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CITY OF DALLAS

PUBLIC HEARING

## LANDMARK COMMISSION

Monday, January 3, 2022

### AGENDA

BRIEFING	Videoconference/Council Chambers 6ES	10:30 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](mailto:phyllis.hill@dallascityhall.com) by **Thursday, December 30<sup>th</sup> 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=e666395e7c2e8431811b6dacacf122d25>

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 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, 6<sup>TH</sup> FLOOR OF THE DALLAS CITY HALL (facing Young Street, between Akard Street and Ervay Street)

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."

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

**Murray G. Miller**, Director, Office of Historic Preservation

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## **BRIEFING ITEMS**

### **1. Training on Texas Open Meetings Act and Rules of Procedure – City Attorney’s Office**

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

## **PUBLIC TESTIMONY**

Minutes from December 6, 2021  
2020-2021 Annual Report

## **CONSENT AGENDA**

### **1. 3829 N HALL ST**

3829 N Hall St House  
CA212-117(CA)  
Liz Casso

#### **Request**

1. A Certificate of Appropriateness to install a new door opening and concrete ramp on the rear elevation.
2. A Certificate of Appropriateness to modify the existing window and door openings on rear elevation.

**Applicant:** CBOKA Powell Architects - Eric Brooks

**Application Filed:** 12/2/21

**Staff Recommendation:**

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1. That the Certificate of Appropriateness to install a new door opening and concrete ramp on the rear elevation be approved in accordance with the drawings dated 1/3/22.
2. That the Certificate of Appropriateness to modify the existing window and door openings on rear elevation be approved in accordance with the drawings dated 1/3/22.

**Task Force Recommendation:**

1. That the Certificate of Appropriateness to install a new door opening and concrete ramp on the rear elevation be approved.
2. That the Certificate of Appropriateness to modify the existing window and door openings on rear elevation be approved with the recommendation that a brick sample be provided prior to the Landmark Commission meeting, and that the mortar match exiting.

**Request**

A Certificate of Appropriateness to install a concrete ramp at the north property line along the sidewalk.

**Applicant:** Corgan - John Risi

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the Certificate of Appropriateness to install a concrete ramp at the north property line along the sidewalk be approved in accordance with drawings dated 1/3/22.

**Task Force Recommendation:**

That the Certificate of Appropriateness to install a concrete ramp at the north property line along the sidewalk be approved with the condition that special care is taken of the left side wall of the existing stair so that it is not damaged by the construction of the new ramp.

*(After the Task Force meeting the applicant updated their submitted drawings to show that the left side wall of the existing stair will be maintained and will remain unharmed by the adjacent construction of ramp.)*

**Request**

A Certificate of Appropriateness to install lighting on the water tower.

**Applicant:** Synder, John

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the Certificate of Appropriateness to install lighting on the water tower be approved in accordance with specifications dated 1/3/22.

**2. 2120 W JEFFERSON BLVD**

Sunset High School  
CA212-118(LC)  
Liz Casso

**3. 3311 ELM ST**

Continental Gin Company  
CA212-119(LC)  
Liz Casso

**Task Force Recommendation:**

That the Certificate of Appropriateness to install lighting on the water tower be approved as submitted.

**Request:**

Construct an elevated deck and convert an opening to door on accessory structure. Work commenced without a CA.

**Applicant:** Rudzinski, Daren

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct an elevated deck and convert an opening to door on accessory structure be approved in accordance with specifications dated 1/3/22 with the condition that the deck be painted to match the approved accessory structure trim color, Glidden Minimalist White.

**Task Force Recommendation:**

That a Certificate of Appropriateness to construct an elevated deck and convert an opening to a door on accessory structure be approved as submitted with the condition that the deck be painted the same color as the trim on the accessory structure.

**Request**

A Certificate of Appropriateness to plant a red oak tree in the parkway.

**Applicant:** Bethke, Jeff

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to plant a red oak tree in the parkway be approved.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to plant a Red Oak tree in the parkway be approved as submitted.

**Request:**

A Certificate of Appropriateness to construct a single-family house and detached accessory structure.

**Applicant:** Taylor, Jay

**Application Filed:** 12/2/21

**Staff Recommendation:**

That a Certificate of Appropriateness to construct a single-family house and detached accessory structure be approved subject to conditions.

**Task Force Recommendation:**

**4. 6028 JUNIUS ST**

Junius Heights Historic District  
CA212-110(TB)  
Trevor Brown

**5. 4947 VICTOR ST**

Munger Place Historic District  
CA212-102(MP)  
Marsha Prior

**6. 1102 E 9TH ST**

Tenth Street Neighborhood Historic District  
CA212-106(MP)  
Marsha Prior

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That the request for a Certificate of Appropriateness to construct a single-family house and detached accessory structure be approved with the following conditions:

- The front face gable be placed in the center front of the house;
- The front porch be placed evenly in the distance of the house;
- The front facade of the house should be only 2 windows on the left and one on the right side evenly placed. Windows should be 3050;
- The east & west side (or right & left side) of the house will be losing three of those windows to be evenly placed under the gable upstairs at the top level of the house;
- On the back of the house the length of the house between the garage and the front part of the house where there are three windows there should only be two evenly placed on both side of the house, east and west;
- Should be a pier box foundation with no concrete foundation perimeter skirt.

**Request:**

A Certificate of Appropriateness to install an eight-foot wood fence in rear, side, and front yards. Work completed without a Certificate of Appropriateness.

**Owner:** Castillo, Maria

**Filed:** 12/2/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install an eight-foot wood fence in rear, side, and front yards be approved with conditions.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install an 8' wood fence in rear, side, and front yards be approved with the condition that the fence be moved from 1219 E 10th Street from the front yard and that it be moved back to 50 percent of the rear main structure.

**Request:**

A certificate of appropriateness to paint the structures.

**Applicant:** White, Sr., Marvin

**Application Filed:** 12/2/21

**Staff Recommendation:**

### 7. 1219 E 10TH ST

Tenth Street Neighborhood Historic District  
CA212-108(MP)  
Marsha Prior

### 8. 317 S EDGEFIELD AVE

Winnetka Heights Historic District  
CA212-113(TB)  
Trevor Brown

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That the request for a Certificate of Appropriateness to paint the structures be approved in accordance with specifications dated 1/3/22 with the condition that no brick be painted.

**Task Force Recommendation:**

That a Certificate of Appropriateness to repair/replace window and to paint be denied without prejudice for the following reasons:

1. Asking to repoint brickwork that is probably not original.
2. Deny without prejudice due to lack of information.
3. Need to provide more info regarding their intent on windows and where paint colors will go on home.
4. It appears modifications/alterations have been done to the building without CA approval? changing appearance/character.
5. May need to have original windows restored to original style.

*(After the Task Force meeting the applicant updated their application to only include painting of the structures. All other items are to be processed as routine as they are putting back door and windows as they were previously.)*

**DISCUSSION ITEMS:**

**1. 5833 COLUMBIA AVE**

Junius Heights Historic District  
CA212-111(MGM)  
Murray G. Miller

**Request:**

A Certificate of Appropriateness to Construct a new single-family dwelling.

**Applicant:** Pham, Tam

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new single-family dwelling be denied without prejudice for the reasons stated in the staff report.

**Task Force Recommendation:**

That a Certificate of Appropriateness to construct a new single-family dwelling be approved with the following conditions:

1. Window width is to be consistent at every window opening, no matter if it is a single window or bank of windows. At areas where there is a higher window sill (e.g. at kitchen sinks, bathrooms, dining rooms, etc.), the window width is still to be the same as the others. The window head height of every window is consistent.
2. Window proportions are important. The windows at these houses are found to be 32" wide (rough opening).

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The height of the “typical” window at each house varies (observed to be at least 64”). In all instances, windows heights are significantly greater than their widths.

3. Wherever banks of windows occur, each window is a consistent width and style. Mullions, 8” wide after trimmed, occur between each window.
4. “Picture windows” (i.e. windows without muntins and/or decorative glass), excluding windows that are a double-sash design, are not compatible.
5. Window sills are rowlock brick and extend beyond the face of adjacent brick.

**Request:**

A Certificate of Appropriateness to construct a two-story apartment building with rear surface parking.

**Applicant:** Behring, Stephanie

**Application Filed:** 12/2/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a two-story apartment building with rear surface parking be approved subject to conditions.

**Task Force Recommendation:**

A Certificate of Appropriateness to a two-story apartment building with rear surface parking be approved with conditions:

1. Recommend use Marsalis to find average block face.
2. Consolidate average block face info into one or two sheets for ease in reviewing.
3. Marsalis carries more weight in establishing precedence than surrounding streets.
4. Design of building with current modifications made are approved with the condition that applicant establish setback that is appropriate to the block does not encroach into the front of the house any further than the facade. Also recommend applicant provide specific planting locations with dimensions in order to provide further comments and provide full grown canopy diameter in additional information.

**Request:**

A Certificate of Appropriateness to replace 16 windows with wood windows.

**Owner:** Garza, Vicky

**Filed:** 12/2/21

**Staff Recommendation:**

**2. 419 N MARSALIS AVE**

Lake Cliff Historic District  
CA212-122(MGM)  
Murray G. Miller

**3. 401 N WINNETKA AVE**

Winnetka Heights Historic District  
CA212-105(MP)  
Marsha Prior

That the request for a Certificate of Appropriateness to replace 16 windows with wood windows be denied without prejudice for the reasons stated in the staff report.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace 16 windows with wood windows be denied without prejudice for the following reasons:

Deny replacing any windows as they do not appear to be damaged, rotted, or beyond repair.

Consider repairing windows, if needed.

Replacing windows for energy efficiency is not recommended as alternate means can achieve this goal.

**4. Discussion Item**

**Annual Report**

**OTHER BUSINESS ITEMS:**

Approval of Minutes – December 6, 2021

Approval of the 2020-2021 Annual Report

Approval of Task Force member for CBD/Individual 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](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]