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CITY OF DALLAS

PUBLIC HEARING

LANDMARK COMMISSION

Tuesday, July 5, 2022

AGENDA

BRIEFING	Videoconference /6ES Briefing Room	9:30 a.m.
PUBLIC HEARING	Videoconference/6ES Briefing Room	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 in Dallas City Hall, 1500 Marilla, Dallas, Texas

The Landmark Commission hearing will be held by videoconference and in the city council briefing room. 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 **Tuesday, July 5th at 8:30 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/onstage/g.php?MTID=e318eedab0711c76d7a8dc1cacea5f703>

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.

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Location for in-person attendance: 1500 MARILLA STREET, DALLAS. TEXAS, 75201, CITY Briefing Room, 6TH 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."

Majed Al-Ghafry, Assistant City Manager

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 June 6, 2022

CONSENT AGENDA

1. 100 S GLASGOW DR

Woodrow Wilson High School
CA212-398(LVO)
Laura Groves van Onna

Request

A Certificate of Appropriateness to construct batting cage.

Applicant: Frazier, Coy

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct batting cage be approved in accordance with drawings and specifications dated 7/5/22 with the following condition: 1) The color of the roofing material will be Light

Stone to be most compatible with the buildings on the Woodrow Wilson High School campus. The proposed work is consistent with Woodrow Wilson High School preservation criteria Sections 2.1 and 2.2 for site and site elements as well as 4 for new construction and additions to existing structures; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct batting cage be approved as submitted with the condition that applicant submit color samples showing batting cage building colors compatible with the buildings on the Woodrow Wilson HS campus (Not Green).

After the Task Force meeting, the applicant provided color samples from which the most compatible color was selected.

Request

A Certificate of Appropriateness to replace existing ground-mounted sign with new sign.

Applicant: Alston, Norm

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace existing ground-mounted sign with new sign be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with the Fair Park preservation criteria; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

No quorum - Comments only. Task Force is supportive of proposed sign. Existing sign was confirmed to be not historic and proposed font matches current signage standard. For future signage, a comprehensive approach to signage at Fair Park is strongly recommended.

Request

1. A Certificate of Appropriateness to rehabilitate front and side yard landscaping.
2. A Certificate of Appropriateness to rehabilitate rear landscaping and construct wood arbor in rear yard.

Applicant: Gutin, John William

Application Filed: 6/2/22

2. 3535 GRAND AVE

Fair Park Historic District
CA212-402(CVO)
Carlos van Onna

3. 5526 TREMONT ST

Junius Heights Historic District
CA212-403(CVO)
Carlos van Onna

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to rehabilitate front and side yard landscaping be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with the Junius Heights preservation criteria Section 3.5 for Landscaping; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to rehabilitate front and side yard landscaping be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with preservation criteria Section 3.5 for Landscaping, Section 9 for Accessory Structures; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to rehabilitate front and side yard landscaping be approved as presented.
2. That the request for a Certificate of Appropriateness to rehabilitate front and side yard landscaping be approved as submitted.

Request:

A Certificate of Appropriateness to replace existing interior side yard fencing to match property boundary.

Applicant: Solis, Veronica

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace existing interior side yard fencing to match property boundary be approved in accordance with drawings and specifications dated 7/5/22 with the following condition: that the finished side of the fence must face out as it can be seen from the public right-of-way. The proposed work is consistent with Junius Heights preservation criteria Section 3.6 for Fences; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to replace existing interior side yard fencing to match property boundary be approved with the condition that the finished side needs to face neighbor's driveway.

4. 5530 WORTH ST

Junius Heights Historic District
CA212-404(CVO)
Carlos van Onna

5. 4936 JUNIUS ST

Munger Place Historic District
CA212-397(LVO)
Laura Groves van Onna

Request

A Certificate of Appropriateness to install monument neighborhood markers in Munger Place Historic District.

Applicant: Gormley, John

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to install monument neighborhood markers in Munger Place Historic District be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with Munger Place preservation criteria Sections 51P-97.111(c)(1) for building, placement, form, and treatment and (2) for landscaping; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

A Certificate of Appropriateness to install monument neighborhood markers in Munger Place Historic District be approved.

Request:

A Certificate of Appropriateness to construct one-story rear addition.

Applicant: Trecartin, Aaron

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct one-story rear addition be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with Munger Place preservation criteria Section 51P-97.111(c)(1)(B) for additions; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct one-story rear addition be approved.

Request:

A Certificate of Appropriateness to install new fencing as amended – initial work done without CA.

Applicant: Kilicer, Ercan

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to install new fencing as amended – initial work done without

7. 4713 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA212-409(LVO)
Laura Groves van Onna

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CA be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with Peak's Suburban Addition preservation criteria Sections 2.9, 2.11, 2.13, 2.14, and 2.15 for site and site elements; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install new fencing – initial work done without CA be denied without prejudice. Ordinance requires that fence must be within the rear 50% of the front facade of the house. Recommend fence on the left side be within the rear 50%. Propose to allow for fence on the right to be 5' back from the front facade on the as the A/C units are on this side and additional screening is required. Wrought iron gate on driveway side (left) and wrought iron fence on the right side to comply with the ordinance.

After the Task Force meeting, the applicant revised the proposed fencing to be in accordance with the Ordinance and consistent with Task Force recommendation.

Request:

A Certificate of Appropriateness to replace non-compliant fencing in kind.

Applicant: Buser, John

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace non-compliant fencing in kind be approved in accordance with drawings and specifications dated 7/5/22 with the following condition: 1) The height of the proposed fencing will be equal in height to the brick wall that extends from the side (northeast) elevation. The proposed work is consistent with Swiss Avenue preservation criteria Section 51P-63.116(2)(B)(ii), (iii), (iv)(ee), and (v) for fences; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to replace non-compliant fencing in kind be approved.

8. 5305 SWISS AVE

Swiss Avenue Historic District
CA212-395(LVO)
Laura Groves van Onna

9. 2908 METROPOLITAN AVE

Phyllis Wheatley Elementary School,
Wheatley Place Historic District
CA212-401(CVO)
Carlos van Onna

Request:

A Certificate of Appropriateness to temporarily place a portable structure at the location of a previously removed portable structure behind the Phyllis Wheatley School.

Applicant: Lichtenberg, Kristi

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to temporarily place a portable structure at the location of a previously removed portable structure behind the Phyllis Wheatley School be approved in accordance with the drawings and specifications dated 7/5/22 with the following condition: 1) The applicant will remove or reapply for a Certificate of Appropriateness for the portable structure after a period of three (3) years. The proposed work does not comply with the preservation criteria, however, 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 temporary, facilitates restoration and continued operation of Phyllis Wheatley Elementary School, and will not permanently adversely affect the historic character of adjacent properties or the integrity of the historic overlay district.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to place a portable structure at the location of a previously removed portable structure behind the Phyllis Wheatley School be approved with the condition that a timeline is set for completion of the restoration of the school so the temporary structure can be removed.

10. 111 N CLINTON AVE

Winnetka Heights Historic District
CA212-390(SB)
Scott Bellen

Request:

1. A Certificate of Appropriateness to remove existing windows, replace with wood siding, install new windows in different locations, and relocate existing door on accessory structure.
2. A Certificate of Appropriateness to paint accessory structure SW7008 "Alabaster" for siding, SW 6496 "Oceanside" for trim.
3. A Certificate of Appropriateness to replace metal railing and gate and wood staircase with IPE wood railing, gate,

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and staircase, and install IPE wood decking on accessory structure.

4. A Certificate of Appropriateness to install limestone paver pool deck in rear yard.

Applicant: Craine, Patrick

Application Filed: 6/2/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to remove existing vinyl windows, replace with wood siding, install new wood windows in different locations, and relocate existing door on noncontributing accessory structure be approved per specifications dated 07/05/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(17)(F)(iv) for windows and doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
2. That the request for a Certificate of Appropriateness to paint accessory structure SW7008 "Alabaster" for siding, SW 6496 "Oceanside" for trim be approved per specifications dated 07/05/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(8) for color and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
3. That the request for a Certificate of Appropriateness to replace metal railing and gate and wood staircase with unstained IPE wood railing, gate, and staircase, and install unstained IPE wood decking on accessory structure be approved per specifications dated 07/05/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(3) for architectural details and (16) for stairs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
4. That the request for a Certificate of Appropriateness to install limestone paver pool deck in rear yard be approved per specifications dated 07/05/2022. Although the proposed limestone pavers do not strictly comply with the Winnetka Heights preservation criteria Section 51P-87.111(b)(9)(A)(3) for landscaping materials, the work will not adversely affect the historic character of the district, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

Task Force Recommendation:

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That the request for a Certificate of Appropriateness be approved with conditions. Removal of aluminum windows is desired. Placement of new windows is important, and TF recommends considering adding a window if possible, on the alley side.

New railing/IPE Gates and elevations need details and dimensions.

Wood windows are to be unclad.

Sashes should have wider bottom rail for historic proportion.

IPE stain color needs to be added.

Need pictures of main structure added to submission.

TF commends applicant for improving historic character of this accessory structure.

After the Task Force meeting, the applicant provided additional documentation and clarification.

Request:

A Certificate of Appropriateness to paint stucco gables and wood soffits, frieze boards and windows with Behr "Etched Glass" MQ3-27, "Chimney" PPU25-22 for trim, and "Laguna Blue" PPU14-18 for accent on doors.

Applicant: Barrientos, Honorio

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to paint stucco gables and wood soffits, frieze boards and windows with Behr "Etched Glass" MQ3-27, "Chimney" PPU25-22 for trim, and "Laguna Blue" PPU14-18 for accent on doors. be approved per specifications dated 07/05/2022 with the condition that brick or any masonry is not to be painted. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(3) for architectural detail and Section 51P-87.111(a)(8) for color, meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and is consistent with the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to paint stucco gables and wood soffits, frieze boards and windows with Behr "Etched Glass" MQ3-27, "Chimney" PPU25-22 for trim, and "Laguna Blue" PPU14-18 for accent on doors, be approved with conditions. Well documented submission and applications of color appear to be in keeping. Actual

11. 402 N WINDOMERE AVE

Winnetka Heights Historic District

CA212-392(SB)

Scott Bellen

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colors appear better than scanned images. Color palette is pleasing. Locations of colors could use some refinement. TF recommends sashes and doors to be the same trim color and provide a body color for the triangle gabled walls that allow the stucco and the trim to be more distinctive, possibly a darker shade of the light gray "Etched Glass" or the same color separated with drip edge in the dark color.

After the Task Force meeting, the applicant provided additional documentation and clarification on the proposed location of paint colors.

DISCUSSION ITEMS:

1. 625 N MARSALIS AVE

Lake Cliff Historic District
CA212-394(SB)
Scott Bellen

Request:

A Certificate of Appropriateness to paint exterior brick with Sherwin Williams "Chelsea Gray" SW 2850.

Applicant: Robinson, John

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to paint exterior brick with Sherwin Williams "Chelsea Gray" SW 2850 be denied without prejudice. The proposal is inconsistent with Lake Cliff preservation criteria Section 4.1(e), inconsistent with the Secretary of Interior's Standards, and inconsistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Task Force Recommendation:

That a Certificate of Appropriateness to paint exterior brick with Sherwin Williams "Chelsea Gray" SW 2850 be approved with conditions. Knowing that the structure was previously painted on the testimony of TF members that live in Lake Cliff (known as the purple house) that repainting it with the submitted colors is acceptable. TF recommends providing physical proof of the house being previously painted. Not recommended to paint the concrete.

After the Task Force meeting, the applicant provided additional documentation intended to show that the building had previously been painted.

2. 4828 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

Request:

1. A Certificate of Appropriateness to remove awnings and metal bars – work done without CA.

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CA212-400(LVO)
Laura Groves van Onna

2. A Certificate of Appropriateness to replace second-story balcony on facade with extended – work done without CA.
3. A Certificate of Appropriateness to paint exterior – dominant Sherwin Williams Mineral Gray (SW 2740) & trim Sherwin Williams Extra White (SW 7006) – work done without CA.

Applicant: Crest RSS, LLC

Application Filed: 6/2/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to remove awnings and metal bars – work done without CA be approved in accordance with drawings and specifications dated 7/5/22. The proposed work is consistent with Peak's Suburban Addition preservation criteria Sections 3.1, 3.8, and 3.12 for structure – facades as well as 3.21 for structure – porches and balconies; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace second-story balcony on facade with extended deck – work done without CA be denied without prejudice. The proposed work does not meet Peak's Suburban Addition preservation criteria Sections 3.1, 3.2, 3.7, 3.19, 3.20, 3.21, 4.2, and 4.8; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to paint exterior – dominant Sherwin Williams Mineral Gray (SW 2740) & trim Sherwin Williams Extra White (SW 7006) – work done without CA be approved in accordance with drawings and specifications dated 7/5/22 with the following conditions: 1) Paint will be removed from the previously unpainted brick wing walls framing the entry to the front porch; and 2) Dormer vents will be painted Sherwin Williams Extra White (SW 7006) consistent with architectural trim features. The proposed work is consistent with Peak's Suburban Addition Preservation criteria Sections 3.4 and 3.7 for structure – facades; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

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1. No quorum - Comments only. Support approval of the request for a Certificate of Appropriateness to remove awnings and metal bars – work done without CA.
2. No quorum - Comments only. Support denial w/ prejudice of the request for a Certificate of Appropriateness to replace second-story balcony on facade with extended deck – work done without CA. Recommendations: Restore two porch columns which are historically appropriate in size and materials/ round columns were previously present; Bring balcony back to even with front facade; Correct the framing and trim work around the 2nd story porch to include fascia and historically appropriate trim work under the floor of the "deck"; Tongue and groove wood flooring on deck.
3. No quorum - Comments only. Support approval of the request for a Certificate of Appropriateness to paint exterior – dominant Sherwin Williams Mineral Gray (SW 2740) & trim Sherwin Williams Extra White (SW 7006) – work done without CA with the condition that paint is removed from the wing-walls of the front porch stairs. Recommendations: Paint louvers on attic dormer to match trim; Remove paint from wing-walls of front porch stairs.

3. 1700 W 10TH ST

Winnetka Heights Historic District
CA212-388(SB)
Scott Bellen

Request:

A Certificate of Appropriateness to renovate and convert a gas station to a restaurant without drive-in service.

Applicant: Scott, James

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to renovate and convert a gas station to a restaurant without drive-in service be approved per plans and specifications dated 07/05/2022 with the following conditions:

- a. That artificial turf is prohibited because artificial turf is inconsistent with the Secretary of Interior Standards and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures;
- b. That boulders or rocks are prohibited in the parkway because the Winnetka Heights preservation criteria Section 51P-87.111(b)(5)

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- permits only grass, trees, and flowers in the parkway;
- c. That the new proposed AVAdek entry canopy in bronze is prohibited because the Winnetka Heights preservation criteria Section 51P-87.114(a)(1) stipulates that awnings must be made of fabric and complement the main building in style and color;
 - d. That the 4-ft high wrought iron fence in the front yard is prohibited because the Winnetka Heights preservation criteria Section 51P-87.114(a)(1) states that “A fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of nonresidential uses”;
 - e. That new wood windows must not be clad with fiberglass because fiberglass is inconsistent with the Winnetka Heights preservation criteria Section 51P-87.114(a)(2) for facade materials;
 - f. That repair of existing wood windows must be an exact match in profile, dimensions, and material of the original;
 - g. That removal of paint from masonry must be undertaken according to guidance specified by the Secretary of Interior’s Standards for Rehabilitation found at <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>; and
 - h. That the repair, patching or repointing of any brick exterior must match the existing brick and be undertaken according to guidance specified by the Secretary of Interior’s Standards for Rehabilitation found at <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>.

The proposed work as conditioned above will therefore be consistent with the Winnetka Heights preservation criteria, consistent with the Secretary of Interior Standards, and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Task Force Recommendation:

That a Certificate of Appropriateness to renovate and convert a gas station to a restaurant be approved with conditions.

TF is highly enthusiastic about the restoration and occupation of this structure.

TF discussed fence / gate locations in relation to the original corner service station having neighborhood facing access. It appears that the site plan is vehicularly oriented to 10th street and that there should be a gentle pedestrian gate access on Rosemont.

Sconces are modern. Reselect similar modest half rounds without LED banding.

Berms and Turf were discussed at length. Berms were considered as both play elements such as gentle play elements and topographic changes to landscaping.

Traditional separation berms are not allowed in Tract 2.

We would like more information/ specification on the turf, height of topographic changes / play hills in the patio area.

Fiberglass cladding should be removed from wood windows.

Request:

1. A Certificate of Appropriateness to retain the unauthorized replacement of a 6' wood fence with a 7'10" wood fence.
2. A Certificate of Appropriateness to retain the unauthorized replacement of a 1x3" or 1x4" wood slat front porch with a 1x6" wood slat front porch stained with Behr semi-transparent color "Sable".

Applicant: Henry, Dan

Application Filed: 6/2/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to retain the unauthorized replacement of a 6' wood fence with a 7'10" wood fence be approved. The proposal is consistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(2) for fences and consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.
2. That the request for a Certificate of Appropriateness to retain the unauthorized replacement of a 1x3" or 1x4" wood slat front porch with a 1x6" wood slat front porch stained with Behr semi-transparent color "Sable" be

4. 232 S WINDOMERE AVE

Winnetka Heights Historic District
CA212-391(SB)
Scott Bellen

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denied without prejudice. The proposed work is inconsistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(3) for architectural detail and (11) for front entrances and porches, is inconsistent with the Secretary of Interior Standards 3 and 5, and is inconsistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Task Force Recommendation:

1. That a Certificate of Appropriateness to retain the unauthorized replacement of a 6' wood fence with a 7'10" wood fence be denied without prejudice. Fencing appears to be placed in a reasonable location in front of the side yard given the location of the rear corner windows and the sidewalk. Applicants should provide additional details on the back wall, maintaining visibility triangle, vehicle gates. Deny without Prejudice.
2. That a Certificate of Appropriateness to retain the unauthorized replacement of a 1x4" wood slat front porch with a 1x6" wood slat front porch be denied without prejudice. 1x6 decking is proposed to be changed from original 1x4 decking. Proposed decking should match the original 1 x4 width.

Request:

A Certificate of Appropriateness to construct a two-story addition to rear of primary structure.

Applicant: Taylor, Trey

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a two-story addition to rear of the primary structure approved in accordance with drawings and specifications dated 6/20/22, because the proposed work is consistent with the Winnetka Heights Historic District preservation criteria SEC. 51P-87.111. (a)(2) regarding additions; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Rehabilitation General Standard 9 of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Task Force Recommendation:

Deny without Prejudice - Addition does not appear to be in keeping with the scale of the original structure as the massing does not follow the same rules of material balance, roof/ porch extensions and greater amounts of openings progressing to the front and rear of structures.

5. 102 S WINNETKA AVE

Winnetka Heights Historic District
CA212-389(MGM)
Murray G. Miller

Sunroom was a benefitting character element that supported the character of the historic structure. Revisions involving scaling down the size of the addition from the elevations as well as stair stepping the roof, proportions of columns related to the front porch, and reincorporating the sunroom windows MAY help.

Request:

A Certificate of Appropriateness to extend an existing eight-foot stained wood fence into the corner side yard.

Applicant: Towler, Amanda

Application Filed: 6/2/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to extend an existing 8-foot stained wood fence into the corner side yard be denied without prejudice. The proposal is inconsistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(2)(C) and (G)(iii) for fences and inconsistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to extend an existing 8-ft stained wood fence be approved with conditions. Fence is allowed to be moved up to the 50% mark of the length of the house; however, the house is 58ft long rather than listed 60ft long. As well as there is a bump out two window feature that should not be divided by a fence. TF recommends moving the proposed fence location to the rear outside corner of the bump out, approx. 6ft back from the proposed location. It appears this will clear the tree and planting area.

After the Task Force meeting, the applicant provided a revised site plan. However, the revised site plan is still inaccurate and does not meet the conditions specified by the Task Force.

6. 419 N WINNETKA AVE

Winnetka Heights Historic District
CA212-393(SB)
Scott Bellen

OTHER BUSINESS ITEMS:

2022/2023 Landmark Commission Calendar
Approval of Minutes – June 6, 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. 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]