

RECEIVED

2023 AUG 30 AM 10:09

CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

230741

POSTED CITY SECRETARY  
DALLAS, TX

**September 5, 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:** (24999733630@dallascityhall.webex.com)

**Telephone:** (408) 418-9388, Access Code: 249 997 33630

**Password:** htPdiJpK935 (48734575 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=md48efc6d92e6951fa1caf806db819331>

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** August 7, 2023, regular meeting minutes including the recognition and mention of the August 1, 2023, special called meeting
- III. **Staff Report/Briefings**
  - Briefing by HR&A Advisors on the Historic and Cultural Preservation Plan including updates, activities, and scheduling
- IV. **Briefing Items**
  - Consent Items
  - Courtesy Review Item
  - Discussion Items
- V. **Public Hearing**
  - Approval of the Landmark Commission meeting calendar for 2024-2025
  - Approval of Task Force members for 2024-2026
  - Appointment of the Ad-Hoc Committee to develop Code Amendments and review recommendations by HR&A Consultants for the Historic and Cultural Preservation Plan
  - Approval of the Landmark Commission's letter concerning rescinding Ordinance 27922, passed on June 23, 2010, now part of Section 51A-4.501. This section of the historic preservation ordinance (Sec. 51A-4.501 (i)) dictates that for historic residential structures of 3,000 square feet or less.
- 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. 4513 Gaston Ave**

Peaks Suburban Historic District  
CE223-005(CM)  
Christina Mankowski

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$1,628,381 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant:** The Magdalen House

**Application Filed:** 12/22/2022

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of an estimated \$1,628,381 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 4702 Swiss Ave**

Peaks Suburban Historic District  
CE223-006(CM)  
Christina Mankowski

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$107,303 in expenditures to be spent prior to the issuance of the Certificate of Eligibility.

**Applicant:** Michael Grable & Benjamin Garner

**Application Filed:** 04/07/2022

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of an estimated \$107,303 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 2429 South Blvd**

South Blvd Historic District  
CE223-007(CM)  
Christina Mankowski

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$96,174 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant:** Templeton, Bryan

**Application Filed:** 05/1/2023

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of an estimated \$96,174 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**4. 501 Elm St**

West End Historic District  
CE223-008(CM)  
Christina Mankowski

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$7,500,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Applicant:** 501 Elm Lofts, LLC

**Application Filed:** 106/04/2023

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of an estimated \$7,500,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**5. 2218 BRYAN ST**

Crozier Tech High School  
CA223-538(RD)  
Rhonda Dunn

**Request:**

1. A Certificate of Appropriateness to replace deteriorated fencing on south side of property (along Live Oak St.) with eight feet high iron picket fencing.
2. A Certificate of Appropriateness to install two new light poles 16 feet high (above ground level) on north side of property.
3. A Certificate of Appropriateness to install new security cameras on all light poles - existing and new.

**Applicant:** Ellis, Lauren

**Application filed:** 8/3/23

**Staff recommendation:**

1. That the request for a Certificate of Appropriateness to replace deteriorated fencing on south side of property (along Live Oak St.) with eight feet high iron picket fencing be approved in accordance with drawings and specifications dated 8/10/23. The proposed work is consistent with preservation criteria Sections 3.8(c) and 3.8(d) under Fence Location; 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).
2. That the request for a Certificate of Appropriateness to install two new light poles 16 feet high (above ground level) on north side of property be approved in accordance with drawings and specifications dated 8/10/23. The proposed work is consistent with preservation criterion Section 3.7(a) under Landscaping; the standards in City Code Section 51A-

Landmark Commission Agenda  
Tuesday, September 5, 2023

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 new security cameras on all light poles - existing and new be approved in accordance with drawings and specifications dated 8/10/23. 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 Recommendation:**

1. That the request for a Certificate of Appropriateness to replace deteriorated fencing on south side of property (along Live Oak St.) with eight feet high iron picket fencing be approved as submitted.
2. That the request for a Certificate of Appropriateness to install two new light poles 16 feet high (above ground level) on north side of property be approved as submitted.
3. That the request for a Certificate of Appropriateness to install new security cameras on all light poles - existing and new be approved as submitted.

**Request:**

A Certificate of Appropriateness to replace six of the thirty-six wood windows of the main structure with new Jeld-win double hung wood sash windows to match existing windows.

**Applicant:** Turner, Arthur

**Application Filed:** 8/3/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to replace 6 of the 36 existing wood windows of the main structure be approved with the condition that the replacement windows express mullion size, light configuration, and material to match originals. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.3 - 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.

**Task Force Recommendations:**

That the request for a Certificate of Appropriateness to replace 6 of the 36 existing wood windows of the main structure be approved as shown - all in favor of the window replacements.

**6. 714 PARKMONT ST**

Junius Heights Historic District  
CA223-533(CM)  
Christina Mankowski

### 7. 300 E COLORADO BLVD

Lake Cliff Historic District  
CA223-550(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to implement Phases 1 and 2 of the Lake Cliff Restoration Project, including the removal of 38 dead trees, the removal of 3 unstable trees, and the planting of a total of 150 new trees.

**Applicant:** Jergovic, Jonathan

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to implement Phases 1 and 2 of the Lake Cliff Restoration Project, including the removal of 38 dead trees, the removal of 3 unstable trees, and the planting of a total of 150 new trees be approved in accordance with materials submitted 8/3/23. The proposed work is consistent with preservation criteria 12.3(a)-(d); 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 for Phases 1 and 2 of the Lake Cliff Restoration Project, including the removal of 38 dead trees, the removal of 3 unstable trees, and the planting of a total of 150 new trees be denied without prejudice with the following comments: include list of historic districts approved trees; and include site plan for new trees. *Note: The applicant did provide a list of trees.*

### 8. 501 N MARSALIS AVE

Lake Cliff Historic District  
CA223-547(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to amend the landscape plan previously approved in CA223-328(CM).

**Applicant:** Dent, Jennifer

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend the landscape plan previously approved in CA223-328(CM) be approved in accordance with materials submitted 8/3/23. The proposed work is consistent with preservation criteria Sections 3.7 and 3.8 under Building Site and Landscaping; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to amend the landscape plan previously approved in CA223-328(CM) be approved with the following comments: emphasis should be on native plants.

**9. 515 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-548(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to amend a landscape plan previously approved in CA223-329(CM).

**Applicant:** Dent, Jennifer

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend a landscape plan previously approved in CA223-329(CM) be approved in accordance with materials submitted 8/3/23. The proposed work is consistent with preservation criteria Sections 3.7 and 3.8 under Building Site and Landscaping; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to amend a landscape plan previously approved in CA223-329(CM) be approved with the following comments: emphasis should be on native plants.

**10. 606 N MARSALIS AVE**

Lake Cliff Historic District  
CA223-549(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to amend a landscape plan previously approved in CA212-196(TB).

**Applicant:** Dent, Jennifer

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend a landscape plan previously approved in CA212-196(TB) be approved in accordance with materials submitted 8/3/23. The proposed work is consistent with preservation criteria Sections 3.7 and 3.8 under Building Site and Landscaping; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to amend a landscape plan previously approved in CA212-196(TB) be approved with the following comments: emphasis should be on native plants.

**11. 1001 N FITZHUGH AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-555(MW)  
Marcus Watson

**Request:**

1. A Certificate of Appropriateness to replace 6 non-historic vinyl windows in accessory structure at rear of property with all wood 1-over-1 sash windows.
2. A Certificate of Appropriateness to replace 2 non-historic vinyl windows in accessory structure at rear of property with all wood side-by-side sliding windows.

Landmark Commission Agenda  
Tuesday, September 5, 2023

3. A Certificate of Appropriateness to remove 4 non-historic vinyl windows in accessory structure at rear of property and replace with siding to match the existing siding in form, material and color.

**Applicant:** Houng, Frank

**Application Filed:** 8/3/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace 6 non-historic vinyl windows in accessory structure at rear of property with all wood 1-over-1 sash windows be approved in accordance with materials submitted 8/3/23. The proposed work meets 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 replace 2 non-historic vinyl windows in accessory structure at rear of property with all wood side-by-side sliding windows be approved in accordance with materials submitted 8/3/23. The proposed work meets City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior Standards.
3. That the request for a Certificate of Appropriateness to remove 4 non-historic vinyl windows in accessory structure at rear of property and replace with siding to match the existing siding in form, material and color be approved in accordance with materials submitted 8/3/23. The proposed work meets City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior Standards.

**Task Force Recommendation:**

No quorum. Comments only. Recommendation was made to deny CA due to lack of sufficient documentation provided. Requested additional photos of all elevations from full view perspective. Recommended that applicant size the new wood-on-wood windows to the same scale as the original framing in the structure.

*Note: Applicant supplied additional photos and evidence that the windows are the same size as originally framed.*

**Request:**

A Certificate of Appropriateness to construct new "porte cochere" on north side of house.

**Applicant:** Skotnicki, Gary

**12. 2701 STATE ST**

State Thomas Historic District  
CA223-556(MW)  
Marcus Watson



**Application Filed:** 8/3/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to construct new "porte cochere" on north side of house be approved as submitted. The proposed work is consistent with preservation criteria Sections 51P-225.109(a)(2) and 51P-225.109(a)(3); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior Standards.

**Task Force Recommendations:**

That the request for a Certificate of Appropriateness to construct new "porte cochere" on north side of house be approved. No comments.

**Request:**

A Certificate of Appropriateness to replace the existing "Weathered Wood" roof shingles with Certainteed Landmark Series Roof Shingles in the color "Moire Black".

**Applicant:** Manners, Michelle

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace the "Weathered Wood" roof shingles with Certainteed Landmark Series Roof Shingles in the color "Moire Black" be approved in accordance with drawings and specifications dated 7/27/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(H)(v); 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 replace existing roof of shingle color "Weathered Wood" with Certainteed Landmark Series Roof Shingles in the color "Moire Black" be approved as shown.

**Request:**

A Certificate of Appropriateness to build a two-story addition onto the rear of the main structure.

**Applicant:** Elder, Robert

**Application Filed:** 8/3/23

**Staff Recommendations:**

That the request for a Certificate of Appropriateness to build a two-story addition to the rear of main structure be approved. The proposed work is consistent with preservation criterion Section 51P-63.116(1)(B); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for

### 13. 5520 SWISS AVE

Swiss Avenue Historic District  
CA223-536(CM)  
Christina Mankowski

### 14. 5650 SWISS AVE

Swiss Avenue Historic District  
CA223-537(CM)  
Christina Mankowski

Landmark Commission Agenda  
Tuesday, September 5, 2023

contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendations:**

That the request for a Certificate of Appropriateness to build a two-story addition to the rear of main structure be approved as shown.

**COURTESY REVIEW**

**1. 612 E 5TH ST**

Lake Cliff Historic District  
CR223-006(MW)  
Marcus Watson

**Request:**

Courtesy Review - New construction of a 3-story, 3-unit multi-family building.

**Applicant:** 3DL Construction Management LLC - Braylon Lester

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the proposal for new construction of a 3-story, 3-unit multi-family building 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. Comments: needs site plan; larger and more windows (simple 1-over-1 wood), consider window on sides; wood siding between balcony floors (brick is structurally inappropriate); alignment on balconies does not match up; bump outs on level one should continue all the way up through level 3; windows in this era were in groups of 2-3, not individual; need spec sheets (brick, windows, door, paint, etc., materials board; show photos of the neighboring houses showing what zoning would allow next door outside the district (streetscape elevation).

**DISCUSSION ITEMS:**

**1. 3750 COTTON BOWL PLZ**

Fair Park Historic District  
CA223-539(RD)  
Rhonda Dunn

**Request:**

A Certificate of Appropriateness to extend front (west) elevation of stadium to add horizontal addition, for circulation and safety improvements.

**Applicant:** Norman Alston

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to extend front (west) elevation of stadium to add horizontal

# Landmark Commission Agenda

## Tuesday, September 5, 2023

addition, for circulation and safety improvements be approved in accordance with drawings and specifications dated 8/23/23. The proposed work is consistent with preservation criteria Sections 5.3(b)(1)(D)(i), 5.3(b)(1)(D)(iii), 5.3(b)(1)(D)(iv), and 5.3(b)(1)(D)(v) pertaining to new construction, alterations, or 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 Recommendation:**

That the request for a Certificate of Appropriateness to extend front (west) elevation of stadium to add horizontal addition, for circulation and safety improvements be approved as submitted.

**Request:**

1. A Certificate of Appropriateness to build a new two-story main structure in Tract D.
2. A Certificate of Appropriateness to install an 8' cedar board-on-board fence.
3. A Certificate of Appropriateness to pour a solid brushed concrete driveway

**Applicant:** Garcia, Pablo

**Application filed:** 8/3/23

**Staff recommendation:**

1. That the request for a Certificate of Appropriateness to build a new two-story main structure be approved. Proposed work is consistent with preservation criterion Section 8.3(d); 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 install 8" cedar board-on-board fence be approved. Proposed work is consistent with preservation criterion Section 3.6; 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 pour a solid brushed concrete driveway be approved. Proposed work is consistent with preservation criterion Section 3.2; 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:**

## 2. 5523 REIGER AVE

Junius Heights Historic District  
CA223-534(CM)  
Christina Mankowski

## Landmark Commission Agenda Tuesday, September 5, 2023

1. Per preservation criterion Section 8.6, the height of new construction and vertical or horizontal additions must not to exceed the height of similar historic structures on the block.
2. Per preservation criterion Section 8.9, the width of new construction must be within 20 percent of the average width of existing structures on the blockface.
3. Per preservation criterion Section 8.10, new construction on interior lots must have a front yard setback that is equal to the average setback of other structures on the block face. Front, rear, interior side, and corner side yards are illustrated in Exhibit F.
4. Porch must be tongue and groove wood floor must protrude over the edge of the first rise without trim board.
5. Material of siding must be wood- 117 pine siding and gable shingles - use cedar shingles.
6. Windows be wood for the front 50% of the structure (fancy/divided light windows can be used on front and side, but not usually used for all windows) and that side windows be simpler.
7. Column is not tapered but square (suggesting supporting simple design) and to measure neighbors' porch to propose something deeper than 5 ft.
8. Fence must stop at the rear 50% of the main structure and requests images of gate design - Need to update site plan.
9. Driveway and sidewalk must be noted for dimensions and material must be brushed concrete.
10. Pictures/Specifics of proposed front door provided.
11. Include paint colors: Body - Benjamin Moore HC152 "Whipple Blue", Trim - Benjamin Moore HC 170 "Stonington Gray", Porch Columns – "Off-white".

### **3. 5523 REIGER AVE**

Junius Heights Historic District  
CD223-013(CM)  
Christina Mankowski

#### **Request:**

A Certificate of Demolition to demolish the existing structure and replace it with a new structure. Standard: The new structure is more appropriate and compatible with the historic overlay district.

**Applicant:** Garcia, Pablo

**Application Filed:** 8/3/23

#### **Staff Recommendation:**

That the request for a Certificate of Demolition to demolish the existing structure and replace it with a new structure be approved. Proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A)(i) for certificate of demolition and removal to replace

Landmark Commission Agenda  
Tuesday, September 5, 2023

structure with a new structure, and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

Approve – Demolish existing structure and replace with more compatible structure.

**Request:**

1. A Certificate of Appropriateness to build new two-story main structure in Tract A.
2. A Certificate of Appropriateness to build accessory building in rear yard matching the architectural style of the main structure in Tract A.
3. A Certificate of Appropriateness to install 8 ft. cedar board-on-board fence in the rear 50% of main structure in Tract A.
4. A Certificate of Appropriateness to pour a solid 11' concrete driveway in Tract A.

**Applicant:** LaMont, Calvin

**Application Filed:** 8/3/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to build a new two-story main structure be approved. Proposed work is consistent with preservation criterion Section 11(a)(11); 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 build accessory building in rear yard matching the architectural style of the main structure be approved. Proposed work is consistent with preservation criterion Section 11(a)(1); 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 install 8 ft. tall cedar board-on-board fence be approved. Proposed work is consistent with preservation criterion Section 11(b)(2); the standards in 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 pour a solid 11' concrete driveway be approved. Proposed work is consistent with preservation criterion Section 11(b)(9); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing

**4. 5203 VICTOR ST**

Munger Place Historic District  
CA223-535(CM)  
Christina Mankowski

Landmark Commission Agenda  
Tuesday, September 5, 2023

structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

1. Brick color submitted is too pink. A more appropriate brick color would be either darker and browner or redder. The pink color is not compatible with the district or period.
2. The front porch ceilings should be painted.
3. The bracket spacing should be consistent throughout.
4. The front porch should have railings.
5. The front door should be either a single wide door or a single door with transom lights. Double front doors were not used in homes in Munger Place.
6. There remains a lack of fenestration on the Munger side. The lack of windows is uncharacteristic for houses that were constructed during the district's period of significance.

**Request:**

1. A Certificate of Appropriateness to construct a new 2-story, single-family main residential structure.
2. A Certificate of Appropriateness to construct a detached one-story, two-car accessory structure at the rear of the main structure.

**Applicant:** Noorizadeh, Nadia

**Application Filed:** 8/3/23

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct new 2-story, single-family main residential structure be approved in accordance with drawings dated 7/31/23 with the condition that the windows on the front façade of the first floor be paired into two sets of windows on either side flanking the front door and with the finding that the proposed front yard and side yard setbacks are appropriate to the historic overlay district. Implementation of the condition allows the proposed work to be consistent with preservation criteria Sections 3(b)(1)(b)(6); City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to construct a detached one-story, two-car accessory structure at the rear of the main structure be approved in accordance with drawings dated 7/31/23. The proposed work is consistent with preservation criteria Sections 3(b)(1)(b)(6); City Code Section 51A-

**5. 2522 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA223-554(MW)  
Marcus Watson

Landmark Commission Agenda  
Tuesday, September 5, 2023

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 construct new 2-story, single-family main residential structure and accessory structure be approved. No comments.

**Request:**

A Certificate of Appropriateness to install free-standing metal carport in rear corner side yard. Work done without a Certificate of Appropriateness.

**Applicant:** Ramirez, Celia

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install free-standing metal carport in rear corner side yard (work done without a Certificate of Appropriateness) be denied without prejudice. The proposed work is inconsistent with preservation criterion Section 3.5 pertaining to building site and landscaping; 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 free-standing metal carport in rear corner side yard (work done without a Certificate of Appropriateness) be denied without prejudice. Carport can be seen from public right-of-way on Jeffries Street.

**Request:**

A Certificate of Appropriateness to construct a new one-story accessory building (with dwelling units) at the east end of the property (new building partially built).

**Applicant:** Martinez, Fernando

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new one-story accessory building (with dwelling units) at the east end of the property (new building partially built) be denied without prejudice with the finding that the proposed building is located in the corner side yard and, therefore, is not consistent with preservation criteria Sections 51P-87.111(a)(1) and 51P-87.111(a)(5); City Code Section 51A-4.501(g)(6)(C)(ii)

**6. 3418 JEFFRIES ST**

Wheatley Place Historic District  
CA223-540(RD)  
Rhonda Dunn

**7. 104 S WINDOMERE AVE**

Winnetka Heights Historic district  
CA223-551(MW)  
Marcus Watson

Landmark Commission Agenda  
Tuesday, September 5, 2023

for noncontributing structures; or the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a new one-story accessory building (with dwelling units) at the east end of the property (new building partially built) be denied without prejudice with the following comments: specify windows, must be wood; buy windows with taller bottom sash rail (Heritage Line?); preference for hipped roof instead of gable; provide picture of combination of brick colors; need clearer copy of elevations; if this were being proposed without knowledge of the previous structure, would this be approved; is this in the corner side yard; does it meet development standards; is it far enough back; elevations need to match the actual accessory building and the main building; and add photos of the main building.

**Request:**

A Certificate of Demolition and Removal to demolish a non-contributing accessory building. (Standard: Noncontributing/Newer than the Period of Significance) (Work complete without a CD)

**Applicant:** Martinez, Fernando

**Application Filed:** 8/3/23

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to demolish a non-contributing accessory building. (Standard: Noncontributing/Newer than the Period of Significance) (Work complete without a CD) be approved. The proposed work meets City Code Section 51A-4.501(h)(4)(D); and the Secretary of the Interior Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to demolish a non-contributing accessory building. (Standard: Noncontributing/Newer than the Period of Significance) (Work complete without a CD) be approved with the following comments: efforts to keep the structure were made but it is still noncontributing; and it had lost any of its character anyway.

**8. 104 S WINDOMERE AVE**

Winnetka Heights Historic District  
CD223-014(MW)  
Marcus Watson



**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]