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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas  
LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

221105

POSTED CITY SECRETARY

REVISED

December 5, 2022, Briefing at 10:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: ([24829078258@dallascityhall.webex.com](mailto:24829078258@dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2482 907 8258

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Historic Preservation by calling (214) 670-4206 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e3f9f7abd8b3e7295feb44bd0b2c3b962>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time.

**AGENDA**

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes** – November 7, 2022, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
  - Consent Items
  - Discussion Items
- VI. **Presentation** – Kalita Update for Landmark Duncan Fulton
- VII. **Public Hearing**
- VIII. **Other Business** – 2023 Landmark Commission Calendar
- IX. **Adjournment**

**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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**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 §551.089]

**CONSENT AGENDA**

**1. 711 PARKMONT ST**

Junius Heights Historic District  
CA223-092(CVO)  
Carlos van Onna

**Request**

1. A Certificate of Appropriateness to replace 25 windows on main residence.
2. A Certificate of Appropriateness to replace front and rear doors on main residence.

**Applicant:** Solum, Karl

**Application Filed:** 11/3/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace 25 windows on main residence be approved in accordance with specifications dated 12/5/22. The proposed work is consistent with preservation criteria Sections 5.1, 5.3, and 5.6; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Secretary of the Interior's Standard #6.
2. That the request for a Certificate of Appropriateness to replace front and rear doors on main residence be approved in accordance with specifications dated 12/5/22. The proposed work is consistent with preservation criteria Sections 5.1, 5.3, and 5.6; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Secretary of the Interior's Standard #6.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace 25 windows on main residence be approved as shown.
2. That the request for a Certificate of Appropriateness to replace front and rear doors on main residence be approved as submitted per 5.1 with the condition that the applicant provides documentation for rear door replacement by 11/14 at noon.

*Note: After the Task Force meeting, the applicant provided the requested documentation by the 11/14 deadline.*

**2. 5528 VICTOR ST**

Junius Heights Historic District  
CA223-094(CVO)  
Carlos van Onna

**Request**

A Certificate of Appropriateness to install solar panels on side roof.

**Applicant:** Wally, Liz

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels on side roof be approved in accordance with drawings and specifications dated 12/5/22. The proposed work is consistent with preservation criteria Section 6.4; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Secretary of the Interior's Standard #2.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install solar panels on side roof be approved as submitted per 6.4 because property has a front gable that hides the panels.

**Request**

A Certificate of Appropriateness to install new windows.

**Applicant:** Jon Nylund

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request to install new windows be approved with the conditions that any replacement wood matches the original in material, dimensions, and profile. The work is meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install new windows be approved with conditions. Recommended to add language of intent to restore windows in application. Indicate the existing condition of the window survey at the top of the notes section next to each picture.

Provide description of repair with leader notes (arrows) next each picture of window pointing to the applicable parts of the window.

**Request**

A Certificate of Appropriateness to construct new accessory building.

**Applicant:** Rodriguez, Jesse

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new accessory building be approved in accordance with drawings and specifications dated 12/5/22. The proposed work is consistent with Swiss Avenue preservation criteria Section 51P-63.116(1)(A) for accessory buildings; City Code Section 51A-

**3. 801 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-089(CM)  
Christina Mankowski

**4. 6014 SWISS AVE**

Swiss Avenue Historic District  
CA223-081(LVO)  
Laura Groves van Onna

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 new accessory building be approved as submitted.

**Request:**

A Certificate for Demolition and Removal of existing non-contributing accessory building.

**Applicant:** Rodriguez, Jesse

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate for Demolition and Removal of existing non-contributing accessory building be approved in accordance with drawings and specifications dated 12/5/22. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

**Task Force Recommendation:**

That the request for a Certificate for Demolition and Removal of existing non-contributing accessory building be approved as submitted.

**Request:**

A Certificate of Appropriateness to replace existing single pane windows with new double pane wood windows.

**Applicant:** Ko, Eric

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing single pane windows with new double pane wood windows be approved with the condition that the wood components to include the sashes match the existing windows with the finding that the recommended condition would allow the proposed work to be consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(17) and the standards in the City Code Section 51A-4.501(g)(6)(C)(i)(bb) and (cc).

**Task Force Recommendation:**

No quorum. Comments only: Sashes should match existing windows.

**Request:**

A Certificate of Appropriateness to replace existing shingles (gray tone) with Heritage Series "Mountain Slate" Shingles.

**Applicant:** Puff, Catherine

**5. 6014 SWISS AVE**

Swiss Avenue Historic District  
CD223-002(LVO)  
Laura Groves van Onna

**6. 214 N CLINTON AVE**

Winnetka Heights Historic District  
CA223-112(CM)  
Christina Mankowski

**7. 215 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA223-124(CM)  
Christina Mankowski

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**Application Filed:** 11/2/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing gray toned shingles with Heritage Series "Mountain Slate" Shingles be approved as proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a)(8)(E) and the standards in the City Code Section 51A-4.501(g)(6)(C)(i)(bb) and (cc).

**Task Force Recommendation:**

Application was not considered by the Task Force.

**DISCUSSION ITEMS:**

**1. 5720 JUNIUS ST**

Junius Heights Historic District  
CA223-091(CVO)  
Carlos van Onna

**Request:**

A Certificate of Appropriateness to replace wood front porch - work completed without a CA.

**Applicant:** Bergeaux, Theresa

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace wood front porch – work completed without a CA - be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 4.2, 4.5, 7.3, and 7.4; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Secretary of the Interior's Standards #2 and #6.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace front porch columns – work completed without a CA - be denied without prejudice per 7.3 and 7.4. Per 7.3 porch railing needs to be reinstalled. Skirting and decking needs to be restored as 5714 Junius as the prior skirting that was removed is not original. Recommend tongue and groove for the porch floor.

**2. 5906 REIGER AVE**

Junius Heights Historic District  
CA223-093(CVO)  
Carlos van Onna

**Request:**

A Certificate of Appropriateness to install stained (Ready Seal: Dark Walnut) eight-foot-tall fencing in rear/side yard.

**Applicant:** Baumann, James

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install stained (Ready Seal: Dark Walnut) eight-foot-tall fencing in rear/side yard be approved with the following conditions: 1) That the proposed fencing is moved back to the rear 50 percent of the side yard; and 2) That the finished

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side faces out where it can be seen from the public-right-of-way. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.6(a)(2); City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and Secretary of the Interior's Standards related to Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install stained eight-foot-tall fencing in rear/side yard be denied without prejudice per 3.6(a)(2). Fences in side yard must be in the rear 50 percent.

**Request:**

A Certificate of Appropriateness to replace 77 wood windows with wood windows.

**Applicant:** Hashambhai, Anam

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace 77 wood windows with wood windows be approved in accordance with specifications dated 12/5/22. The proposed work is consistent with the preservation criteria Section 5.3; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and Secretary of the Interior's Standards related to Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace 77 wood windows with vinyl windows be denied without prejudice per 4.1(a).

*Note: After the Task Force meeting, the applicant opted to propose replacement with wood instead of vinyl. The Task Force recommendation therefore does not pertain to the most recent request.*

**Request:**

1. A Certificate of Appropriateness to replace concrete steps with wood porch/steps – work completed without a CA.

**3. 5934 VICTOR ST**

Junius Heights Historic District  
CA223-095(CVO)  
Carlos van Onna

**4. 5722-5724 WORTH ST**

Junius Heights Historic District  
CA223-096(CVO)  
Carlos van Onna

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2. A Certificate of Appropriateness to install wood screening around electrical meter on front facade – work completed without a CA.

**Applicant:** Bergeaux, Theresa

**Application Filed:** 11/3/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace concrete steps with wood porch/steps – work completed without a CA - be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 3.2, 4.4, and 7.4; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and Secretary of the Interior's Standards related to Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install wood screening around electrical meters on front facade – work completed without a CA - be denied without prejudice. The proposed work is inconsistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and Secretary of the Interior's Standards related to Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace concrete steps with wood porch/steps – work completed without a CA - be denied without prejudice per 7.1 and 7.3.

**Request:**

A Certificate of Appropriateness to replace 17 existing windows with vinyl windows.

**Applicant:** Chang, April

**Application Filed:** 11/3/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace 17 existing windows with vinyl windows be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 4.1(b), 4.5, and 5.3; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and Secretary of the Interior's Standards #2, #5, and #6.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace 17 existing windows with vinyl windows be denied without prejudice per 4.1, 5.3, and 5.6.

**5. 6102 WORTH ST**

Junius Heights Historic District  
CA223-098(CVO)  
Carlos van Onna



**6. 3723 HAVANA ST**

Wheatley Place Historic District  
CA223-084(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to construct residential main building (on vacant lot).
2. A Certificate of Appropriateness to construct accessory structure (a single car garage).

**Applicant:** Black Island LLC

**Application Filed:** 11/3/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct residential main building be approved in accordance with drawings and specifications dated 12/5/22 with the following conditions: that the front gable siding be wood shake shingle; and that the predominant exterior cladding be horizontal wood siding. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) pertaining to New Construction and Additions; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to construct accessory structure (a single car garage) be approved in accordance with drawings and specifications dated 12/5/22 with the following condition: that the predominant exterior cladding be horizontal wood siding. Implementation of the recommended condition would allow the proposed work to be consistent with Wheatley Place's preservation criteria Sections 10.1, 10.2, 10.3, 10.4, 10.6, and 10.7 pertaining to Accessory Buildings; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

1. No quorum -- Comments Only. Vinyl windows are not appropriate to Wheatley Place district. Please provide staff with specifications for roofing, windows, doors and exterior lights.
2. No quorum -- Comments Only. Supportive.

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*Note: After the Task Force meeting, the applicant submitted details and clarifications in response to comments from Task Force and Staff.*

### **7. 2823 MCDERMOTT AVE**

Wheatley Place Historic District  
CA223-082(RD)  
Rhonda Dunn

#### **Request:**

A Certificate of Appropriateness to keep vinyl windows and frame with exterior wood trim.

**Applicant:** Claytor, Sakina

**Application Filed:** 11/3/22

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to keep vinyl windows and frame with exterior wood trim be denied without prejudice. The proposed work does not meet Wheatley Place's preservation criteria Sections 5.2 and 5.3 pertaining to Windows and Doors; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

#### **Task Force Recommendation:**

No quorum -- Comments Only. Supportive with the following change: applicant needs to restore outside window trim to prior detail. Use Google Maps, Street View to ascertain prior trim design.

### **8. 400 S WINNETKA AVE**

Winnetka Heights Historic District  
CA223-086(CM)  
Christina Mankowski

#### **Request:**

1. A Certificate of Appropriateness to remove the Jefferson-Twelfth Connector paving and reconstruct portions of Jefferson Boulevard, S Clinton Ave, S Winnetka Ave, S Willomet Ave, 12th St, and impacted alleys, sidewalks, sidewalk approaches, curbs, driveway approaches, and median areas.
2. A Certificate of Appropriateness to salvage and reinstall existing planters and salvage, protect, and re-install existing benches.
3. A Certificate of Appropriateness to install brushed concrete non-linear pathways, bench pads, and trash receptacle pads in park area.
4. A Certificate of Appropriateness to install acorn style streetlight poles in park area
5. A Certificate of Appropriateness to clear and grub any vegetation in between alley right-of-way and construct 10" wide concrete paved alley within 20" alley right-of-way.

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6. A Certificate of Appropriateness to remove or retain trees located in the park area as specified in the Tree Preservation & Removal Plans.
7. A Certificate of Appropriateness to plant and maintain to maturity additional trees located in the park area consisting of Texas Red Oak, Autumn Blaze Maple, Dura-Heat River Birch, "Shademaster" Thornless Honey locust, Texas Redbud, and "Hasse" Southern Magnolia as specified in the Planting Plans.
8. A Certificate of Appropriateness to install landscape areas consisting of Shade Friendly Grass Mix, Wildflower & Grass Mix, and Bermuda Tiff, as specified in the Planting Plans and the Planting Schedule & Details.

**Applicant:** Frias, Adan

**Application Filed:** 11/3/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remove the Jefferson-Twelfth Connector paving and reconstruct portions of Jefferson Boulevard, S Clinton Ave, S Winnetka Ave, S Willomet Ave, 12th St, and impacted alleys, sidewalks, sidewalk approaches, curbs, driveway approaches, and median areas be approved per plans and specifications dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(9)(A) and (B) for sidewalks, driveways, and curbing, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
2. That the request for a Certificate of Appropriateness to salvage and reinstall existing planters and salvage, protect, and re-install existing benches be approved. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
3. That the request for a Certificate of Appropriateness to install brushed concrete non-linear pathways, bench pads, and trash receptacle pads in park area be approved per plans and specifications dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(9)(A) and (B) for sidewalks, driveways, and curbing, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in

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- City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
4. That the request for a Certificate of Appropriateness to install acorn style streetlight poles in park area be approved per plans and specifications dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(4) for lighting, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
  5. That the request for a Certificate of Appropriateness to clear and grub any vegetation in between alley right-of-way and construct 10'-wide concrete paved alley within 20' alley right-of-way be approved per plans and specifications dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(9)(A) and (B) for sidewalks, driveways, and curbing, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
  6. That the request for a Certificate of Appropriateness to remove or retain trees located in the park area be approved as specified in the Tree Preservation & Removal Plans dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(5) for parkway plantings, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
  7. That the request for a Certificate of Appropriateness to plant and maintain to maturity additional trees located in the park area consisting of Texas Oak, Autumn Blaze Maple, Dura-Heat River Birch, "Shade master" Thornless Honey locust, Texas Redbud, and "Hasse" Southern Magnolia be approved with the condition that all tree species must be selected from the list labelled as Exhibit 87B in the Winnetka Heights preservation criteria. The proposed work as conditioned will be consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(5) for parkway plantings, consistent with the

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Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

8. That the request for a Certificate of Appropriateness to install landscape areas consisting of Bermuda Seed, Shade Friendly Grass Mix, Wildflower & Grass Mix, and Bermuda Tiff, be approved as specified in the Planting Plans and the Planting Schedule & Details dated 9/6/2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(5) for parkway plantings, consistent with the Secretary of Interior Standards for Rehabilitation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

### **Task Force Recommendation:**

That all requests for Certificate of Appropriateness listed above be denied without prejudice with the following comments:

Provide details and cutsheets along with supporting photos for crosswalk surfaces. Ribbon /curved pathway is too modern, and design is unaddressed since last review. Maintain historic character by:

1. Removing asymmetrical overlapping pathways. Consider overlapping design to be turned into landscaping.
2. Concrete surfaces must be broom finish per ordinance.
3. Maintaining consistent width in pathways
4. Removing multiple radii in pathway curves
5. Paths should be aligned with other elements/ spaces in the park design through single point radius or straight lines.

Consider presenting two options for alternate designs of the area where the curved pathways are to meet the prior conditions.

### **Request**

A Certificate of Appropriateness to construct two-story accessory structure.

**Applicant:** Maher, Kevin

**Application Filed:** 8/4/22

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct two-story accessory structure be approved subject to the manner in which the structural and massing elements are used, applied, and joined together being more

### **9. 201 N MONTCLAIR AVE**

Winnetka Heights Historic District

CA223-111(CM)

Christina Mankowski

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typical of the style and period of the main building with the finding that the recommended condition would allow the proposed work to be consistent with the Winnetka Heights preservation criteria Sections 51P-87.111(a)(1) and (3) and the standards in City Code Section 51A-4.501(g)(6)(C)(i)(bb) and (cc).

**Task Force Recommendation:**

No quorum. Comments only:

Changes incorporated into plans and follow previous recommendations. Previous recommendations are as follows:

That the request for a Certificate of Appropriateness to construct two-story accessory structure in rear yard be approved with conditions. Design is in keeping with style of main structure. Conditions: Structure needs to be setback 5ft from west property line. Provide photos of dimensions of proposed man door and carriage house doors. Siding material, eave overhangs, columns need additional notes, dimensions, and details. TF recommends providing lot coverage calculations on site plan sheet for proof of zoning and WH ordinance compliance.

Comments: TF discussed that west facing alley side facade has no windows and approves.

### **ITEM UNDER ADVISEMENT**

#### **1. 338 S FLEMING AVE**

Tenth Street Historic District  
Murray G. Miller

**Request:**

The Office of Historic Preservation requests that the determination of demolition by neglect for the primary structure located at 338 S Fleming Avenue in the Tenth Street Historic District be certified.

**Applicant:** n/a

**Application Filed:** 9/2/21

**Staff Recommendation:**

1. That the Landmark Commission certify the primary structure located at 338 S Fleming Avenue as a demolition by neglect case in accordance with the Demolition by Neglect procedures set out in the Dallas City Code § 51A-4.501(k)(3)(D); and
2. That the property owner or the property owner's agent with control over the structure be notified that repair to the exterior envelope that allow water infiltration (described in Section 7.3 of the staff report under Repairs Needed to Maintain and Stabilize the Structure) and continued deterioration be started within 30 days of

the date of the notice and that a deadline for completion of the repairs be set.

**OTHER BUSINESS ITEMS**

Approval of the Landmark Commission FY23-24  
Meeting Calendar

**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.