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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

230588

POSTED CITY SECRETARY  
DALLAS, TX

July 3, 2023, Briefing at 9:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: (24858648436@dallascityhall.webex.com)  
Telephone: (408) 418-9388, Access Code: 2485 864 8436  
Password: July23LMC (58592356 from phones)

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 Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of 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>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <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/j.php?MTID=m4ef8d851ad0d1cdfb3a81f811afa44a7>

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**
  - June 5, 2023, regular meeting minutes
- IV. **Staff Reports/Briefings** Office of Historic Preservation
  - 1) Overview on the status of memberships in historic preservation organizations including National Alliance of Preservation Commissions, National Trust for Historic Preservation, Preservation Dallas, and Preservation Texas and an explanation of membership benefits for the Landmark Commission including access to discounts for conferences and events, training opportunities, and publications.
  - 2) Overview of the hiring process of the Planner 1 position for the historic preservation division.
  - 3) Overview of the Cultural and DEI Plan for Historic Preservation meeting held on June 13, 2023. The Landmark Commission will be receiving additional meeting notifications from the consultant HR&A.
  - 4) Overview of the TXDOT I-30 east corridor project CSJ 000911252 including the Historic Preservation division's role as a consulting party under Section 106, 36CFR800 Federal Regulations.
- V. **Briefing Items**
  - 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 ITEMS**

**1. 100 S GLASGOW DR**

Woodrow Wilson High School  
CA223-421(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to install four new light standards with lights, to existing athletic field.

**Applicant:** Crawley, Karl

**Application filed:** 6/1/23

**Staff recommendation:**

That the request for a Certificate of Appropriateness to install four new light standards with lights, to existing athletic field be approved in accordance with drawings and specifications dated 6/1/23. The proposed work is consistent with preservation criterion Section 2.4 under 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 Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install four new light standards with lights, to existing athletic field be approved as submitted.

**2. 2501 FLORA ST**

Booker T Washington (Arts Magnet) High School  
CA223-422(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to repair windows and doors on all four elevations -- more than 50 percent -- with in-kind materials.
2. A Certificate of Appropriateness to install free standing canopies (in open courtyard).
3. A Certificate of Appropriateness to install wrought iron entrance gate, design to match existing perimeter fencing.
4. A Certificate of Appropriateness to install (free standing) steel structure -- a metal seamed roof -- over outdoor performance stage.

**Applicant:** Thurman, Elsie

**Application Filed:** 6/1/23

**Staff Recommendations:**

1. That the request for a Certificate of Appropriateness to repair windows and doors on all four elevations -- more than 50 percent -- with in-kind materials be approved in accordance with drawings and specifications dated 6/1/23. The proposed work is consistent with preservation criteria Sections 2.6 and 2.9 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.

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2. That the request for a Certificate of Appropriateness to install free standing canopies (in open courtyard) be approved in accordance with drawings and specifications dated 6/1/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install wrought iron entrance gate, design to match existing perimeter fencing be approved in accordance with drawings and specifications dated 6/1/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
4. That the request for a Certificate of Appropriateness to install (free standing) steel structure -- a metal seamed roof -- over outdoor performance stage be approved in accordance with drawings and specifications dated 6/1/23. The proposed work is consistent with preservation criterion Section 1.1 under 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 Guidelines for Setting (District/Neighborhood).

**Task Force Recommendations:**

1. That the request for a Certificate of Appropriateness to repair windows and doors on all four elevations -- more than 50 percent -- with in-kind materials be approved as submitted.
2. That the request for a Certificate of Appropriateness to install free standing canopies (in open courtyard) be approved as submitted.
3. That the request for a Certificate of Appropriateness to install wrought iron entrance gate, design to match existing perimeter fencing, be approved as submitted.
4. That the request for a Certificate of Appropriateness to install (free standing) steel structure -- a metal seamed roof -- over outdoor performance stage be approved as submitted.

**Request:**

A Certificate of Appropriateness to repair rotted wood trim and repaint main structure: Body - Sherwin Williams SW0048 Bunglehouse Blue; Trim - SW2808 Rookwood Dark Brown; Accent - SW0050 Classic Light Bluff.

**Applicant:** Mischnick, Scott

**3. 5904 JUNIUS ST**

Junius Heights Historic District  
CA223-449(CM)  
Christina Mankowski

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to repair rotted trim and repaint main structure: Body - Sherwin Williams SW0048 Bunglehouse Blue; Trim - SW2808 Rookwood Dark Brown; Accent - SW0050 Classic Light Bluff be approved in accordance with drawings and specifications dated 7/3/2023. The proposed work is consistent with preservation criteria Sections 4.1(b), 4.8, and 4.9; the standards in 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 repair rotted trim and repaint main structure be approved as shown.

**Request:**

A Certificate of Appropriateness to replace a non-historic front door with a new clear-stained wood door.

**Applicant:** Panske, Bradley

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace a non-historic front door with a new clear-stained wood door be approved in accordance with drawings and specifications dated 6/1/23. The proposed work is consistent with preservation criteria Sections 4.4, 5.2, 5.3, and 5.6; meets the standards in 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. Supportive. Comments: that a cutsheet/spec for the new door be provided; that the door be wood, not fiberglass; that the hardware design be included in the submittal; and that the exact paint color be specified.

**Request:**

1. A Certificate of Appropriateness to replace two front doors.
2. A Certificate of Appropriateness to remove existing wood picket and chain link fences.
3. A Certificate of Appropriateness to install aluminum fence intended to imitate iron on the northeast and southwest sides of the front yard.
4. A Certificate of Appropriateness to install aluminum gate across driveway.

#### 4. 1022 N BECKLEY AVE

Lake Cliff Historic District  
CA223-419(MW)  
Marcus Watson

#### 5. 4631 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District  
CA223-412(CM)  
Marcus Watson

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5. A Certificate of Appropriateness to install an 8-foot wood privacy fence on the southwest property line from the proposed driveway gate to the back corner of the property.

**Applicant:** Chounlamany, Phousavat

**Application Filed:** 6/1/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace two front doors be approved in accordance with specifications dated 6/1/23, including three options for new doors to be chosen by the applicant and painted black with the condition that the doors be wood, not fiberglass, metal or clad and that all glazing be clear glass. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 3.10 and 3.13; 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 remove existing wood picket and chain link fences be approved in accordance with specifications dated 6/1/23. The proposed work is consistent with the standards in preservation criteria Sections 2.6 and 2.10; 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 install an aluminum fence intended to imitate iron on the northeast and southwest sides of the front yard be approved in accordance with the specifications dated 6/1/23 with the finding that the proposed aluminum material is a reasonable facsimile of an iron fence and with the condition that the fence not exceed 3 feet 6 inches in total height. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 2.10; Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.
4. That a request for a Certificate of Appropriateness to install aluminum gate across driveway be approved in accordance with the specifications dated 6/1/23 with the finding that the proposed aluminum material is a reasonable facsimile of an iron fence and with the condition that the top of the gate be level across, not arched, and with the finding that placement of the gate forward of 50% on the house is necessary for two side

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windows. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Sections 2.11, 2.13, 2.14; Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.

5. That a request for a Certificate of Appropriateness to install an 8-foot wood privacy fence on the southwest property line from the proposed driveway gate to the back corner of the property be approved in accordance with specifications dated 6/1/23. The proposed work is consistent with the standards in preservation criteria Sections 2.9, 2.11, 2.13, and 2.14; 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. Comments:

1. The doors proposed do not conform to the architectural style of the structure. This architectural style (Tudor Revival) is not common in Peak's Suburban Addition, and members of the Task Force do not know of another example. However, we are familiar with this architecture from our experience on this Task Force with applications from the Edison-LaVista Historic District. Taking this district as an example of what is historically appropriate for the architecture of this structure, we recommend that 15 light wood doors be utilized.
2. Remove wood picket fence and chain-link fence – Support.
3. Construct new iron (aluminum) fences and gate: Support fence in front with condition that it is no higher than 3.5 feet. We prefer wrought iron, if possible. Support wood fence in back with condition of 8' height. Due to security concerns, support the position of the fence farther forward than the rear 50% of the structure.
4. Support position of gate due to security concerns, but gate should be flat, not curved, per the ordinance.
5. No comment.

### **Request:**

A Certificate of Appropriateness to replace a non-historic front door and paint red.

**Applicant:** Pick, Brittany

**Application Filed:** 6/1/23

**Staff Recommendation:**

### **6. 2722 PARK ROW AVE**

South Blvd/Park Row Historic District

CA223-416(MW)

Marcus Watson

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That the request for a Certificate of Appropriateness to replace a non-historic front door painted red be approved in accordance with specifications dated 6/1/23. The proposed work is consistent with preservation criteria Section 3(b)(6); City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

No quorum – comments only. Supportive. Comments: the door hardware should be submitted as part of the application.

**Request:**

A Certificate of Appropriateness to plant four Elm trees along northeast side of main structure.

**Applicant:** Kerr, Charlotte

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to plant four Elm trees along northeast side of main structure be approved in accordance with specifications dated 7/3/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A); the standards in 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 plant four Elm trees along northeast side of main structure be approved.

**Request:**

1. A Certificate of Appropriateness to repair fire-gutted main residential building.
2. A Certificate of Appropriateness to construct new rear horizontal addition.

**Applicant:** Cohen, Tamir

**Application Filed:** 6/1/23

**Staff Recommendations:**

1. That the request for a Certificate of Appropriateness to repair fire-gutted main residential building be approved in accordance with drawings and specifications dated 6/1/23 with the following conditions: that front porch floor boards be tongue and groove pressure treated wood; that replacement windows be all wood, with lite configuration one over one (1 over 1); that replacement doors be Craftsman style with a minimum of six top lites; that new and replacement roofing shingles be (medium)

**7. 6151 BRYAN PKWY**

Swiss Avenue Historic District  
CA223-407(CM)  
Christina Mankowski

**8. 1223 BOSWELL ST**

Tenth Street Neighborhood Historic District  
CA223-420(RD)  
Rhonda Dunn



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gray in color to match existing; and that replacement skirting be horizontal metal siding to match existing profile. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (b), (f) and (g) under facades, Section (a) under fenestration and openings, Sections (a) and (b) pertaining to roofs, and Sections (a) and (d) under 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 construct new rear horizontal addition be approved in accordance with drawings and specifications dated 6/1/23 with the following condition: that foundation be concrete posts and beam. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections (b) and (e) under new construction and additions; 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 Recommendations:**

1. No quorum -- comments only. Supportive with the following conditions: roofing shingles should be one tab and skirting should be horizontal metal siding.
2. No quorum -- comments only. Supportive.

**Request:**

1. A Certificate of Appropriateness to reconstruct and repair rotten walls of rear enclosed porch.
2. A Certificate of Appropriateness to replace a non-historic door and two non-historic windows.

**Applicant:** Pearson, Meagan

**Application Filed:** 6/1/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to reconstruct and repair rotten walls of rear enclosed porch be approved in accordance with specifications dated 6/1/23 with the condition that siding, trim, and paint colors match the existing house. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 51P-87.111(a)(3), 51P-87.111(a)(10)(C), 51P-87.111(a)(17)(B), and 51P-87.111(a)(17)(F); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing

**9. 210 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA223-418(MW)  
Marcus Watson

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- structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace a non-historic door and two non-historic windows be approved in accordance with specifications dated 6/1/23 with the conditions that the siding, trim, and paint colors match the existing house. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 51P-87.111 (a)(3), 51P-87.111(a)(10)(C), 51P-87.111(a)(17)(B), and 51P-87.111(a)(17)(F); meets the standards in 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. Supportive. Comments: that a Sanborn map be included in the proposal to show the original porch that was enclosed; the window and door dimensions be added to the drawings; that the drawings be submitted more legibly; and that the siding, trim, and paint colors match the rest of the house.

**COURTESY REVIEW**

**1. 3750 COTTON BOWL PLZ**

Fair Park Historic District  
CR223-004(RD)  
Rhonda Dunn

**Request:**

Courtesy Review – Extend and replicate front facade of stadium, for circulation and safety improvements.

**Applicant:**

Alston, Norman

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the proposal to extend and replicate front facade of stadium, for circulation and safety improvements 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:**

Courtesy review. No formal action taken -- comments only. Supportive. Comment(s): Must the existing main entrance and facade be replicated, could a new design be considered? If so, how would that impact the architectural/historical integrity of the building?

**DISCUSSION ITEMS:**

**1. 3750 COTTON BOWL PLZ**

Fair Park Historic District  
CA223-423(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to upgrade/install cellular antennas throughout the stadium -- interior and exterior (mounted).

**Applicant:** Brown, Bryan

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to upgrade/install cellular antennas throughout the stadium – interior and exterior (mounted) be approved in accordance with drawings and specifications dated 6/1/23. The proposed work is consistent with preservation criterion Section 3.12 under general preservation criteria; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

No quorum – comments only. Non-supportive. Comment(s): 4G antennas are presently installed, 5G antennas are larger and will duplicate 4G antennas. Since technology is continually changing, need to discuss ways to make antennas less visible.

**2. 508 PARK AVE**

Harwood Historic District  
CA223-450(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to construct new horizontal addition (to north elevation), on left side of main building.
2. A Certificate of Appropriateness to replace/install concrete hardscaping, including walkways in the side yards (north and south) and a pad in rear yard (east).
3. A Certificate of Appropriateness to replace/install all windows at ground level including those previously infilled.
4. A Certificate of Appropriateness to replace/install all exterior entry doors at ground level including those previously infilled.
5. A Certificate of Appropriateness to replace/install exterior lighting on front facade and in (south) side yard.
6. A Certificate of Appropriateness to replace/install six feet tall, metal perimeter fencing -- including four gates.
7. A Certificate of Appropriateness to extend existing elevator overrun on rooftop.

**Applicant:** Oglesby Greene Architecture – Ben Reavis

**Application Filed:** 6/1/23

**Staff Recommendations:**

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1. That the request for a Certificate of Appropriateness to construct new horizontal addition (to north elevation), on left side of main building be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 4.5 pertaining to new construction and additions; 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/install concrete hardscaping, including walkways in the side yards (north and south) and pad in rear yard (east) be approved in accordance with drawings and specifications dated 6/16/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to replace/install all windows at ground level including those previously infilled be approved in accordance with drawings and specifications dated 6/16/23 with the following conditions: that new and replacement windows be all wood with exterior muntins (i.e., grilles); that new windows be installed only in locations where there is evidence that original openings have been infilled; and that glass and glazing be clear i.e., not tinted or reflective. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.2(a), 3.2(b) and 3.2(c) pertaining to fenestrations 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.
4. That the request for a Certificate of Appropriateness to replace/install all exterior entry doors at ground level including those previously infilled be approved in accordance with drawings and specifications dated 6/16/23 with the following conditions: that new and replacement doors be solid wood; that new door be installed only in locations where there is evidence that original openings have been infilled; and that glass and glazing be clear i.e., not tinted or reflective. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.2(a), 3.2(b) and 3.2(c) pertaining to fenestrations and openings; the standards

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- 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 replace/install exterior lighting on front facade and in (south) side yard be approved in accordance with drawings and specifications dated 6/16/23. The proposed work is consistent with preservation criterion Section 2.4 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 Guidelines for Setting (District/Neighborhood).
  6. That the request for a Certificate of Appropriateness to replace/install six feet tall, metal perimeter fencing -- including four gates be approved in accordance with drawings and specifications dated 6/16/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
  7. That the request for a Certificate of Appropriateness to extend existing elevator overrun on rooftop be approved in accordance with drawings and specifications dated 6/16/23 with the following condition: that exterior cladding of extension be of (salvaged) red bricks to match existing (not horizontal metal siding as proposed). Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.3(a) pertaining to roofs; 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 Recommendations:**

No quorum – comments only. Comments:

1. Non-supportive. All building facades are protected in the Harwood District. Reasons to justify partial demolition of north facade and new addition to building was not clearly explained. More information is required.
2. No comment.
3. Non-supportive. Applicant should provide details for the steel windows and doors as well as the bronze door on Park Ave facade.
4. Non-supportive.
5. No comment.
6. No comment.

7. Supportive with the condition that bricks be used for exterior cladding.

**Request:**

1. A Certificate of Appropriateness to construct new compatible garage.
2. A Certificate of Appropriateness to remove and install new wood fence.
3. A Certificate of Appropriateness to construct wood deck and install new landscaping in rear yard.

**Applicant:** Nepveux, Leslie

**Application filed:** 6/1/23

**Staff recommendation:**

1. That the request for a Certificate of Appropriateness to construct new compatible garage be approved in accordance with the drawings and specifications dated 6/1/2023. The proposed work is consistent with preservation criteria Section 9 pertaining to accessory buildings; the standards in 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 remove and install new wood fence be denied without prejudice in accordance with Section 3.6(a).
3. That the request for a Certificate of Appropriateness to construct wood deck and install new landscaping in rear yard be approved in accordance with drawings and specifications dated 6/1/2023. The proposed work is consistent with preservation criteria Section 7 pertaining to accessory buildings; the standards in 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 construct new compatible garage be approved as shown.
2. That the request for a Certificate of Appropriateness to remove and install new wood fence be denied without prejudice.
3. That the request for a Certificate of Appropriateness to construct wood deck and install new landscaping in rear yard be approved as shown. Task Force recommends that Applicant include the deck measurements.

**Request:**

A Certificate of Demolition to replace existing accessory building. Standard: Replace with more appropriate/compatible structure.

**3. 718 GLENDALE ST**

Junius Heights Historic District  
CA223-409(CM)  
Christina Mankowski

**4. 718 GLENDALE ST**

Junius Heights Historic District  
CD223-009(CM)  
Christina Mankowski

**Applicant:** Nepveux, Leslie

**Application filed:** 6/1/23

**Staff recommendation:**

That the request for a Certificate of Demolition to replace existing accessory building be approved in accordance with specifications dated 6/1/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(D).

**Task Force Recommendation:**

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

**Request:**

1. A Certificate of Appropriateness to remove and replace porch beams with new laminated structural members wrapped in pine.
2. A Certificate of Appropriateness to remove and replace porch columns (several of which have been previously replaced) with new fiber reinforced polymer columns.
3. A Certificate of Appropriateness to sand, prime and repaint existing porch ceiling SW647 Tidewater and porch floor SW9175 Deep Forest Brown.
4. A Certificate of Appropriateness to construct a fence across the front yard using vintage fencing found in the back yard that matches existing historic iron fencing.
5. A Certificate of Appropriateness to paint porch elements to match existing as closely as possible and as follows: Column-SW7009 Pearly White; Column accent-SW6024 Dressy Rose; Column base and cap-SW6480 Lagoon; Porch ceiling-SW647 Tidewater; Porch floor-SW9175 Deep Forest Brown.

**Applicant:** Ripley Renovations

**Application Filed:** 6/1/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remove and replace porch beams with new laminated structural members wrapped in pine be approved in accordance with the specifications dated 6/1/23 with the condition that all exposed material be wood. Implementation of the recommended condition would allow the proposed work to be consistent with the standards in preservation criteria Sections 3.19, 3.20 and 3.22; City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

## 5. 4409 WORTH ST

Peak's Suburban Addition Neighborhood Historic District  
CA223-411(CM)  
Marcus Watson

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2. That the request for a Certificate of Appropriateness to remove and replace porch columns (several of which have been previously replaced) with new fiber reinforced polymer columns be denied without prejudice. The proposed fiberglass columns are not consistent with the standards in preservation criteria Sections 3.19, 3.20 and 3.22; and does not meet the standards in City Code Section 51A-4.501(g)(6)(i) for contributing structures.
3. That the request for a Certificate of Appropriateness to sand, prime and repaint existing porch ceiling and floor be approved in accordance with specifications dated 6/1/23. The proposed work is consistent with the standards in preservation criteria Sections 3.7, 3.19, 3.20 and 3.22; City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to construct a fence across the front yard using vintage fencing found in the back yard that matches existing historic iron fencing be approved in accordance with specifications dated 6/1/23, with the finding that although the exact original location of the proposed fence is unknown, the fence appears to be historic and likely original to the property. The proposed work is consistent with the standards in preservation criteria Sections 2.6 and 2.10; City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.
5. That the request for a Certificate of Appropriateness to paint porch elements to match existing as closely as possible and as follows: Column-SW7009 Pearly White; Column accent-SW6024 Dressy Rose; Column base and cap-SW6480 Lagoon; Porch ceiling-SW647 Tidewater; Porch floor-SW9175 Deep Forest Brown be approved in accordance with specifications dated 6/1/23. The proposed work is consistent with the standards in preservation criteria Sections 3.7, 3.19, 3.20 and 3.22; City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

No quorum – comments only. Comments:



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1. Repair/ replace porch beams: Support. LVL beam to support the front porch roof.
2. Replace porch columns with fiberglass: Do Not Support. Although we are sympathetic to the need for a more sustainable solution to the constant decay of the wood columns, the proposed material is not consistent with the ordinance.
3. Repaint porch floor: Support
4. Install original iron fence across the front yard that was previously removed: Support

**6. 4702 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA223-415(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to construct new 1.5-story single-family house.

**Applicant:** Trecartin, Aaron

**Application Filed:** 6/1/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new 1.5-story single-family house be approved in accordance with specifications dated 6/1/23 and drawings dated 6/12/23 with a finding that while the proposed front yard setback does not precisely meet Criterion 4.8, it is identical to the setback of the original structure and, therefore, appropriate. The proposed work is consistent with Preservation Standards Section 4 for new construction and meets the standards in 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. Supportive. Comments:

- a. Gang windows to match original configuration on the side elevations.
- b. Band of shingles above the windows needs to wider.
- c. Use the remaining front porch soffit to measure and replicate the depth of this soffit to the others.
- d. Top plate should be 12 feet from floor – proportions do not seem to match the original structure.
- e. Approximate the roof pitch from the remaining rafters.
- f. Shingles should be offset, not flat edge.
- g. Windows MUST be wood on wood- NOT CLAD.
- h. Siding must be 117 wood siding to match original. We noticed that the dimensions and scale to be off from the original with respect to the roof, the soffits and the bands of shingles around the house. We recommend that the architect carefully measure the

interrelationships of these items from what remains of the original house.

## 7. 4702 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District  
CD223-010(MW)  
Marcus Watson

### Request:

A Certificate of Demolition and Removal to demolish and remove remaining structure following a collapse and significant demolition performed without a CD. Standard: Imminent threat to public health and safety.

Applicant: Trecartin, Aaron

Application Filed: 6/1/23

### Staff Recommendation:

That the request for a Certificate of Demolition to demolish and remove remaining structure following collapse and significant demolition performed without a CD under the demolition standard imminent threat to public health and safety be approved in accordance with materials and specifications submitted 6/1/23 and dated 6/12/23. The proposed work is consistent with the standards in City Code Section 51A-4.501 (h)(4)(C).

### Task Force Recommendation:

No quorum – comments only. Comments:

The task force stated, “We find that the fact that this structure was demolished outside of the approved procedures to be an egregious act, especially considering the warning that was given to the owner/ contractor at the time of their original application. It was emphasized at that meeting that the structure had significant architectural details, especially within the gables of the roof and the dormers. This Task Force was adamant that these and other architectural features be carefully preserved, especially given the extent of rehab needed. In the process of reconstructing the roof, there was no structural support given to the rafters nor protection from the elements, according to a roofer who lives nearby in the neighborhood, and frequently drove by the structure. It is no wonder that the roof collapsed. Either due to willful neglect or complete incompetence of the contractor, we have lost another historic house in Peak’s Suburban Addition. Additionally, we are in danger of setting a precedent that when one deems it more profitable to raze a structure than to restore it; demolish first—ask permission second. Considering this, we recommend that the city pursue to the highest extent of the law, any fines applicable due to the loss of this historic treasure.”

## 8. 4826 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District

### Request:

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CA223-413(MW)  
Marcus Watson

1. A Certificate of Appropriateness to construct enclosure to conceal electrical and other utility panels, sided to match house (work completed without a CA).
2. A Certificate of Appropriateness to replace several original windows and one non-original window on the east and west sides of the house with tinted plate-glass windows (work completed without a CA).

**Applicant:** Granquist, Robert

**Application Filed:** 6/1/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct enclosure to conceal electrical and other utility panels, sided to match house (work completed without a CA) be approved in accordance with specifications dated 6/1/23. The work is consistent with the standards in preservation criteria Sections 4.2 and 4.4; City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace several original windows and one non-original window on the east and west sides of the house with tinted plate-glass windows (work completed without a CA) be denied without prejudice with the finding that the application is incomplete, and the removal of original windows and replacement with single-light tinted glass without a CA is inconsistent with the standards in preservation criteria Sections 3.10, 3.13, 3.14, and 3.15, which states, "The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations."

**Task Force Recommendation:**

No quorum – comments only. Comments:

Construct enclosure around electrical panels: Do Not Support. This type of request has been previously denied for other applicants, as it alters the historic profile of the structure at the front of the house. (See previous denial of application for 912 Moreland Avenue.) Replace windows on the northeast and southwest sides of the house: Do Not Support. The windows which were installed without a CA, are not historically compatible, and do not meet the requirements of the ordinance. The windows should be replaced with historically accurate wood-on-wood windows in the size and location of the original windows

**Request:**

**9. 5728 SWISS AVE**

Swiss Avenue Historic District

Landmark Commission Agenda  
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CA223-408(CM)  
Christina Mankowski

1. A Certificate of Appropriateness to construct a covered patio attached to rear of main structure and replace patio doors.
2. A Certificate of Appropriateness to replace landscaping in front yard.

**Applicant:** Pasta, John

**Application Filed:** 6/1/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct a covered patio attached to rear of main structure and replace patio doors be approved in accordance with the specifications and drawings dated 7/3/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(B); the standards in 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 landscaping in front yard be approved in accordance with the specifications and drawings dated 7/3/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A); the standards in 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 construct a covered patio attached to rear of main structure and replace patio doors be approved.
2. That the request for a Certificate of Appropriateness to replace landscaping in front yard be approved.

**DESIGNATION COMMITTEE:**

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]