

RECEIVED

2021 OCT - 29 AM 9:48

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

Public Notice

2 1 0922

POSTED CITY SECRETARY
DALLAS, TX

PUBLIC HEARING

LANDMARK COMMISSION

Monday, November 1, 2021

AGENDA

BRIEFING	Videoconference/Council Chambers 6ES	10:00 a.m.
PUBLIC HEARING	Videoconference/Council Chambers	1:00 p.m.

PURPOSE: To consider the attached agenda and any other business that may come before the Landmark Commission.

* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas

The Landmark Commission hearing will be held by videoconference and in the city council chambers. 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, October 28 at 5:00 PM**. All participants must have both audio and video to participate virtually.

The public may listen to the meeting as an attendee at the following videoconference link:
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e15f580ed6b3d754e39de50e2951813f5>
Password: LMC2021

Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and bit.ly/cityofdallastv.

The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, CITY COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL (facing Young Street, between Akard Street and Ervay Street)

Landmark Commission Agenda Monday, November 1, 2021

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Dr. Eric A. Johnson, Chief of Economic Development & Neighborhood Services

Murray G. Miller, Director, Office of Historic Preservation

BRIEFING ITEMS

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

PUBLIC TESTIMONY

Minutes from October 4, 2021

CONSENT AGENDA

1. 2603 FAIRMOUNT ST

Richard & Grace Allen House
CA202-017(LC)
Liz Casso

Request

A Certificate of Appropriateness to install new fencing.

Applicant: Anderson, Jim

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to install new fencing be approved in accordance with drawings dated 11/1/21.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install new fencing be approved as submitted pending Landmark Commission revision to Section 3.8(a) of the preservation criteria to permit fencing in the front and corner

Landmark Commission Agenda

Monday, November 1, 2021

side yards with the following comments: 1) That on the paved ally elevation the fence type and gate is uniform; and 2) That shutter roll-up door design is articulated similar to the cut sheet example with masonry columns and brick to match the existing rear wall.

Request

A Certificate of Appropriateness to add rooftop addition and deck to previously approved new construction design.

Applicant: CADG Jackson Parking A LLC - Prabha Cinclair

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to add a rooftop addition and deck to the previously approved new construction design be approved in accordance with drawings dated 11/1/21.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to add rooftop addition and deck to previously approved new construction design be approved as submitted with the following comments: 1) recommend applicant update elevation drawing to include height of bump-out addition, and show elevator overrun if not included in original drawing; 2) Provide information on elevator type.

Request

A Certificate of Appropriateness to replace all windows and unit-entry doors on main structure.

Applicant: Dent, Jennifer

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace all windows and unit-entry doors on main structure be approved in accordance with photos and specifications dated 11/1/2021.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to replace all windows and unit-entry doors on main structure be approved with the condition that cut sheets be provided for the windows. TF recommends denial of door style in lieu of a style more appropriate to the buildings style and era.

Request

A Certificate of Appropriateness to construct a rear addition.

Applicant: Richardson, Marcus

Application Filed: 10/7/21

Staff Recommendation:

2. 210 S HARWOOD ST

Harwood Historic District

CA202-016(LC)

Liz Casso

3. 606 N MARSALIS AVE

Lake Cliff Historic District

CA202-024(MLP)

Melissa Parent

4. 2731 PARK ROW AVE

South Blvd/Park Row Historic District

CA202-009(MP)

Marsha Prior

Landmark Commission Agenda
Monday, November 1, 2021

That the request for a Certificate of Appropriateness to construct a rear addition be approved in accordance with the drawings dated 11/1/21 with the conditions that the water table trim feature be eliminated from the addition design and the corner board between the projecting bay on the east elevation and the addition be maintained so as to differentiate the addition from the historic structure.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a rear addition be approved with the condition that a lighter color of blue paint be considered.

Request:

A Certificate of Appropriateness to:

1. Repair and modify the main structure.
2. Construct a rear addition to the main structure.
3. Construct a two-story accessory structure.

Applicant: Quimby, Marcel

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to 1) repair and modify the main structure; 2) construct a rear addition to the main structure; and 3) construct a two-story accessory structure be **approved** in accordance with the drawings and specifications dated 11/1/2021.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to 1) repair and modify the main structure; 2) construct a rear addition to the main structure; and 3) construct a two-story accessory structure be approved with the condition that for the windows be consistent with the era, neighborhood, and main structure itself.

Request:

A Certificate of Appropriateness to install new landscaping in front and cornerside yards.

Applicant: Rose, Stacey

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to install new landscaping in front and cornerside yards be approved in accordance with photos dated 11/1/2021.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install new landscaping in front and cornerside yards be approved as submitted.

5. 2624 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-279(MP)
Marsha Prior

6. 5323 SWISS AVE

Swiss Avenue Historic District
CA202-021(MLP)
Melissa Parent

Landmark Commission Agenda
Monday, November 1, 2021

7. 222 N EDGEFIELD AVE

Winnetka Heights Historic District
CA202-029(MLP)
Melissa Parent

Request:

A Certificate of Appropriateness to:

1. Replace three windows on main structure.
2. Relocate one door on east facade to south facade of main structure

Applicant: Kitchens, Samuel & Jaclyn

Application Filed: 10/7/21

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to Replace three windows on main structure - be approved in accordance with drawings and specifications dated 11/1/2021.
2. Relocate one door on east facade to south facade of main structure be approved in accordance with drawings and specifications dated 11/1/2021.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to Replace 3 windows on main structure be denied without prejudice – Recommend provide more info on application. Does not warrant replacement of windows/doors. Need info re: any damage to windows.
2. Relocate one door on East facade to South faced of main structure - Denial without prejudice – Add enough of glass area for proposed changes at East elevation to match. Ok with new location of door. Current door does not appear to need replacing and recommend using this door.

8. 333 S EDGEFIELD AVE

Winnetka Heights Historic District
CA202-023(MLP)
Melissa Parent

Request:

A Certificate of Appropriateness to:

1. Construct/replace non-historic addition on rear of main structure.
2. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White." Trim and fascia: SW6258 "Tricorn Black." Front door: SW6603 "Oleander."

Applicant: Tauriac, Leah

Application Filed: 10/7/21

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to construct/replace non-historic addition on rear of main structure be approved in accordance with drawings and specifications dated 11/1/2021.
2. That the request for a Certificate of Appropriateness to paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White." Trim and fascia: SW6258 "Tricorn Black." Front door: SW6603 "Oleander" be

Landmark Commission Agenda
Monday, November 1, 2021

approved in accordance with specifications dated 11/1/2021.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to construct/replace non-historic addition on rear of main structure be denied without prejudice. Recommend applicant make elevation drawings comply w/historic requirements, i.e. siding, doors, materials etc. Need photos of all surrounding houses for paint color proposed. Need cut sheets for windows & doors. Proposed windows are similar to storefront windows and not in period style. Need to consult w/historically trained architect to assist with elevations and to comply with historic requirements.
2. That the request for a Certificate of Appropriateness to paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White." Trim and fascia: SW6258 "Tricorn Black." Front door: SW6603 "Oleander" be denied without prejudice.

Request:

A Certificate of Appropriateness to replace three existing windows with new custom-made wood windows on main structure.

Applicant: Krekeler, Kevin

Application Filed: 10/7/21

Staff Recommendation

That the request for a Certificate of Appropriateness to replace three existing windows with new custom-made wood windows be approved in accordance with drawings and specifications dated 11/1/2021.

Task Force Recommendation:

Task Force recommends denial without prejudice on the basis that this can be routine maintenance. By repairing the damaged areas instead of replacing the entire windows. If applicant wishes to replace windows, a report from a window specialist should be provided.

Request:

A Certificate of Appropriateness to install new landscaping in front, side, and rear yards.

Applicant: Lucas, Lacey

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to install new landscaping in front, side, and rear yards be

9. 207 N WILLOMET AVE

Winnetka Heights Historic District
CA202-025(MLP)
Melissa Parent

10. 410 N WINDOMERE AVE

Winnetka Heights Historic District
CA202-022(MLP)
Melissa Parent

Landmark Commission Agenda
Monday, November 1, 2021

approved in accordance with drawings and specifications dated 11/1/2021.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install new landscaping in front, side, and rear yards be approved based on all plants meeting ordinance requirements. Must provide complete list of plants.

Request:

A Certificate of Appropriateness to construct a rear addition on main structure.

Applicant: Bond, Eddie

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a rear addition on main structure be approved in accordance with drawings and specifications dated 11/1/21.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a rear addition be denied without prejudice on the basis of: 1) recommend submit additional details on elevations, 2) need to submit cut sheets for windows and doors, 3) need full set of existing and proposed elevations, 4) need additional info on materials to be used.

11. 410 N WINNETKA AVE

Winnetka Heights Historic District

CA202-026(TB)

Trevor Brown

DISCUSSION ITEMS:

1. 5603 REIGER AVE

Junius Heights Historic District

CA202-027(TB)

Trevor Brown

Request:

A Certificate of Appropriateness to install an 8' cedar fence in the side and rear yards. Work completed without a Certificate of Appropriateness.

Applicant: Alekhine, Alex

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to install an 8' cedar fence in the side and rear yards be approved in accordance with the drawing dated 11/1/21, subject to the following conditions: 1) that the fence in the cornerside yard have a minimum two-foot setback from the cornerside yard sidewalk; 2) that the fence in the interior side yard be entirely located in the rear 50 percent of the side yard; and 3) that any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.

Task Force Recommendation:

Landmark Commission Agenda
Monday, November 1, 2021

That the request for a Certificate of Appropriateness to install an 8' cedar fence in the side and rear yards be approved with the following conditions: 1) fence must be two feet from the sidewalk per ordinance, 2) approve fence as proposed on Beacon St. side, and 3) fence on interior side yard must be at the 50% mark.

Request:

A Certificate of Appropriateness to construct new multifamily main structure.

Applicant: Behring, Stephanie

Application Filed: 10/7/21

Staff Recommendation:

- 1) That the request for a Certificate of Appropriateness to construct main multi-family structure on the vacant lot located at 419 N Marsalis Ave. be **denied**, and
- 2) That the request for a Certificate of Appropriateness to construct a secondary structure on the vacant lot located at 419 N Marsalis Ave. be **approved** in accordance with the drawings dated 9-28-21.

Task Force Recommendation:

Task Force recommends further development of the "patio" option to respond more to the other front patios in the district. Also using similar door detailing on the rear structure. Task Force recommends denial without prejudice of the recessed porch with a false gable. Task Force would like to Comment that a symmetrical front facade is the most in keeping with the district. Task Force considers the previous submission of a full porch to be more appropriate and possible to achieve while not upsetting the district average front setbacks.

Request:

A Certificate of Appropriateness to install a 6' solid wood fence to the front corners of the main structure. Work completed without a Certificate of Appropriateness.

Applicant: Hernandez, Samuel

Application Filed: 10/7/21

Staff Recommendation:

That the request for a Certificate of Appropriateness to install a 6' solid wood fence up to the front corners of the main structure be **denied without prejudice**.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install a 6' solid wood fence up to the front corners of the main structure be denied without prejudice because it was

2. 419 N MARSALIS AVE

Lake Cliff Historic District
CA202-030(MLP)
Melissa Parent

3. 3515 DUNBAR ST

Wheatley Place Historic District
CA202-011(MP)
Marsha Prior

done without a CA and adversely affects the look of the neighborhood.

Hold a public hearing to consider initiation of historic designation process for 10260 Strait Lane

Owner: Beverly K. Parkhurst

Request: The OHP requests that the LMC consider supporting staff recommendations that relate to a 2021 City Manager Goal for the OHP to “develop a strategy and policies that address the demolition of historic properties in Dallas.”

Applicant: n/a

Representative: n/a

Date Filed: n/a

Staff Recommendation:

That the Landmark Commission supports the Office of Historic Preservation’s Issues & Options Paper that outlines the basis for developing a policy and strategy to address demolitions in historic districts in partial fulfillment of the City Manager’s 2021 goals for the Office of Historic Preservation.

1. That the Office of Historic Preservation develop a summary of the Issues & Options Paper that can be used for distribution and consultation with stakeholders and interested parties.
2. That the Office of Historic Preservation report back to the Landmark Commission after consultation, with specific recommendations.

Task Force Recommendation: n/a

Request: The Landmark Commission requested that staff review the proposals developed by the Ad-Hoc Committee and offer its recommendations.

Applicant: n/a

Representative: n/a

Date Filed: n/a

Staff Recommendation:

That the Landmark Commission support the Office of Historic Preservation’s recommendations detailed in the Issues & Options Paper to advance the alignment and streamlining of the Office of Historic Preservation’s regulations, processes, and resources consistent with the City Manager’s 2021 goals for the Office of Historic Preservation, the City Council-adopted 2015 Historic Preservation Task Force recommendations, and the 2021

4. 10260 STRAIT LN

Liz Casso

5. ISSUES & OPTIONS PAPER

(Demolition of Historic Properties)

Citywide

Murray G. Miller

6. ISSUES & OPTIONS PAPER

(Streamlining OHP’s Regulation and Processes)

Citywide

LMC

Landmark Commission Agenda
Monday, November 1, 2021

City Council-adopted Economic Development Policy; and that the Office of Historic Preservation report back to the LMC with specific City Code amendments for its recommendation to the City Plan Commission, thereby continuing the November 2020 authorization to hold a public hearing to consider the proposed amendments.

Task Force Recommendation: n/a

OTHER BUSINESS ITEMS:

1. Approval of Minutes – October 4, 2021
2. Approval of Bob Cox as a member for Swiss-Munger Task Force

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]