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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

January 9, 2023, 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: ([24933905578@dallascityhall.webex.com](mailto:24933905578@dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 2493 390 5578

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=e23ed60a548ccf544ae29bb7560194dad>

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 and Annual Report**
  - December 5, 2022, regular meeting minutes
  - Landmark Commission FY 2021-22 Annual Report
- IV. **Staff Reports/Briefings** Office of Historic Preservation
- V. **Briefing Items**
  - Enforcement Procedures of Violations in Historic Districts – City Attorney's Office
  - Consent Items
  - Courtesy Review Item
  - Discussion Items
- VI. **Public Hearing**
- VII. **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. 201 E 9TH ST**

W H Adamson High School  
CA223-144(LVO)  
Laura Groves van Onna

**Request**

A Certificate of Appropriateness to rehabilitate east facade, interior courtyards, and west maintenance yard.

**Applicant:** Garcia, Jessica

**Application Filed:** 12/1/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to rehabilitate east facade, interior courtyards, and west maintenance yard be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with W.H. Adamson High School preservation criteria Sections 3 for building site and landscaping, 4 for facades, and 9 for new construction and 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 rehabilitate east facade, interior courtyards, and west maintenance yard be approved with the following conditions: 1. Light wells are not protected; and 2. Entrance tower screen wall to be designed to be sympathetic with the design of historic building.

*After the Task Force meeting, documentation confirmed that the light wells are not considered protected facades and the applicant submitted a redesign of the screen wall that is more sympathetic to the historic building.*

**2. 4804 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA223-141(RD)  
Rhonda Dunn

**Request**

1. A Certificate of Appropriateness to remove second story front balcony and replace with porch (shed) roof. Work done without a Certificate of Appropriateness.
2. A Certificate of Appropriateness to replace two second story front doors with wood framed windows.
3. A Certificate of Appropriateness to reframe/resize two second story front windows.

**Applicant:** Hagens, Marco

**Application Filed:** 12/1/22

**Staff Recommendation:**

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1. That the request for a Certificate of Appropriateness to remove second story front balcony and replace with porch (shed) roof be approved in accordance with specifications dated 1/9/23. The proposed work is consistent with preservation criteria Section 3.17 pertaining to roofs and Sections 3.19 and 3.20 pertaining to porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace two second story front doors with wood framed windows be approved in accordance with specifications dated 1/9/23 with the following condition: that window framing be all wood as opposed to vinyl or aluminum clad. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.10 pertaining to fenestration and openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to reframe/resize two second story front windows (windows referenced in item #2 above) be approved in accordance with specifications dated 1/9/23 with the following conditions: that new exterior window casings match that of adjacent existing windows; that new window openings match as closely as possible dimensions of adjacent existing windows; that the tops of all four, front second story windows be aligned; and that any replacement siding be novelty pattern #117 to match existing wood siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.2 and 3.6 pertaining to facades and Section 3.11 pertaining to fenestration and openings; the standards in 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:**

1. No quorum -- Comments only: Supportive.
2. No quorum -- Comments only. Supportive with the following condition: new windows must be wood on wood (not clad).

3. No quorum -- Comments only. Supportive with the following conditions: match new wood trim to existing wood trim on adjacent original windows; resize window openings to match as closely as possible dimensions of adjacent original windows; align tops of all four front, second story windows; and any replacement siding must be novelty pattern #117 to match existing.

**Request**

1. A Certificate of Appropriateness to construct two covered steel parking structures in rear yard: 14 parking spaces total.
2. A Certificate of Appropriateness to replace 28 existing exterior stair, support columns.
3. A Certificate of Appropriateness to remove and replace bottom sash bar on 75 existing windows.
4. A Certificate of Appropriateness to rebuild existing garbage enclosure in rear yard.

**Applicant:** Stack, Evan

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request to construct two covered steel parking structures in rear yard: 14 parking spaces total be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request to replace 28 existing exterior stair, support columns be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request to remove and replace bottom sash bar on 75 existing windows be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
4. That the request to rebuild existing garbage enclosure in rear yard be approved in accordance with drawings and specifications dated 1/9/23 with the following

**3. 4322 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-138(RD)  
Rhonda Dunn

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conditions: that the new boards be wood; and that the new boards be oriented vertically as opposed to horizontally. Implementation of the recommended conditions would allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

### **Task Force Recommendation:**

1. No quorum -- Comments only. Supportive. Main structure(s) is non-contributing, and the proposed carports are not visible from the street.
2. No quorum -- Comments only. Supportive.
3. No quorum -- Comments only. Supportive.
4. No quorum -- Comments only. Supportive, with the condition that if the dumpster enclosure is to be entirely rebuilt then the new boards must be vertical as opposed to horizontal to more closely approximate the fences in the neighborhood.

### **Request**

A Certificate of Appropriateness to reconstruct fire-gutted main residential building.

**Applicant:** Cardenas, Blanca

**Application Filed:** 12/1/22

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to reconstruct fire-gutted main residential building be approved in accordance with drawings and specifications dated 1/9/23 with the following conditions: that roof of carport be separated from roof of primary building; that replacement siding match existing novelty pattern #117 wood siding; that replacement windows be all wood as opposed to vinyl or aluminum clad; that the enclosed left side (sleeping) porch be restored (rebuilt as a porch); and that historic trim and detailing be repaired or replaced with material(s) matching the existing in constitution, dimension and profile -- specifically, exposed rafter tails, window and door trim. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.2 and 3.6 pertaining to facades, Section 3.10 pertaining to fenestration and openings, Sections 3.16 and 3.17 pertaining to roofs and Section 3.21 pertaining to porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

#### **4. 4618 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District

CA223-139(RD)

Rhonda Dunn

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**Task Force Recommendation:**

No quorum -- Comments only: Supportive. Siding should match existing 117 novelty pattern. Replacement windows should be all wood. Replicate or preserve exposed rafter tails. Replicate or preserve window trim. If replacing front door, must come back for approval. Support removal of secondary door (on left of structure) and replacement with a window, if applicant redraws for Landmark hearing.

*Note: After the Task Force meeting, the applicant submitted revised plans illustrating exterior wood siding as novelty pattern #117 as well as replacement of secondary left side door with a window.*

**Request:**

A Certificate of Appropriateness to revise roof structure and fenestration on previously approved new construction.

**Applicant:** Green, Kelli

**Application Filed:** 12/1/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to revise roof structure and fenestration on previously approved new construction be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with State Thomas preservation criteria Section 51P-225.109(a)(14) for roof forms and 51P-225.109(a)(16) for windows and doors; 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 revise roof structure and fenestration on previously approved new construction be approved with the following conditions: 1) The sliding doors be French doors; and 2) Ensuring that all windows will be wood and glass.

*After the Task Force meeting, the applicant submitted revised plans conveying French doors on the first story of the rear elevation and confirmed that all windows will be wood and glass.*

**Request:**

A Certificate of Appropriateness to rehabilitate fencing, hardscape, and landscape.

**Applicant:** Nepveux, Leslie

**Application Filed:** 12/1/22

**Staff Recommendation:**

**5. 2214 ROUTH ST**

State Thomas Historic District  
CA223-146(LVO)  
Laura Groves van Onna

**6. 5731 SWISS AVE**

Swiss Avenue Historic District  
CA223-143(LVO)  
Laura Groves van Onna

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That the request for a Certificate of Appropriateness to rehabilitate fencing, hardscape, and landscape be approved in accordance with drawings and specifications dated 1/9/23. The proposed work is consistent with Swiss Avenue preservation criteria Sections 51P-63.116(1)(K) for front entrances and porches and 51P-63.116(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:**

That the request for a Certificate of Appropriateness to rehabilitate fencing, hardscape, and landscape be approved on the condition that the applicant provide evidence of front porch railing or choose a more historically appropriate railing.

*After the Task Force meeting, the applicant submitted additional supporting documentation and confirmed that the front porch railing design would be consistent with proposed fencing.*

**Request:**

1. A Certificate of Appropriateness to replace existing exterior entry doors: two front and two rear. Work previously approved.
2. A Certificate of Appropriateness to install nine all wood windows, to replace missing windows.
3. A Certificate of Appropriateness to repair front porch columns: brick base, and wood shaft.

**Applicant:** Marshall, Henry L

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace existing exterior entry doors: two front and two rear be approved in accordance with specifications dated 1/9/23. The proposed work is consistent with preservation criterion Section (a) under fenestration and openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to install nine all wood windows, to replace missing windows be approved in accordance with specifications dated 1/9/23. The proposed work is consistent with preservation criterion Section (a) under fenestration and openings; the standards in City Code Section 51A-

**7. 222 N CLIFF ST**

Tenth Street Neighborhood Historic District  
CA223-136(RD)  
Rhonda Dunn



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- 4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to repair front porch columns: brick base, and wood shaft be approved in accordance with specifications dated 1/9/23 with the following conditions: that any replacement brick and mortar match the existing in material, texture, profile, dimension, and color; and that any replacement shaft(s) match the existing in material (wood), profile, and dimension. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (b) under porches and balconies, and Sections (b) and (d) under facades; the standards in 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:**

1. That the request for a Certificate of Appropriateness to replace existing exterior entry doors: two front and two rear be approved as submitted.
2. That the request for a Certificate of Appropriateness to install nine all wood windows, to replace missing windows be approved as submitted.
3. That the request for a Certificate of Appropriateness to repair front porch columns -- brick base, and wood shaft -- be approved with the condition that there be no deviation from previously approved Certificate of Appropriateness.

## **COURTESY REVIEW**

### **1. 1800 EXPOSITION AVE**

Fair Park Historic District  
CR223-002(CVO)  
Carlos van Onna

### **Request:**

Courtesy Review - Construct new Community Park on existing Fair Park lots 10A and 10B.

### **Applicant:**

Alston, Norman

**Application Filed:** 12/1/22

### **Staff Recommendation:**

That the proposal to construct a new community park on existing Fair Park lots 10A and 10B be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for final Landmark Commission review.

### **Task Force Recommendation:**

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Courtesy review. No formal action taken. Verbal comments only given to applicant.

Approve.

**DISCUSSION ITEMS:**

**1. 1711 GAISFORD ST**

Fair Park Historic District  
CA223-147(CVO)  
Carlos van Onna

**Request:**

A Certificate of Appropriateness to construct a 750,000 square-foot four-story open parking garage.

**Applicant:** Vickerson, Dana

**Application Filed:** 12/1/22

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a 750,000 square-foot four-story open parking garage be approved in accordance with drawings and specifications dated 1/9/23. The proposed work meets City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a 750,000 square-foot four-story open parking garage be approved.

**2. 4677 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA223-140(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 two-car garage).

**Applicant:** Fernandez, Manny

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct residential main building (on vacant lot) be approved in accordance with drawings and specifications dated 1/9/23 with the following conditions: that front porch be at least six-feet in depth from rear of porch columns; that roof shingles be architectural composition shingles; that wood siding be #105 novelty pattern; that front door and door hardware be Prairie style; that windows be all wood with exterior muntins (i.e., grid); that wood trim be applied to exterior siding and not flush with siding; that porch columns be 10 inches to 12 inches in diameter; that all first story windows be headed with wood window caps; that soffit width be at least 18 inches; that fascia board height be between eight and 12 inches; that windows on protected facades be Prairie style with

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appropriate dimensions, profile and clustering. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 4.2, 4.3, 4.4, 4.6, and 4.8(a) pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

2. That the request for a Certificate of Appropriateness to construct accessory structure (a two-car garage) be approved in accordance with drawings and specifications dated 1/9/23 with the following conditions: that wood siding be #105 novelty pattern; that roof shingles be architectural composition shingles; that side window be all wood with exterior muntins (i.e., grid); that wood trim be applied to exterior siding and not flush with siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6 and 6.7 pertaining to accessory buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

1. No quorum -- Comments only. Supportive with conditions. Sidewalk should come to front of house from city sidewalk. Add wing walls. Extend front porch. Change siding to #105 novelty pattern. Change front door to be appropriate to Prairie style. Door hardware is too contemporary. Windows should be all wood with exterior muntins. Trim should be applied to the siding and not flush with the siding. Porch columns are too small. Install window caps above all first story windows. Soffit should be 18 inches. Fascia board should be between eight and 12 inches. Front facade and kitchen window should be larger. Gang or pair windows on side (front 50 percent) and rear elevations. Move rear exterior light next to door.
2. No quorum -- Comments only. Supportive. Add garage door to Material Schedule.

**Request:**

1. A Certificate of Appropriateness to install wood, board on board six-foot high fence around front and left side yard.
2. A Certificate of Appropriateness to replace left side of front lawn and ribbon driveway with gravel.
3. A Certificate of Appropriateness to install wood lattice on front porch.

**3. 4321 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA223-137(RD)  
Rhonda Dunn

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4. A Certificate of Appropriateness to paint exterior. (Color: Yellow)
5. A Certificate of Appropriateness to paint trim. (Color: White)
6. A Certificate of Appropriateness to alter front facade fenestration: add one window and one door; shift existing door to the left.

**Applicant:** Nora, Pop

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to install wood, board on board six-foot high fence around front and left side yard be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 2.10, and 2.11 pertaining to site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace left side of front lawn and ribbon driveway with gravel be denied with prejudice. The proposed work is inconsistent with preservation criteria Sections 2.3, 2.4, and 2.6 pertaining to site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to install wood lattice on front porch be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 3.19 and 3.20 pertaining to porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
4. That the request for a Certificate of Appropriateness to paint exterior (Color: Yellow) be approved in accordance with specifications dated 1/9/23 with the following condition: that color be selected from the Munsell Book of Color Systems' color range identified for the district. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.7 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
5. That the request for a Certificate of Appropriateness to paint trim (Color: White) be approved in accordance with

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specifications dated 1/9/23 with the following condition: that exterior casing of front gable window be painted white. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.7 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

6. That the request for a Certificate of Appropriateness to alter front facade fenestration: add one window and one door; shift existing door to the left be denied without prejudice. The proposed work is inconsistent with preservation criteria Sections 3.10 and 3.11 pertaining to fenestration and openings; the standards in 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:**

1. No quorum -- Comments only. Non-supportive, not in compliance with district's ordinance regarding fencing height and location.
2. No quorum -- Comments only: Non-supportive. Parking is not allowed in the front of the property. Applicant must replace the gravel with grass, replace the sidewalk from the front porch to the city sidewalk, and replace the ribbon driveway.
3. No quorum -- Comments only: Non-supportive. Alteration is inconsistent with the architectural features of the house.
4. No quorum -- Comments only. Supportive with the condition that applicant must provide a sample and that sample must be within the guidelines of the Munsell color chart.
5. No quorum -- Comments only. Supportive with the condition that trim in the front gable shall also be painted white.
6. No quorum -- Comments only. Non-supportive, the new door and window as well as the relocation of the original door has negatively altered the solid to void ratio of this house.

### **Request:**

A Certificate of Demolition to demolish primary residential structure.

**Applicant:** Shear, Randy

**Application Filed:** 12/1/22

**Staff Recommendation:**

### **4. 338 S FLEMING AVE**

Tenth Street Neighborhood Historic District  
CD223-003(RD)  
Rhonda Dunn

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That the request for a Certificate of Demolition to demolish primary residential structure be denied without prejudice. The proposed work is inconsistent with the standards in City Code Section 51A-4.501(h)(4)(C).

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish primary residential structure be denied without prejudice.

**Request:**

1. A Certificate of Appropriateness to alter fenestration on protected facades, including modifying window openings and removal of side entry door.
2. A Certificate of Appropriateness to replace existing windows with vinyl framed windows.
3. A Certificate of Appropriateness to replace missing skirting (more than 50 percent).
4. A Certificate of Appropriateness to replace exterior doors: front, side, and rear.

**Applicant:** Ruiz-Gutierrez, Marcela

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to alter fenestration on protected facades, including modifying window openings and removal of side entry door be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 4.1(b) pertaining to protected facades and Section 5.7 pertaining to windows and doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace existing windows with vinyl framed windows be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 5.3 pertaining to windows and doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace missing skirting (more than 50 percent) be approved in accordance with specifications dated 1/9/23 with the following condition: that replacement material be impervious to moisture and rot; the existing skirting is aluminum. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 4.1(b) pertaining to

**5. 3714 DUNBAR ST**

Wheatley Place Historic District  
CA223-135(RD)  
Rhonda Dunn

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protected facades and Section 4.2 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

4. That the request for a Certificate of Appropriateness to replace exterior doors: front, side, and rear be approved in accordance with specifications dated 1/9/23 with the following conditions: that previously removed side entry door be restored; that all replacement doors be Craftsman style; and that the front entry door have a minimum of six lites. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 5.1, 5.2, and 5.3 pertaining to windows and doors; the standards in 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:**

1. That the request for a Certificate of Appropriateness to alter fenestration on protected facades, including modifying window openings and removal of side entry door be denied without prejudice. Changing fenestration diminishes historic authenticity of house.
2. That the request for a Certificate of Appropriateness to replace existing windows with vinyl framed windows be denied without prejudice. Vinyl windows are not appropriate for the Wheatley Place Historic District. Replace with all wood windows or original windows.
3. That the request for a Certificate of Appropriateness to replace missing skirting (more than 50 percent) be approved with conditions. Choose materials resistant to moisture and rot.
4. That the request for a Certificate of Appropriateness to replace exterior doors: front, side, and rear be approved with conditions. Restore side door previously removed. Replacement doors should be Craftsman style doors.

**Request:**

1. A Certificate of Appropriateness to replace broken and non-functioning windows.
2. A Certificate of Appropriateness to replace entry and garage doors.

**Applicant:** Dent, Jennifer

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace broken and non-functioning windows be

**6. 501 N MARSALIS AVE**

Lake Cliff Historic District

CA223-149(CM)

Christina Mankowski



# Landmark Commission Agenda

## Monday, January 9, 2023

approved in accordance with drawings and specifications dated 11/29/22. The proposed work is consistent with the standards in 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 replace entry and garage doors be approved in accordance with drawings and specifications dated 11/29/22. The proposed work is consistent with the standards in 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 A Certificate of Appropriateness to replace broken and non-functioning window and entry and garage doors be approved with conditions. Task Force has reviewed the window specifications and notes aluminum material being true to the 1950's era building and recommends change the bronze color to anodized/mill finish which would have originally been used on such a building. Task Force take no exception for 3" sash existing windows to change to 2" sash (Type A) for fire egress purposes as well as the door (main and garage) specifications.

### **Request:**

1. A Certificate of Appropriateness to replace windows.
2. A Certificate of Appropriateness to paint exterior brick.
3. A Certificate of Appropriateness to replace gutters.

**Applicant:** Kelly's Restoration - Robin Kelly

**Application Filed:** 12/1/22

### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace windows be approved in accordance with drawings and specifications dated 9/1/22. The proposed work is consistent with the standards in 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 paint exterior brick be denied without prejudice. The proposed work is inconsistent with the City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace gutters be approved in accordance with drawings

## **7. 1401 W JEFFERSON BLVD**

Winnetka Heights Historic District  
CA223-150(CM)  
Christina Mankowski



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and specifications dated 9/1/22. The proposed work is consistent with the standards in 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 for the replacement of windows and gutters, and the painting of the exterior brick be denied without prejudice with the following comments:

Task Force recommends providing cutsheets, details and elevations of proposed windows. The ordinances do not allow brick to be painted and Task Force recommends applicant provide detailed reasoning for request to the Landmark Commission showing all considerations have been made. Task force also recommends providing proposed gutter details and cutsheets with elevations and clarity on whether the roof work has also been performed without a Certificate of Appropriateness.

**Request:**

1. A Certificate of Appropriateness to removal of siding shingles to expose clapboard.
2. A Certificate of Appropriateness to paint exterior (body) SW White and (trim) SW black.
3. A Certificate of Appropriateness to replace windows and front door.
4. A Certificate of Appropriateness to installation of porch and replaced front columns.
5. A Certificate of Appropriateness to install synthetic grass in the front yard.
6. A Certificate of Appropriateness to install wood fence of east face front 50 percent of the house.

**Applicant:** Bulls, Kimberly

**Application Filed:** 12/1/22

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remove siding shingles to exposed clapboard be approved in accordance with specifications that currently exist with the following conditions: that the exposed clapboard materials is in-kind with the original material of the structure and is compatible with the historic district. Implementation of the recommended condition would allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.

**8. 1116 W 7TH ST**

Winnetka Heights Historic District  
CA223-151(CM)  
Christina Mankowski

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2. That the request for a Certificate of Appropriateness to paint exterior (body) SW White and (trim) SW black be approved in accordance with specifications that currently exist. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace windows and front door be denied without prejudice as the window to wall ratio has been altered as is not consistent with the standards of City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to install a porch and replace front columns be approved in accordance with the specifications that currently exist. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
5. That the request for a Certificate of Appropriateness to install synthetic grass in the front yard be denied without prejudice. The proposed work is not consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
6. That the request for a Certificate of Appropriateness to install a wooden fence on the east face side of the front 50 percent of the house 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 the Secretary of the Interior's Standards.

### **Task Force Recommendation:**

That the Certificate of Appropriateness to repair exterior, install fence and installation of synthetic grass in the front yard be denied without prejudice with the following comments:

Task Force recommends providing clear existing and proposed elevations per each face of the house as submission is difficult to follow as well as provide clearly labeled paint locations on trim, siding body, soffit and all exterior elements that are proposed to be painted. Task force conditions includes: Synthetic grass and non-wood windows are not allowed. It appears that window openings have been reframed and partially filled in below ribbon windows. The percentage of window openings needs to be increased to be similar to existing condition maintained.

**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.