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CITY SECRETARY
DALLAS, TEXAS

**CITY OF DALLAS
LANDMARK COMMISSION**

POSTED CITY SECRETARY
DALLAS, TX

Monday, August 2, 2021

AGENDA

BRIEFING Videoconference 9:30 a.m.

PUBLIC HEARING Videoconference 1:00 p.m.

Individuals who wish to speak in accordance with the Landmark Commission Rules of Procedure should contact the Office of Historic Preservation at phyllis.hill@dallascityhall.com by **Thursday, July 29th 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=e257484bd200fe3853dc46e665c205c12>

Password: KwvHHjEq542

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

1. Staff presentation pertaining to the proposals developed by the Ad-Hoc Vision Implementation Committee – Murray G. Miller
2. Staff presentation regarding Historic Preservation Fees – Murray G. Miller

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

PUBLIC TESTIMONY

Minutes from July 6, 2021

1. 4802 GASTON AVENUE

Peak's Suburban Addition
CE201-006(MLP)
Melissa Parent

Request

Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$16,225 in expenditures already spent on rehabilitation.

Applicant: Michael Gibson

Application Filed: 7/1/21

Staff Recommendation:

Approval of the Certificate of Eligibility for a tax exemption on 100 percent of land and improvement for a period of ten years.

2. 3301 ELM STREET

Continental Gin
CE201-007(MLP)
Melissa Parent

Request

Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of three years and approval of \$43,500 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Dickenson Daniel Joint Venture

Application Filed: 7/1/21

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$43,500 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 2517 PARK ROW AVENUE

South Blvd/Park Row
CE201-008(MLP)
Melissa Parent

Request

Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Lincoln Stephens

Application Filed: 7/1/21

Staff Recommendation:

Approval of the Certificate of Eligibility on 100 percent of land and improvements for a period of ten years.

4. 507 S HARWOOD ST

Harwood Historic District
CA201-539(LC)
Liz Casso

Request:

1. Install a monument sign at east/front elevation.
2. Approve material, size, installation method and locations for temporary/changing AlumiGraphics signage

Applicant: Byrum, Marie

Application Filed: 7/1/21

Staff Recommendation:

1. Install a monument sign at east/front elevation - Approve drawings and specifications dated 8/2/21 with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

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2. Approve material, size, installation method and locations for temporary/changing AlumiGraphics signage - Approve drawings and specifications dated 8/2/21 with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install a monument sign at east/front elevation – Approve as submitted.
2. Approve material, size, installation method and locations for temporary/changing AlumiGraphics signage - Approve with the condition that signage and graphics may be located on the limestone flanking the central entrance on the front façade, and on the limestone above the rear entrance, but may not cover character defining features on the building, including over any glazing.

(After Task Force Meeting, this application was modified to comply with the Task Force’s condition.)

Request:

Construct pergola in rear yard.

Applicant: Cloy, George

Application Filed: 7/1/21

Staff Recommendation:

Construct pergola in rear yard - Approve site plan and drawings dated 8/2/21 with the finding that although the proposed work does not comply with Section 9.3 that states that accessory structures must be at least 8'-0" from the main structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Construct pergola in rear yard - Approve. Pergolas not addressed in ordinance. A previous ruling by Landmark on 5425 Victor on 12/20/20 had a similar situation and was approved. As this application goes forward it may be helpful to define this either as an accessory or an addition. Section 9 gives some “wobble room.”

5. 5418 JUNIUS ST

Junius Heights Historic District

CA201-543(JKA)

Jennifer Anderson

6. 5919 VICTOR ST

Junius Heights Historic District
CA201-545(JKA)
Jennifer Anderson

Request:

Replace wood windows with vinyl windows in rear 50 percent of structure.

Applicant: Rose, Preston

Application Filed: 7/1/21

Staff Recommendation:

Replace wood windows with vinyl windows in rear 50 percent of structure – Approve specifications dated 8/2/21 with condition that only windows in the rear 50 percent of the structure are replaced with vinyl windows with the finding that the work is compatible with the historic overlay district. The front two rows of windows on the right side façade and the front façade windows are not included in this approval.

Task Force Recommendation:

Replace wood windows with vinyl windows in rear 50 percent of structure – Approve replacing wood windows with vinyl in rear 50 percent of the structure with conditions that windows no. 7 and 21 (which are in the 50 percent front side) are not replaced.

7. 4603 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-548(MP)
Marsha Prior

Request:

Remove Bradford Pear tree in front along Moreland Avenue.

Applicant: Montgomery, Evelyn

Application Filed: 7/1/21

Staff Recommendation:

Remove Bradford Pear tree in front along Moreland Avenue - Approve images dated 8/2/21 with the finding the proposed work is consistent with preservation criteria Section 2.8 for site and site elements, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove Bradford Pear tree in front along Moreland Avenue - Approval of removing 2 Bradford Pears. They are a bad tree that grow fast and have weak wood. These trees are old and breaking apart.

(After Task Force Meeting, this application was modified to request only one tree removal, not two.)

8. 5707 SWISS AVE

Swiss Avenue Historic District
CA201-540(MLP)
Melissa Parent

Request:

Install new landscaping in front yard.

Applicant: Drawbridge, Robert

Application Filed: 7/1/21

Staff Recommendation:

Install new landscaping in front yard - Approve drawings and specifications dated 8/2/2021 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 front yard – Approve as submitted

9. 425 N ROSEMONT AVE

Winnetka Heights Historic District
CA201-538(MLP)
Melissa Parent

Request:

1. Install new landscaping in front yard.
2. Construct 8'-0" wood fence in side and rear yards. Work initiated without Certificate of Appropriateness.

Applicant: Hollyvale Rental Holdings, LLC - Lauryn Leahy

Application Filed: 7/1/21

Staff Recommendation:

1. Install new landscaping in front yard - Approve drawings and specifications dated 8/2/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct 8'-0" wood fence in side and rear yards. Work initiated without Certificate of Appropriateness - Approve drawings and specifications dated 8/2/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install new landscaping in front yard – Approve with Conditions - Review Plant Selection of using the Privet, consider submitting an alternate or replacing this species. This plant is considered to be very invasive, albeit hardy and drought tolerate can be extremely needy in its ongoing maintenance and could possibly wind up being more of a problem. Consider an alternate. Please “smooth out” the grading.
2. Construct 8'-0" wood fence in side and rear yards. Work initiated without Certificate of Appropriateness – Approve as submitted.

10. 225 S WINDOMERE AVE

Winnetka Heights Historic District
CA201-541(MLP)
Melissa Parent

Request:

Replace deteriorated siding on main structure with Hardie Board.

Applicant: Aikman, Russ

Application Filed: 7/1/21

Staff Recommendation:

Replace deteriorated siding on main structure with Hardie Board acknowledging that 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 facade materials in Section 51P-87.111(a)(10)(C) that states "Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material but may be used in roof gables and on columns and foundation skirts in a matter that is typical of the style and period of the main building."

Task Force Recommendation:

Replace deteriorated siding on main structure with Hardie Board - Approve with conditions - Task Force opinion on utilizing the Hardiboard for the entire plinth/step check is ok, considering the water collecting at the top of each step creeps the number of boards beyond 2 (the established precedent of acceptable boards beyond grade), it is still utilizing the precedent allow similar number of boards to be hardiboard above the top of the step in lieu of grade) Note 1: The water is 'wicking up' from ponding on top of each step as shown by the existing photos that indicated water/rot damage Note 2: Please use the smooth face of the hardiboard as the face with the embossed face as the not seen/underneath side towards the house.

DISCUSSION ITEMS:

1. 700 DUMAS ST

Junius Heights Historic District
CA201-542(JKA)
Jennifer Anderson

Request:

Install 7' fence in corner side yard.

Applicant: Hampton, John

Application Filed: 7/1/21

Staff Recommendation:

Install 7' fence in corner side yard - Deny without Prejudice since the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the work is not compatible with the historic overlay district.

Task Force Recommendation:

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Install 7' fence in corner side yard - Approve 8' fence in location as submitted. 7' fence was proposed by applicant at meeting and the task force recommends that change.

Request:

1. Install 6' steel fence in side yard.
2. Construct accessory structure.

Applicant: Nepveux, Leslie

Application Filed: 7/1/21

Staff Recommendation:

1. Install 6' steel fence in side yard – Approve site plan and drawing dated 8/2/21 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct accessory structure – Approve drawings dated 8/2/21 with the finding that the work is consistent with preservation criteria Section 9.1 to 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 6' steel fence in side yard - Deny without Prejudice because the fence is in the 50 percent of a protected side of an historic home and is front of a porte cochere. Landmark to consider security issues. VOTE: 4:1. Approve: Cohen, Raith, Mesh, Schmidt. Opposed: Graham. Reason for opposition: Steel fence is a fence you can see through.
2. Construct accessory structure – Approve.

Request:

1. Replace concrete sidewalk and waterfall steps. Work completed without Certificate of Appropriateness.
2. Remove foundation skirting on front porch. Work completed without Certificate of Appropriateness.
3. Install new railing and steps on front porch. Work completed without Certificate of Appropriateness.

Applicant: Massey, David

Application Filed: 7/1/21

Staff Recommendation:

1. Replace concrete sidewalk and waterfall steps. 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)(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. 704 GLENDALE ST

Junius Heights Historic District
CA201-546(JKA)
Jennifer Anderson

3. 300 S CLINTON AVE

Winnetka Heights Historic District
CA201-499(MLP)
Melissa Parent

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2. Remove foundation skirting on front porch. 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)(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.
3. Install new railing and steps on front porch. 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)(i) because it is inconsistent with the preservation criteria for front entrances and porches in Section 51P-87.111(a)(11)(A) that states “Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.”

Task Force Recommendation:

1. Replace concrete sidewalk and waterfall steps. Work completed without Certificate of Appropriateness – Deny - Replace with original and historic design and dimensions as shown in photo of original steps. In hindsight the waterfall left stepcheck was damaged and should have been replicated to match the right stepcheck that seem to be intact and didn't need to be removed. Concrete landing of sidewalk, replace to match original footprint
2. Remove foundation skirting on front porch. Work completed without Certificate of Appropriateness – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) 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. Install new railing and steps on front porch. Work completed without Certificate of Appropriateness – Deny - These stairs/railing and location are not original, remove to match original. (The height of the new railing is not compliant to historic railings; it needs to be within a 25” to 30” height from top of porch to top of rail.)

4. STAFF PRESENTATION

Historic Preservation Fees – Murray G. Miller

OTHER BUSINESS ITEMS:

Approval of Minutes – July 6, 2021

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]