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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

August 7, 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: (24921332549@dallascityhall.webex.com)  
Telephone: (408) 418-9388, Access Code: 2492 133 2549  
Password: AugLMC23! (28456223 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=m4167d4cf1b075afe5228a33a68c1adcf>

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**
  - **Approval of Minutes** July 3, 2023, regular meeting minutes
- III. **Staff Reports/Briefings** Office of Historic Preservation
  - 1) Overview on the Demolition by Neglect Section of the Historic Preservation Ordinance including the current language and definition of demolition by neglect, process detailed in the ordinance and enforcement. Staff will also present information on and language of Demolition by Neglect Ordinances from other cities including San Antonio, New Orleans, and Raleigh.
  - 2) Overview on the Preservation Fund Section of the Historic Preservation Ordinance including the current language, history of the fund and status.
  - 3) Overview on results of appeals of Landmark Commission cases to the City Plan Commission. The appeal case for 208 Landis St, construction of a new primary structure in the Tenth St Historic District and the appeal case for 2431 Park Row, increasing the floor plate of the second floor by 2 feet on a single-family structure in the Park Row HD.
  - 4) Update on the Cultural and DEI Plan for Historic Preservation including schedule and future presentations to the Landmark Commission.
- IV. **Briefing Items**
  - Consent Items
  - Courtesy Review Item
  - Discussion Items
- V. **Public Hearing**
- VI. **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. 3309 ELM ST**

Continental Gin Historic District  
CA223-483(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to alter/improve existing (west) patio including the installation of fixed patio furniture (a bar and seating) covered by a free-standing steel structure (with removable canopy and string lighting).

**Applicant:** Baty, Brandon

**Application filed:** 7/6/23

**Staff recommendation:**

That the request for a Certificate of Appropriateness to alter/improve existing (west) patio including the installation of fixed patio furniture (a bar and seating) covered by a free-standing steel structure (with removable canopy and string lighting) be approved in accordance with drawings and specifications dated 7/13/23. The proposed work is consistent with preservation criterion Section 11 pertaining to on-site improvements; 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 alter/improve existing (west) patio including the installation of fixed patio furniture (a bar and seating) covered by a free-standing steel structure (with removable canopy and string lighting) be approved as submitted with the conditions that applicant provide color samples and other details to substantiate selection of colors for bar, canopy structure and fabric.

*Note: Applicant provided renderings of proposed work with comparison(s) to interior color scheme to support color choices.*

**Request:**

1. A Certificate of Appropriateness to repair/restore exterior of main building -- including plaster, windows, doors, lighting, and roofing.
2. A Certificate of Appropriateness to relocate (to the roof) and screen mechanical equipment.
3. A Certificate of Appropriateness to alter fenestration of 1987 addition.

**2. 1121 1ST AVE**

Fair Park Historic District  
CA223-484(RD)  
Rhonda Dunn

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4. A Certificate of Appropriateness to replace (year 2004) hardscaping and install new landscape features.
5. A Certificate of Appropriateness to replace/install site signage.

**Applicant:** Mccoy, Nancy

**Application Filed:** 7/6/23

**Staff Recommendations:**

1. That the request for a Certificate of Appropriateness to repair/restore exterior of main building -- including plaster, windows, doors, lighting, and roofing be approved in accordance with drawings and specifications dated 7/6/23. The proposed work is consistent with preservation criteria Section 3.4(d) pertaining to repair and replacement of historic elements and Section 3.7(d) under lighting; 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 relocate (to the roof) and screen mechanical equipment be approved in accordance with drawings and specifications dated 7/6/23. 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 Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to alter fenestration of 1987 addition be approved in accordance with drawings and specifications dated 7/6/23. 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 Standards for Rehabilitation.
4. That the request for a Certificate of Appropriateness to replace (year 2004) hardscaping and install new landscape features be approved in accordance with drawings and specifications dated 7/6/23. The proposed work is consistent with preservation criteria Sections 3.8(b) and 3.8(e) under landscaping, and Section 3.10(b) under hardscaping; 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).
5. That the request for a Certificate of Appropriateness to replace/install site signage be approved in

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accordance with drawings and specifications dated 7/6/23. 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).

### **Task Force Recommendations:**

1. That the request for a Certificate of Appropriateness to repair/restore exterior of main building -- including plaster, windows, doors, lighting, and roofing be approved as submitted.
2. That the request for a Certificate of Appropriateness to relocate (to the roof) and screen mechanical equipment be approved as submitted.
3. That the request for a Certificate of Appropriateness to alter fenestration of 1987 addition be approved as submitted.
4. That the request for a Certificate of Appropriateness to replace (year 2004) hardscaping and install new landscape features be approved as submitted.
5. That the request for a Certificate of Appropriateness to replace/install site signage be approved as submitted.

### **Request:**

A Certificate of Appropriateness to paint exterior of main structure and accessory building: Stucco gables and doors and windows - SW0046 "White Hyacinth"; and Wood trim - SW2846 "Roycroft Bronze Green."

**Applicant:** Trecartin, Aaron

**Application Filed:** 7/6/23

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to paint exterior of main structure and accessory building: Stucco gables and doors and windows - SW0046 "White Hyacinth"; Wood trim - SW2846 "Roycroft Bronze Green" be approved in accordance with drawings and specifications dated 8/7/2023. The proposed work is consistent with preservation criteria Sections 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 paint exterior of main structure and accessory building: Stucco gables and doors and windows - SW0046 "White Hyacinth"; Wood trim - SW2846 "Roycroft Bronze Green" be approved as submitted.

### **3. 721 RIDGEWAY ST**

Junius Heights Historic District  
CA223-491(CM)  
Christina Mankowski

**4. 5711 VICTOR ST**

Junius Heights Historic District  
CA223-492(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to paint exterior of main and accessory building: Body - Behr M100-7 "Deep Merlot", Trim - HDC-NT-10A "Dolphin Gray", Window sashes - "Black".

**Applicant:** Vercammen, Victoria

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to paint exterior of main and accessory building: Body - Behr M100-7 "Deep Merlot", Trim - HDC-NT-10A "Dolphin Gray", Window sashes - "Black" be approved in accordance with drawings and specifications dated 8/7/2023. The proposed work is consistent with preservation criteria Sections 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 paint exterior of main and accessory building: Body - Behr M100-7 "Deep Merlot", Trim - HDC-NT-10A "Dolphin Gray", Window sashes - "Black" be approved as shown.

**5. 5107 JUNIUS ST**

Munger Place Historic District  
CA223-493(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to enclose rear porch and reuse and relocate windows at rear of main structure and remove the chimney.

**Applicant:** Trecartin, Aaron

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to enclose rear porch, reuse and relocate windows at rear of main structure, and remove chimney be approved in accordance with drawings and specifications dated 8/7/2023. The proposed work is consistent with preservation criteria Section 11(a)(2) and (3); 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 enclose rear porch, reuse and relocate windows at rear of main structure, and remove chimney be approved in

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accordance with drawings and specifications dated 8/7/2023.

**Request:**

A Certificate of Appropriateness to install awnings in the original locations. The new awnings will be of the same design, style, and color of the original historic awnings with black and white stripes.

**Applicant:** Power, Craig

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install original style awnings with black and white stripes in the original locations as evidenced by the historic photograph be approved in accordance with drawings and specifications dated 8/7/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(D); 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 install original awnings with the original design of black and white stripes be approved with the conditions that the Applicant confirm specifications and that the colors compliment the house colors.

**Request:**

1. A Certificate of Appropriateness to amend CA212-232(LC) with a revised landscape plan.
2. A Certificate of Appropriateness to extend the existing fence at the northeast corner where the demolition and removal of the previous garage was approved.

**Applicant:** Grable, Michael

**Application Filed:** 7/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to amend CA212-232(LC) with a revised landscape plan be approved in accordance with drawings and materials submitted 7/6/23. The proposed work is consistent with preservation criteria Sections 2.3 and 2.6; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.
2. That the request for a Certificate of Appropriateness to extend the existing fence at the northeast corner where the demolition and removal of the previous garage was approved be approved in accordance

### 6. 5400 SWISS AVE

Swiss Avenue Historic District  
CA223-496(CM)  
Christina Mankowski

### 7. 4702 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA223-474(MW)  
Marcus Watson

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with drawings and materials submitted 7/6/23. The proposed work is consistent with preservation criteria Section 2.9, Section 2.13, Section 2.14, and Section 2.15; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to amend CA212-232(LC) for a landscape plan be approved as submitted.
2. That the request for a Certificate of Appropriateness to extend the existing fence at the northeast corner where the demolition and removal of the previous garage was approved be approved as submitted.

**Request:**

A Certificate of Appropriateness to repair/restore fire eviscerated main residential building.

**Applicant:** Hawkins, Kenneth

**Application Filed:** 7/6/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to repair/restore fire eviscerated main residential building be approved in accordance with drawings and specifications dated 7/6/23 with the following conditions: that replacement windows on front and (both) side elevations be all wood with exterior muntins (i.e., grilles); that replacement doors be Craftsman style with a minimum of three top lites; that replacement exterior siding be wood novelty pattern #117 horizontal lap siding; and that damaged cast stone veneer be replaced with matching material in color, profile and module size or be replaced with wood novelty pattern #117 horizontal lap siding. Implementation of the recommended conditions would allow the proposed work to meet 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 Recommendations:**

That the request for a Certificate of Appropriateness to repair/restore fire eviscerated main residential building be approved with the following conditions: replace the burned siding with 117 siding; stone damaged by the fire is to be replaced with similar stone: if not possible, replace with 117 siding; and all wood windows on the front and side facades.

**Request:**

## 8. 2814 TANNER ST

Wheatley Place Historic District  
CA223-487(RD)  
Rhonda Dunn

## 9. 127 N EDGEFIELD AVE



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Winnetka Heights Historic District  
CA223-472(MW)  
Marcus Watson

A Certificate of Appropriateness to amend CA190-234(MLP), issued 3/2/20 for a 2-story garage and carport, to redesign and move the carport from the north side of the garage to the west side of the garage (not yet constructed).

**Applicant:** Maerz, Jill and Rick

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend CA190-234(MLP), issued 3/2/20 for a 2-story garage and carport, to redesign and move the carport from the north side of the garage to the west side of the garage (not yet constructed) be approved in accordance with drawings dated 7/6/23. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(1); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to amend CA190-234(MLP), issued 3/2/20 for a 2-story garage and carport, to redesign and move the carport from the north side of the garage to the west side of the garage (not yet constructed) be approved with the conditions: 1. Add photos of original house; 2. Add dimensions and labels to elevations; 3. Note height of original house and height of addition; 4. Label specific type of siding (from original application?); 5. Could remove shingles and use shade canvas on trellis; and 6. Simplify columns to match trellis structure.

**Request:**

A Certificate of Appropriateness to add a window opening and a 1-over-1 sash window in the north gable.

**Applicant:** Sam & Jaclyn Kitchens

**Application Filed:** 7/6/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to add a window opening and a 1-over-1 sash window in the north gable be approved in accordance with drawings dated 6/21/23 with the condition that trim and paint color match the rest of the house. Implementation of this condition allows the proposed work to be consistent with preservation criteria Sections 51P-87.111(a)(3) and (a)(17); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendations:**

**10. 222 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA223-471(MW)  
Marcus Watson

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That the request for a Certificate of Appropriateness to add a window opening and a 1-over-1 sash window in the north gable be approved with the conditions: 1. Indicate trim size w/ photo for details; 2. Provide cut sheet; and 3. Note sash size, order correct window based on sash dimension.

**Request:**

A Certificate of Appropriateness to extend existing rear addition, to add a laundry room and a half bath.

**Applicant:** Mike, Claudette

**Application Filed:** 7/6/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to extend existing rear addition, to add a laundry room and a half bath be approved in accordance with drawings and specifications dated 7/6/23. The proposed work is consistent with preservation criteria Sections 9.6, 9.7, 9.8 and 9.13 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.

**Task Force Recommendations:**

That the request for a Certificate of Appropriateness to extend existing rear addition, to add a laundry room and a half bath be approved as submitted.

### 11. 2903 WARREN AVE

Wheatley Place Historic District  
CA223-488(RD)  
Rhonda Dunn

## **COURTESY REVIEW**

### 1. 3750 COTTON BOWL PLZ

Fair Park Historic District  
CR223-005(RD)  
Rhonda Dunn

**Request:**

Courtesy Review – Extend front (south) facade of stadium, for circulation and safety improvements.

**Applicant:** Alston, Norman

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the proposal to extend front (south) 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: Are changes being considered for the north facade?

## **DISCUSSION ITEMS:**

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**1. 701 DUMONT ST**

Junius Heights Historic District  
CA223-489(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to install sloping 4' board-on-board fence in front yard.

**Applicant:** Ball, Michelle

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install sloping 4' board-on-board fence in front yard be denied without prejudice. The proposed work is not consistent with preservation criteria Section 3.6(a)(1) and Section 3.6(a)(2); 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 install sloping 4' board-on-board fence in front yard be denied as the proposed work is inconsistent with Sections 3.6(a)(1) and 3.6(a)(2).

**2. 208 LANDIS ST**

Tenth Street Neighborhood Historic District  
CA223-485(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to construct new main residential building (on a vacant lot).

**Applicant:** Anderson, David

**Application filed:** 7/6/23

**Staff recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 7/6/23 with the following conditions: that foundation be pier and beam or concrete post and beam; that exterior doors be Craftsman style with a minimum of three top lites; that windows be all wood with exterior muntins (i.e., grilles); and that depth of front porch be a minimum of six feet, behind porch columns. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section (b) under 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).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved with the following condition: foundation (slab) must be at least 24 inches in height and covered by skirting, post and beam is preferred.

**3. 3715 MEADOW ST**

Wheatley Place Historic District  
CD223-023(RD)  
Rhonda Dunn

**Request:**

A Certificate of Demolition to demolish main residential building. Standard: imminent threat to public health or safety.

**Applicant:** Smith, Cedrick

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish main residential building using standard, imminent threat to public health or safety 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 main residential building using standard, imminent threat to public health or safety be denied without prejudice.

**4. 2810 METROPOLITAN AVE**

Wheatley Place Historic District  
CA223-486(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to replace existing exterior aluminum siding with fiber cement horizontal lap siding (i.e., "Hardie" siding).
2. A Certificate of Appropriateness to replace roofing shingles (work completed without a Certificate of Appropriateness).
3. A Certificate of Appropriateness to replace entry doors (three total).
4. A Certificate of Appropriateness to resize and replace existing windows with vinyl windows (13 total) (work completed without a Certificate of Appropriateness).
5. A Certificate of Appropriateness to prepare and paint exterior. (Body: Sherwin Williams "Chelsea Gray" -- SW2850; Trim: Sherwin Williams "Extra White" -- SW7006)
6. A Certificate of Appropriateness to install exterior burglar bars on windows (lower sashes).

**Applicant:** Patel, Sanjay

**Application Filed:** 7/6/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace existing exterior aluminum siding with fiber cement horizontal lap siding (i.e., "Hardie" siding) be approved in accordance with specifications dated 7/6/23 with the following condition: that horizontal lap siding be all wood (not fiber cement). Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing

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- structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace roofing shingles (work completed without a Certificate of Appropriateness) be approved in accordance with specifications dated 7/6/23. The proposed work meets 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 for a Certificate of Appropriateness to replace entry doors (three total) be approved in accordance with specifications dated 7/6/23 with the following condition: that the front door be Craftsman style with a minimum of three top lites. Implementation of the recommended condition would allow the proposed work to meet 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 for a Certificate of Appropriateness to resize and replace existing windows with vinyl windows (13 total) (work completed without a Certificate of Appropriateness) be denied without prejudice. The proposed work does not meet 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).
  5. That the request for a Certificate of Appropriateness to prepare and paint exterior be approved in accordance with specifications dated 7/6/23. (Body: Sherwin Williams "Chelsea Gray" -- SW2850; Trim: Sherwin Williams "Extra White" -- SW7006) The proposed work meets 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).
  6. That the request for a Certificate of Appropriateness to install exterior burglar bars on windows (lower sashes) be denied without prejudice. The proposed work does not meet 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. That the request for a Certificate of Appropriateness to replace existing exterior siding with fiber cement

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- siding (i.e., "Hardie" siding) be denied without prejudice. Exterior siding should be wood.
2. That the request for a Certificate of Appropriateness to replace roofing shingles (work completed without a Certificate of Appropriateness) be approved as submitted.
  3. That the request for a Certificate of Appropriateness to replace entry doors (three total) be approved with the condition that new doors be Craftsman style.
  4. That the request for a Certificate of Appropriateness to resize and replace existing windows with vinyl windows (13 total) (work completed without a Certificate of Appropriateness) be denied without prejudice. Windows should be wood.
  5. That the request for a Certificate of Appropriateness to prepare and paint exterior be approved as submitted. (Body: Sherwin Williams "Chelsea Gray" -- SW2850; Trim: Sherwin Williams "Extra White" -- SW7006)
  6. That the request for a Certificate of Appropriateness to install exterior burglar bars on windows (lower sashes) be denied without prejudice. Exterior burglar bars are contrary to the Wheatley Place ordinance.

**Request:**

A Certificate of Demolition and Removal to demolish the shed structure at the northeast corner of the property. Standard: imminent threat to public health or safety.

**Applicant:** Clark, Cory

**Application Filed:** 7/6/23

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish the shed structure at the northeast corner of the property be approved in accordance with materials dated 6/9/23. The proposed demolition meets 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 the shed structure at the northeast corner of the property be denied without prejudice. Comments: 1. Need more evidence; 2. Ceiling too low, structure leaning on neighbor's fence; 3. Apply for demolition based on safety hazard; 4. Document rot, damage, height of ceiling; and 5. Would need more evidence to disprove historic structure.

**5. 118 N CLINTON AVE**

Winnetka Heights Historic District  
CD223-011(MW)  
Marcus Watson

Landmark Commission Agenda  
Monday, August 7, 2023

**6. 1100 COMMERCE ST**

Earle Cabell Federal Building  
Rhonda Dunn

Review National Register nomination form for 1100  
Commerce St (the Earle Cabell Federal Building), at the  
behest of the General Services Administration (GSA).

**Owner:** U. S. GOVERNMENT

**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]