



CITY OF DALLAS

Public Notice

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PUBLIC HEARING

POSTED CITY SECRETARY  
DALLAS, TX

LANDMARK COMMISSION

Monday, February 7, 2022

AGENDA

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CITY SECRETARY  
DALLAS, TEXAS

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 **Monday, February 7<sup>th</sup> at 9:00 AM**. 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/j.php?MTID=m1f5b0e736ade16dd11b3b6c1b390f5b1>

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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**Majed Al-Ghafry**, Assistant City Manager

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

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## **BRIEFING ITEMS**

### **1. Training Follow-Up 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 January 3, 2022

## **CONSENT AGENDA**

### **1. 1902 MARTIN LUTHER KING JR BLVD**

Forest Theater and Retail Block  
CD212-007(LC)  
Liz Casso

#### **Request**

A Certificate of Demolition to demolish the structure using the standard "demolition of a non-contributing structure because it is newer than the period of significance."

**Applicant:** Mccoy, Nancy

**Application Filed:** 1/6/22

**Staff Recommendation:**

That the Certificate of Demolition to demolish the structure using the standard "demolition of a non-contributing

structure because it is newer than the period of significance" be approved.

**Task Force Recommendation:**

That the Certificate of Demolition to demolish the structure using the standard "demolition of a non-contributing structure because it is newer than the period of significance" be approved as submitted.

**Request**

Construct a new more appropriate front porch column.

**Applicant:** Leslie Nepveux

**Application Filed:** 1/6/22

**Staff Recommendation:**

That the Certificate of Appropriateness to construct a new more appropriate front porch column be approved in accordance with plans and specifications dated 2/7/22.

**Task Force Recommendation:**

That the Certificate of Appropriateness to construct a new more appropriate front porch column be approved as submitted.

**Request**

Construct a new deck and pergola in the rear yard.

**Applicant:** Nepveux, Leslie

**Application Filed:** 1/6/22

**Staff Recommendation:**

That the Certificate of Appropriateness to construct a new deck and pergola in the rear yard be approved in accordance with plans and specifications dated 2/7/22.

**Task Force Recommendation:**

That the Certificate of Appropriateness to construct a new deck and pergola in the rear yard be approved as submitted.

**Request:**

1. Removal of a tree in the front yard.
2. Installation of new front yard landscape with hardscaping.

**Applicant:** Messel, Paul

**Application Filed:** 1/6/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remove a tree in the front yard be approved as it is not a mature tree.
2. That the request for a Certificate of Appropriateness to install a new front yard landscape with hardscaping be

**2. 701 DUMONT ST**

Junius Heights Historic District

CA212-143(TB)

Trevor Brown

**3. 704 GLENDALE ST**

Junius Heights Historic District

CA212-144(TB)

Trevor Brown

**4. 707 NESBITT DR**

Junius Heights Historic District

CA212-146(TB)

Trevor Brown

# Landmark Commission Agenda

## Monday, February 7, 2022

approved in accordance with specifications dated 2/7/22 with the condition that no portion of the planting bed extend into the front yard more than 10 feet from the facade closest to Nesbitt Street.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to remove a tree in the front yard be approved because the Bradford pear is not a mature tree and can be removed.
2. That the request for a Certificate of Appropriateness to install a new front yard landscape with hardscaping be approved with the condition that the bed be pulled back to around ten feet and not include the proposed boulders.

*After the Task Force Meeting and per their recommendation, the applicant revised the size of the planting bed and removed the boulders from the proposal.*

### **Request**

Construct a new rear addition.

**Applicant:** Nepveux, Leslie

**Application Filed:** 1/6/22

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to Construct a new rear addition be approved in accordance with plans and specifications dated 2/7/22.

### **Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a new rear addition be approved as submitted.

### **Request:**

1. A Certificate of Appropriateness to replace all windows and doors.
2. A Certificate of Appropriateness to modify existing window and door openings, including the removal of some existing openings and the addition of new openings, on all elevations.
3. A Certificate of Appropriateness to construct an addition on the north elevation.
4. A Certificate of Appropriateness to remove a non-historic covered porch on the south elevation.
5. A Certificate of Appropriateness to replace metal front porch columns with wood columns.
6. A Certificate of Appropriateness to install exterior lighting.
7. A Certificate of Appropriateness to paint exterior siding, trim, windows, and doors.

### **5. 5727 TREMONT ST**

Junius Heights Historic District

CA212-148(TB)

Trevor Brown

### **6. 2718 SOUTH BLVD**

South Blvd/Park Row Historic District

CA212-140(LC)

Liz Casso

## Landmark Commission Agenda Monday, February 7, 2022

8. A Certificate of Appropriateness to construct a wood deck on the south elevation.

**Applicant:** Coleman, Corey

**Application Filed:** 1/6/22

**Staff Recommendation:**

That a Certificate of Appropriateness to:

1. replace all windows and doors be approved in accordance with the window survey and drawings dated 2/7/22.
2. modify existing window and door openings, including the removal of some existing openings and the addition of new openings, on all elevations be approved in accordance with drawings dated 2/7/22 with the condition that Options 1a for the west elevation, and 1b for the south elevation and 1c for the east elevation be used.
3. construct an addition on the north elevation be approved in accordance with drawings dated 2/7/22.
4. remove a non-historic covered porch on the south elevation be approved in accordance with drawings dated 2/7/22.
5. replace metal front porch columns with wood columns be approved in accordance with drawings dated 2/7/22.
6. install exterior lighting be approved in accordance with drawings dated 2/7/22.
7. paint exterior siding, trim, windows, and doors be approved in accordance with drawings dated 2/7/22.
8. construct a wood deck on the south elevation be approved in accordance with drawings dated 2/7/22.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to:

1. replace all windows and doors be approved with the conditions that all remaining original windows be repaired as needed, that effort be made to reclaim the original windows removed without a CA, that effort be made to find and used salvaged historic windows, and that windows be replaced only as needed with like-kind windows.
2. modify existing window and door openings, including the removal of some existing openings and the addition of new openings, on all elevations be approved with the conditions that options 1a for the west elevation, and 1b for the south elevation and 1c for the east elevation be used.
3. construct an addition on the north elevation be approved.

Landmark Commission Agenda  
Monday, February 7, 2022

4. remove a non-historic covered porch on the south elevation be approved.
5. replace metal front porch columns with wood columns be approved with the condition that the wood column width increase to 1/6th of the height of the column (14in) to comply with the preservation criteria.
6. install exterior lighting be approved.
7. paint exterior siding, trim, windows, and doors be approved.
8. construct a wood deck on the south elevation be approved.

**Request:**

A Certificate of Appropriateness to install a blade sign on the southwest corner of the building.

**Owner:** Byrum, Marie

**Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a blade sign on the southwest corner of the building be approved in accordance with drawings dated 2/7/21.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install a blade sign on the southwest corner of the building be approved with the conditions that additional information is provided on the attachment size and type of fastener for the attachment.

*After the Task Force Meeting and per their recommendation, the applicant provided additional information on the attachment size and type of fastener.*

**7. 701 COMMERCE ST**

West End Historic District  
CA212-138(LC)  
Liz Casso

**DISCUSSION ITEMS:**

**1. 702 LOWELL ST**

Junius Heights Historic District  
CA212-145(TB)  
Trevor Brown

**Request:**

A Certificate of Appropriateness to construct a new 8' board-on-board fence in the corner side and rear yard. Work completed without a Certificate of Appropriateness.

**Applicant:** Fleming, Tyler

**Application Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new 8' board-on-board fence in the corner side and rear yard be denied without prejudice.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a new 8' board-on-board fence in the corner side and rear yard be denied without prejudice citing Section 3.6(a)(3) of the ordinance.

**Request:**

A Certificate of Appropriateness for installation of new composite decking on the front porch. Work completed without a Certificate of Appropriateness.

**Applicant:** Johnson, Matt

**Application Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install new composite decking on the front porch be denied without prejudice.

**Task Force Recommendation:**

A Certificate of Appropriateness to install new composite decking on the front porch be denied without prejudice citing Sections 4.1(b), 7.1, and 7.3 of the ordinance.

**Request:**

A Certificate of Appropriateness to construct a new 6' board fence in the side and rear yard. Work completed without a Certificate of Appropriateness.

**Owner:** Libson, Joseph

**Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new 6' board fence in the side and rear yard be approved with the condition that the fence located in the interior side yard must be in the rear 50 percent of the side facade.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a new 6' board fence in the side and rear yard be denied without prejudice citing section 3.6(a)(2) of the ordinance.

**2. 5300 TREMONT ST**

Junius Heights Historic District  
CA212-147(TB)  
Trevor Brown

**3. 5937 WORTH ST**

Junius Heights Historic District  
CA212-149(TB)  
Trevor Brown

**4. 417 S CLINTON AVE**

Winnetka Heights Historic District  
CA212-142(MGM)  
Murray Miller

**Request:**

A Certificate of Appropriateness to install solar panels.

**Owner:** Jenkins, Don

**Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to add solar panels to the north and south primary roof slope of the house be approved for the reasons outlined in the staff report.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels be denied without prejudice as solar panel design shows panels to be located within the front 50% of the length building. Per the ordinance, solar panels must be located in the rear 50% of the length of the building.

**5. 319 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA212-141(MGM)  
Murray Miller

**Request:**

A Certificate of Appropriateness to construct 8' tall cedar board-on-board fence extension in the corner side yard.

**Owner:** Stephens, Cade

**Filed:** 1/6/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct 8' tall cedar board-on-board fence extension in the corner side yard be denied without prejudice for the reasons outlined in the staff report.

**Task Force Recommendation:**

That a Certificate of Appropriateness to construct 8' tall cedar board-on-board fence extension in the corner side yard be approved with condition to add a more clear dimension string to survey showing the 50% line from end to end of roof area on house with labeled dimension numbers. Adding dimensions to locate length of fence and location around the recess for existing side steps.

**OTHER BUSINESS ITEMS:**

Approval of Minutes – January 3, 2022



**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]