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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

230959

POSTED CITY SECRETARY  
DALLAS, TX

November 6, 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:** (24857506879@dallascityhall.webex.com)  
**Telephone:** (408) 418-9388, Access Code: 2485 750 6879  
**Password:** NovLMC2023 (66856220 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=m5b7536e42a85cc222c826015a88e7a60>

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**
  - October 2, 2023, regular meeting minutes
- IV. **Staff Report/Briefings** OHP Staff
  - Report on the National Alliance of Preservation Commission training held on October 21, 2023
  - Briefing by HR&A Advisors on the Historic and Cultural Equity Strategic Preservation Plan including updates and scheduling
- V. **Briefing Items**
  - Consent Items
  - Courtesy Review Item
  - Discussion Items
- VI. **Other Business**
  - Approval of Fair Park Task Force members for 2024-2026
  - Approval of the Tenth Street Task Force members for 2024-2026
- 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. 718 GLENDALE ST**

Junius Heights Historic District  
CA234-056(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to amend CA223-409(CM) to reduce the height of the previously approved accessory building plans.

**Applicant:** Nepveux, Leslie

**Application Filed:** 10/5/2023

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend CA223-409(CM) to reduce the height of the previously approved accessory building plans be approved in accordance with the drawings and specifications dated 9/22/2023. 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.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to amend CA223-409(CM) to reduce the height of the previously approved accessory building plans be approved as shown.

**2. 5617 TREMONT ST**

Junius Heights Historic District  
CA234-057(CM)  
Christina Mankowski

**Request:**

A Certificate of Appropriateness to repair/replace 38 of the existing wood windows of the main structure.

**Applicant:** Friedman, Susan

**Application Filed:** 10/5/2023

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to repair/replace 38 of the existing wood windows of the main structure be approved with the conditions that the replacement windows express mullion size, light configuration, sash profile, and material to match originals and that they are wood inside and outside (no cladding) in accordance with drawings and specifications dated 10/19/2023. 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 Recommendation:**

That the request for a Certificate of Appropriateness to repair/replace 38 of the existing wood windows of the

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main structure be approved with the condition that the mullion design reflect current status.

### 3. 5717 TREMONT ST

Junius Heights Historic District  
CA234-058(CM)  
Christina Mankowski

#### **Request:**

A Certificate of Appropriateness to pour a broom finish concrete driveway on the south-west side of main structure.

**Applicant:** Gambini, Paul

**Application Filed:** 10/5/2023

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to pour a broom finish concrete driveway on the south-west side of main structure be approved in accordance with the drawings and specifications dated 11/6/2023. The proposed work is consistent with preservation criteria Section 3.2 pertaining to driveways; 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 pour a broom finish concrete driveway on the south-west side of main structure be denied without prejudice for the following reasons: 1. Existing conditions of circular driveway, 2. Too much concrete and circular driveway not appropriate (circular driveway should be reviewed), and 3. Too much concrete in front yard creates an adverse effect to the neighborhood per Section 3.3.

Note: Applicant has submitted revisions post task force meeting.

### 4. 4910 REIGER AVE

Munger Place Historic District  
CA234-059(CM)  
Christina Mankowski

#### **Request:**

A Certificate of Appropriateness to change paint colors on the main and accessory structures to: Body Siding - Vintage Vogue (SW 0065), Trim - Bauhaus Buff (SW 7552), and Accent - Laurel Woods (SW 7749).

**Applicant:** Ripley, Travis

**Application Filed:** 10/5/2023

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to change paint colors on the main and accessory structures to: Body Siding - Vintage Vogue (SW 0065), Trim - Bauhaus Buff (SW 7552), and Accent - Laurel Woods (SW 7749) be approved in accordance with the drawings and specifications dated 11/6/2023. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(I)(iii) under Color; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for

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

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to change paint colors on the main and accessory structures to: Body Siding - Vintage Vogue (SW 0065), Trim - Bauhaus Buff (SW 7552), and Accent - Laurel Woods (SW 7749) be denied without prejudice as the task force understands that the colors provided are outside of the acceptable color range standards. Comments: The Task Force recommendation is based on the ordinance verbiage however members believe that the revised colors would be compatible with the district.

**Request:**

1. A Certificate of Appropriateness to add a dormer with balcony to the northwest (rear) side of the main structure.
2. A Certificate of Appropriateness to replace 30 windows (16 wood in poor condition and 14 non-historic vinyl) with Jeld-Wen 2500 Series all wood 6-over-1 windows to match the historic configuration.

**Applicant:** Collins, Latrice Smith

**Application filed:** 10/5/2023

**Staff recommendation:**

1. That the request for a Certificate of Appropriateness to add a dormer with balcony to the northwest (rear) side of the main structure be approved as submitted in accordance with drawings and specifications dated 10/23. The proposed work is consistent with preservation criteria Section 3, Subsections (b)(1) and (b)(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.
2. That the request for a Certificate of Appropriateness to replace 30 windows (16 wood in poor condition and 14 non-historic vinyl) with Jeld-Wen 2500 Series all wood 6-over-1 windows to match the historic configuration be approved as submitted in accordance with drawings and specifications dated 10/23 with the conditions that the windows be wood inside and outside (no cladding), have no reflective glass, have expressed muntins, and express a traditional sash profile. Implementation of these recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3, Subsections (b)(5)(C) and (b)(5)(D); the standards in

### 5. 2407 PARK ROW AVE

South Blvd/Park Row Historic District  
CA234-046(MW)  
Marcus Watson

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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 add a dormer with balcony to the northwest (rear) side of the main structure be approved with conditions. Trim in wood rather than Hardie product; windows in wood or like kind; with notation of which windows will be replaced or repaired.
2. That the request for a Certificate of Appropriateness to replace 30 windows (16 wood in poor condition and 14 non-historic vinyl) with Jeld-Wen 2500 Series all wood 6-over-1 windows to match the historic configuration be approved with conditions. Trim in wood rather than Hardie product; windows in wood or like kind; with notation of which windows will be replaced or repaired.

**Request:**

1. A Certificate of Appropriateness to renovate the rear of the main structure, including the construction of a rear addition.
2. A Certificate of Appropriateness to remove 7 wood windows on the main structure.
3. A Certificate of Appropriateness to install 8 new Jeld-Wen 2500-series all wood 1-over-1 windows on the main structure to match the existing windows.
4. A Certificate of Appropriateness to paint the new addition, new windows, and all new wood elements to match the existing previously approved colors on the main structure (Body: BM1029 "Coconut Grove"; Trim: BM1093 "French White"; Accent: BM2131-10 "Black Satin").

**Applicant:** Grzymkowski, Geoffrey

**Application Filed:** 10/5/2023

**Staff Recommendations:**

1. That the request for a Certificate of Appropriateness to renovate the rear of the main structure, including the construction of a rear addition be approved as submitted in accordance with drawings and specifications dated 9/27/23. The proposed work is consistent with preservation criteria Section 51P-87.111, Subsections (a)(2), (a)(3), (a)(10), (a)(14); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**6. 318 S WILLOMET AVE**

Winnetka Heights Historic District  
CA234-048(MW)  
Marcus Watson

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2. That the request for a Certificate of Appropriateness to remove 7 wood windows on the main structure be approved as submitted in accordance with drawings and specifications dated 9/27/23. 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.
3. That the request for a Certificate of Appropriateness to install 8 new Jeld-Wen 2500-series all wood 1-over-1 windows on the main structure to match the existing windows be approved as submitted in accordance with drawings and specifications dated 9/27/23 with the conditions that the windows be wood inside and outside (no cladding), have no reflective glass, have expressed muntins, and express a traditional sash profile. Implementation of these conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111, Subsections (a)(3), (a)(17)(B), and (a)(17)(F); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to paint the new addition, new windows, and all new wood elements to match the existing previously approved colors on the main structure (Body: BM1029 "Coconut Grove"; Trim: BM1093 "French White"; Accent: BM2131-10 "Black Satin") be approved as submitted in accordance with drawings and specifications dated 9/27/23. The proposed work is consistent with preservation criterion 51P-87.111(a)(8)(C); 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:**

1. That the request for a Certificate of Appropriateness to renovate the rear of the main structure, including the construction of a rear addition be approved with conditions. Need cutsheet for the door; need close-up photo of water table; need clarification on rear facade (floor plan does not match elevation); consider relocating horizontal window to over bathroom mirrors in bump out.
2. That the request for a Certificate of Appropriateness to remove 7 wood windows on the main structure be approved with conditions. Need close-up photos of windows to be removed and materials/details.

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3. That the request for a Certificate of Appropriateness to install 8 new Jeld-Wen 2500-series all wood 1-over-1 windows on the main structure to match the existing windows be approved with conditions. Make sure 2500 window is not clad; need clarification on addition of front facade window (side).
4. That the request for a Certificate of Appropriateness to paint the new addition, new windows, and all new wood elements to match the existing previously approved colors on the main structure (Body: BM1029 "Coconut Grove"; Trim: BM1093 "French White"; Accent: BM2131-10 "Black Satin") be approved with conditions.

### 7. 115 N WINNETKA AVE

Winnetka Heights Historic District  
CA234-049(MW)  
Marcus Watson

#### **Request:**

1. A Certificate of Appropriateness to remodel rear of main structure including a 272 square foot addition.
2. A Certificate of Appropriateness to construct 400 square foot carport in the southwest (rear) corner of the property.
3. A Certificate of Appropriateness to remove 8 wood windows on the main structure and replace with siding painted to match existing.
4. A Certificate of Appropriateness to install 9 new Weather Shield all wood windows on the main structure to match existing windows on the structure.
5. A Certificate of Appropriateness to paint the addition and all new wood elements to match existing approved colors (Body: SW2850 "Chelsea Gray"; Trim: SW2829 "Classical White"; and Accent: SW6258 "Tricorn Black").

**Applicant:** Young, Liz

**Application Filed:** 10/5/2023

#### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to remodel rear of main structure including a 272 square foot addition be approved as submitted in accordance with drawings and specifications dated 10/13/23. The proposed work is consistent with preservation criteria Section 51P-87.111, Subsections (a)(2), (a)(3), (a)(10), (a)(14); 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 construct 400 square foot carport in the southwest (rear) corner of the property be approved in accordance with drawings and specifications dated



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10/13/23 contingent upon the receipt of an approved Certificate of Demolition and Removal for the demolition of the existing accessory structure. The proposed work is consistent with preservation criteria 51P-87.111, Subsections (a)(1) and (a)(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.

3. That the request for a Certificate of Appropriateness to remove 8 wood windows on the main structure and replace with siding painted to match existing be approved as submitted in accordance with drawings and specifications dated 10/13/23. 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.
4. That the request for a Certificate of Appropriateness to install 9 new Weather Shield all wood windows on the main structure to match existing windows on the structure be approved in accordance with drawings and specifications dated 10/13/23 with the conditions that the windows be wood inside and outside (no cladding), have no reflective glass, have expressed muntins, and express a traditional sash profile. Implementation of these conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111, Subsections (a)(3), (a)(17)(B), and (a)(17)(F); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
5. That the request for a Certificate of Appropriateness to paint the addition and all new wood elements to match existing approved colors (Body: SW2850 "Chelsea Gray"; Trim: SW2829 "Classical White"; and Accent: SW6258 "Tricorn Black") be approved as submitted in accordance with drawings and specifications dated 10/13/23. The proposed work is consistent with preservation criterion 51P-87.111(a)(8)(C); 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 remodel rear of main structure including a 272 square foot addition be approved. Chimney removal ok; provide sightline study to show how much the new

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roofline is visible from the street; explore ways to streamline the roofline.

2. That the request for a Certificate of Appropriateness to construct 400 square foot carport in the southwest (rear) corner of the property be approved.
3. That the request for a Certificate of Appropriateness to remove 8 wood windows on the main structure and replace with siding painted to match existing be approved. List the material of each existing window on the window survey; provide closer photos of each individual window.
4. That the request for a Certificate of Appropriateness to install 9 new Weather Shield all wood windows on the main structure to match existing windows on the structure be approved. Make sure the bottom rail of the lower sash is wider than the others.
5. That the request for a Certificate of Appropriateness to paint the addition and all new wood elements to match existing approved colors (Body: SW2850 "Chelsea Gray"; Trim: SW2829 "Classical White"; and Accent: SW6258 "Tricorn Black") be approved.

### **Request:**

A Certificate of Appropriateness to paint the main structure and accessory structure (Body: Sherwin Williams SW2834 "Birdseye Maple" and Trim: Sherwin Williams SW2833 "Roycroft Vellum."

**Applicant:** Ungemach, Robert

**Application Filed:** 10/5/2023

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to paint the main structure and accessory structure (Body: Sherwin Williams SW2834 "Birdseye Maple" and Trim: Sherwin Williams SW2833 "Roycroft Vellum") be approved as submitted in accordance with drawings and specifications dated 10/13/23. The proposed work is consistent with preservation criterion 51P-87.111(a)(8)(C); 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 the main structure and accessory structure (Body: Sherwin Williams SW2834 "Birdseye Maple" and Trim: Sherwin Williams SW2833 "Roycroft Vellum") be denied without Prejudice. Incomplete application: add accent color to sashes (both colors are yellow); provide pictures

## **8. 405 S WINNETKA AVE**

Winnetka Heights Historic District  
CA234-047(MW)  
Marcus Watson

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of neighboring houses; diagram of where colors go.  
Note: Applicant complied with Task Force requests.

**COURTESY REVIEW**

**1. 4619 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CR234-002(MW)  
Marcus Watson

**Request:**

Courtesy Review - New construction of 4-unit townhome structure.

**Applicant:** Sunstone Properties LLC - Matthew Deyermond

**Application Filed:** 10/5/2023

**Staff Recommendation:**

Courtesy Review – no action required. Future Certificate of Appropriateness approval for the proposed work is subject to approval of a Certificate of Demolition and Removal under separate application.

**Task Force Recommendation:**

Courtesy review. No formal action taken.

“We discussed with the applicant that the ‘townhome’ concept presented is not in keeping with the architectural fabric of the neighborhood, does not meet the requirements of rhythm and space, and is not appropriate. We suggested that they restore the existing house, make it a duplex, and construct a carriage house in the back of the property to put two units into. This would allow them to achieve their development goals without demolition of the property. Reference was made to CA 167-182(EH) which was approved for 4422 Swiss Avenue. This design is more in keeping with the architectural guidelines of the ordinance. We educated the applicant on the materials requirements regarding brick color (buff not white), windows (wood on wood), and siding (wood).”

**DISCUSSION ITEMS:**

**1. 1401 COMMERCE ST**

Magnolia Building  
CA234-053(RD)  
Rhonda Dunn

**Request:**

1. Install main entrance canopy on south (Commerce Street) elevation.
2. Construct three story addition on the east lot, adjacent to existing east annex.

**Applicant:** GENSLER – Felicia Santiago

**Application Filed:** 10/5/2023

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to install main entrance canopy on south (Commerce Street) elevation be approved in accordance with drawings and specifications dated 10/18/2023 with the

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following condition: that revised plans, elevations, and sections of the entry must be provided by the applicant to the National Park Service (NPS) for review and approved by NPS prior to the commencement of work. Implementation of the recommended condition would allow the proposed work to meet 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 three story addition on the east lot, adjacent to existing east annex be approved in accordance with drawings and specifications dated 10/18/2023 with the following condition: that applicant must submit an Amendment/Advisory Determination form to both the Texas Historical Commission and the National Park Service detailing the revised plans to the addition, prior to the commencement of work. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section VI(C) pertaining to buildable volume; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to install main entrance canopy on south (Commerce Street) elevation be approved as submitted.
2. That the request for a Certificate of Appropriateness to construct three story addition on the east lot, adjacent to existing east annex be approved as submitted.

### **Request:**

Construct new 22-acre community park on existing (parking) lots 10A and 10B in Transition Zone #1.

**Applicant:** Norman Alston

**Application filed:** 10/5/2023

### **Staff recommendation:**

That the request for a Certificate of Appropriateness to construct new 22-acre community park on existing (parking) lots 10A and 10B in Transition Zone #1 be approved in accordance with drawings and specifications dated 10/12/2023. The proposed work is consistent with preservation criterion Section 7.1 pertaining to Transition Zone 1; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing

## **2. 1800 EXPOSITION AVE**

Fair Park Historic District

CA234-054(RD)

Rhonda Dunn

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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 22-acre community park on existing (parking) lots 10A and 10B in Transition Zone #1 be approved as submitted.

**Request:**

1. A Certificate of Demolition and Removal to demolish and remove the main structure on the property under the demolition standard, "Imminent Threat to Public Health or Safety."
2. A Certificate of Demolition and Removal to demolish and remove the accessory structure on the property under the demolition standard, "Imminent Threat to Public Health or Safety."

**Applicant:** Sunstone Properties LLC - Matthew Deyermond

**Application Filed:** 10/5/2023

**Staff Recommendation:**

1. That the request for a Certificate of Demolition and Removal to demolish and remove the main structure on the property under the demolition standard, "Imminent Threat to Public Health or Safety" be denied (*with* prejudice). The proposed work does not meet the standard for demolition under City Code 51A-4.501 (h)(4)(C), or the Secretary of the Interior's Standards.
2. That the request for a Certificate of Demolition and Removal to demolish and remove the accessory structure on the property under the demolition standard, "Imminent Threat to Public Health or Safety" be denied without prejudice. The proposed work does not meet the standard for demolition under City Code 51A-4.501 (h)(4)(C), or the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Demolition and removal to demolish and remove all structures on the property under the demolition standard, "Imminent Threat to Public Health or Safety" be denied with prejudice. "The ordinance was put in place to honor and protect the historic fabric of our neighborhood. Allowing demolition of this property goes against the purpose of this ordinance, which is designed to foster restoration of the houses in Peak's Suburban Addition. Many of the

**3. 4619 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CD234-002(MW)

Marcus Watson

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structures we have today were in worse condition than this and were saved by the grit and determination of the neighbors who banded together to form the historic district. Any one of those could have been deemed unfit for habitation but were restored and saved. This structure is the only remaining Craftsman bungalow on Gaston Avenue in Peak's Suburban Addition. It is a treasure and an asset, and it should be preserved and restored."

Note: The Task Force only considered the wholesale demolition of all the structures. Staff later divided the request into two parts.

### **Other Business**

- Approval of Fair Park Task Force members for 2024-2026
- Approval of the Tenth Street Task Force members for 2024-2026

**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]