalk, this is denied, and would suggest, but beyond the building towards the front sidewalk.

## 9. 425 N ROSEMONT AVE

Winnetka Heights Historic District

CA201-320(MLP)

Melissa Parent

Gate location recommended to set back from the front.

2. Install new landscaping – Approve with Conditions. Landscape selection/species seems to be in keeping with ordinance, although it would be best to provide a top down, site plan of landscape

## 10. 314 S WINNETKA AVE

Winnetka Heights Historic District  
CA201-323(MLP)  
Melissa Parent

### **Request:**

1. Install new landscaping in front yard.
2. Replace existing concrete walkway with new brick walkway in front yard.

**Applicant:** Gomez, John

**Application Filed:** 4/1/21

### **Staff Recommendation:**

1. Install new landscaping in front yard - Approve site plan and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing concrete walkway with new brick walkway in front yard – Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

### **Task Force Recommendation:**

1. Install new landscaping in front yard – Approve. Landscape seems proper as shown.
2. Replace existing concrete walkway with new brick walkway in front yard – Approve with Conditions - Sidewalk provide photos of damaged areas that are being suggested to replace. Show photos concrete at general pathway as well as close to steps of both areas the porch steps and wings and at the front waterfall and its steps. Show extent of damage with photos. Provide dimension drawings of waterfall to ensure match existing of them being rebuilt is accurately and done properly, if extent damage is where they need to be replaced. Approve upon conditions that owner provide:
  1. Replace all items as shown in the plan, document all damages, landscape as shown.

2. Replace all without side pathways, side pathways leave as, landscape as shown.
3. Omit work on all hardscape, only landscape.

### 11. 401 N WINNETKA AVE

Winnetka Heights Historic District  
CA201-326(MLP)  
Melissa Parent

#### **Request:**

1. Move front facade wall of rear accessory structure 3'-0 towards rear property line. "
2. Alter roofline of rear accessory structure.
3. Replace two existing garage doors with one new garage door to fill opening.
4. Install new wood railing on rear accessory structure and paint White.
5. Replace one window on side facade of rear accessory structure with new French door.
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors.

**Applicant:** Joncas, Mathieu

**Application Filed:** 4/1/21

#### **Staff Recommendation:**

1. Move front facade wall of rear accessory structure 3' - 0" towards rear property line. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Alter roofline of 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) 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.
3. Replace two existing garage doors with one new garage door to fill opening - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install new wood railing on rear accessory structure and paint White - Denial 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.
5. Replace one window on side facade of rear accessory structure with new French door - Approve drawings and specifications dated



5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Move front facade wall of rear accessory structure 3'-0" towards rear property line. - Deny without prejudice
2. Alter roofline of rear accessory structure – Deny without prejudice. - Rear accessory is good, provide more dimensions. Show all vertical and horizontal dimensions of all new elements, show existing dimension to clarify what is proposed. Suggestion: to revise design garage, (keep footprint), but revise design to accommodate a compatible porch/portico design remodel if keeping flat roof. If garage design, then a possible revision of the roof design would be needed to revise. Revise garage elevations with more design elements
3. Replace two existing garage doors with one new garage door to fill opening – Deny without prejudice.
4. Install new wood railing on rear accessory structure and paint White – Deny without prejudice
5. Replace one window on side facade of rear accessory structure with new French door - Approve
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors – Approve. Window placement seems fine.

**OTHER BUSINESS ITEMS:**

- Approval of Minutes – April 5, 2021
- 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](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]