

RECEIVED

2024 JUL 31 PM 1:34
CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

Public Notice

2 4 0 7 0 8

POSTED CITY SECRETARY
DALLAS, TX

August 5, 2024, Briefing at 10:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: (24910924815@dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 813 78110

Password: Aug24LMC (28424562 when dialing from a phone or video system)

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=m5f921a265163fbc44a8d92435aa894c8>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation by emailing 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**
 - July 1, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation
- V. **Briefing Items**
 - Update on First Baptist Church Property Fire
 - Certificate of Eligibility (CE) Items
 - Consent Items
 - Discussion Items
- VI. **Public Hearing**
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

CONSENT AGENDA

1. 1414 PLUM ST

Tenth Street Historic District
CE234-009(CP)
Christina Paress

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 \$100,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Roberts, Tonis

Application Filed: 6/11/2024

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$100,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 4001 CAPITOL AVE

Spence Junior High School
CA234-430(RD)
Rhonda Dunn

Request:

A Certificate of Appropriateness to install an accessible ramp on front elevation of main building.

Applicant: RPGA Design Group

Application Filed: 6/24/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to install an accessible ramp on front elevation of main building be approved in accordance with drawings and specifications dated 6/24/24 with the following condition: that cast stone panels previously used for planter surround be restored/reused as screening for ramp. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 3.3 under Building Site and Landscaping and Section 8.1(e) under Embellishments and Detailing; 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 install an accessible ramp on front elevation of main building be approved as submitted with the condition that the existing cast stone panels be restored.

3. 3306 MAIN ST

Texas Farm and Ranch Building
CA234-429(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to alter fenestration (windows and doors) of one-story annex on the west side of main building.
2. A Certificate of Appropriateness to construct a two-story vertical addition above the one-story annex.

Landmark Commission Agenda
Monday, August 5, 2024

Applicant: Nancy McCoy,
Application Filed: 6/24/2024
Staff Recommendation:

1. That the request for a Certificate of Appropriateness to alter fenestration (windows and doors) of one-story annex on the west side of main building be approved in accordance with drawings and specifications dated 6/24/24. The proposed work is consistent with preservation criterion Section 3.3 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to construct a two story vertical addition above the one-story annex be approved in accordance with drawings and specifications dated 6/24/24 with the following condition: that applicant utilize terracotta cladding as opposed to metal cladding, on the front (north) elevation of addition. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 4.1, 4.2 and 4.3 under New Construction and Additions and Section 3.20 pertaining to porches and balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to alter fenestration (windows and doors) of one-story annex on the west side of main building be approved as submitted.
2. That the request for a Certificate of Appropriateness to construct a two-story vertical addition above the one-story annex be approved with the comment that a different type of metal panel is considered.

Request:

1. A Certificate of Appropriateness to replace a retaining wall in the rear yard (unauthorized work).
2. A Certificate of Appropriateness to replace the deck and stairs on the accessory structure in the rear yard (unauthorized work).

Applicant: Sahagian, Matthew
Application Filed: 6/24/2024
Staff Recommendation:

1. That the request for a Certificate of Appropriateness to replace a retaining wall in the rear yard (unauthorized work) be approved with the finding of fact that the work

4. 829 N CRAWFORD ST

Lake Cliff Historic District
CA234-374(MW)
Marcus Watson

Landmark Commission Agenda
Monday, August 5, 2024

is not visible from the public right-of-way and is consistent with the standards in preservation criteria Sections 3.7 and 3.8; City Code Section 4.501(g)(6)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

2. That the request for a Certificate of Appropriateness to replace the deck and stairs on the accessory structure in the rear yard (unauthorized work) be approved with the finding of fact that the work is not visible from the public right-of-way and is consistent with the standards in preservation criteria Sections 3.7 and 3.8; City Code Section 4.501(g)(6)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to replace a retaining wall in the rear yard (unauthorized work) be approved.
2. That the request for a Certificate of Appropriateness to replace the deck and stairs on the accessory structure in the rear yard (unauthorized work) be approved with conditions that the railing balusters be vertical and that it all be stained a dark brown color.

Request:

A Certificate of Appropriateness to replace eighteen original windows on the main structure with W-2500 Series Primed Wood Double Hung Window with Natural Interior and Low-E Glass.

Applicant: Clayburn, Jarrod

Application Filed: 6/12/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to replace eighteen original windows on the main structure with W-2500 Series Primed Wood Double Hung Window with Natural Interior and Low-E Glass be denied without prejudice. The proposed work is inconsistent with 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 replace eighteen original windows on the main structure with W-2500 Series Primed Wood Double Hung Window with Natural Interior and Low-E Glass be denied without prejudice. Task Force notes that the application is missing specification sheet for windows and condition description justifying replacement and reiterates no vinyl or aluminum.

5. 5119 TREMONT ST

Munger Place Historic District
CA234-458(CP)
Christina Paress

6. 4929 WORTH ST

Munger Place Historic District
CA234-441(CP)
Christina Paress

Request:

A Certificate of Appropriateness to build a two foot, four inch high concrete block, brick faced retaining wall in front yard.

Applicant: Ibe, Pascal

Application Filed: 6/23/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to build a two foot, four inch high concrete block, brick faced retaining wall in front yard be approved with the condition that the height of the retaining wall does not exceed the height of the slope it will retain. Implementation of this condition would allow the proposed work to be consistent with the standards in preservation criteria Section 51P-97.111(c)(2)(H); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to build a 2 foot, 4 inch high concrete block, brick faced retaining wall in front yard be denied without prejudice. Task force recommends reducing height of the wall so that it does not exceed the height of the natural slope, utilizing full bricks or at least exchanging face bricks to full bricks, justifying the necessity of the retaining wall to maintain the natural slope, and ensuring the color of the brick matches the main building.

7. 4609 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA234-423(MW)
Marcus Watson

Request:

A Certificate of Appropriateness for a master landscape plan and fencing.

Applicant: Kagan, Leah C.

Application Filed: 6/24/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness for a master landscape plan and fencing be approved in accordance with materials submitted 7/4/24 and plans dated 6/18/24 and 7/15/24 with a finding of fact that the interior side yard fence on the west side of the main structure is necessary to provide privacy, is set back five (5) feet from the front corner of the structure, does not exceed eight (8) feet tall, and is more than 50% open. The proposed work is consistent with the standards in preservation criteria Sections 2.3, 2.5, 2.6, 2.7, 2.9, 2.11(a), 2.13, 2.14, and 2.15; City Code Section 4.501(g)(6)(ii) for

Landmark Commission Agenda
Monday, August 5, 2024

noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

That the request for a Certificate of Appropriateness for a master landscape plan and fencing be approved with the condition that the fence be set back a minimum of 5 feet from the front of the house. Task Force supports the "side fence exception" given the need for additional privacy and especially because the fence is greater than 50% open and does not block the visibility of the house from the street.

(Note: Fence location was revised to meet the condition.)

Request:

A Certificate of Appropriateness to paint the main structure (Body: Color matched to existing "Victoria Red"; Trim, columns, header and fascia: SW 6121 "Whole Wheat"; Dentil molding and knee braces: SW 0038 "Library Pewter"; Doors and window sashes: SW 6258 "Tricorn Black").

Applicant: Manalo, Joan Joyce

Application Filed: 6/24/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to paint the main structure (Body: Color matched to existing "Victoria Red"; Trim, columns, header and fascia: SW 6121 "Whole Wheat"; Dentil molding and knee braces: SW 0038 "Library Pewter"; Doors and window sashes: SW 6258 "Tricorn Black") be approved in accordance with materials dated 7/11/24 with the condition that no brick or other masonry be painted. Implementation of the recommended condition would allow the proposed work to be consistent with the standards in preservation criteria Section 51P-87.111(a)(8); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

That the request for a Certificate of Appropriateness to paint the main structure (Body: Color matched to existing "Victoria Red"; Trim, columns, header and fascia: SW 6121 "Whole Wheat"; Dentil molding and knee braces: SW 0038 "Library Pewter"; Doors and window sashes: SW 6258 "Tricorn Black") be approved with the condition that no brick be painted. (Note: the final revised color scheme was negotiated between the owner and task force.)

Request:

8. 400 S WILLOMET AVE

Winnetka Heights Historic District
CA234-426(MW)
Marcus Watson

9. 310 S WINDOMERE AVE

Winnetka Heights Historic District

Landmark Commission Agenda Monday, August 5, 2024

CA234-424(MW)
Marcus Watson

1. A Certificate of Appropriateness to expand the back porch and to move and replace the back door.
2. A Certificate of Appropriateness to repaint the main structure [Body, skirt and dormer shingles: Benjamin Moore AF-720 "Sparrow"; Trim, water table, soffit, fascia, doors (excluding front door): Benjamin Moore OC-95 "Navajo White"; Accent (window sashes): Benjamin Moore 543 "Woodland Hills Green"].

Applicant: Gatins, Charles

Application Filed: 6/24/2024

Staff Recommendation:

1. That a Certificate of Appropriateness to expand the back porch and to move and replace the back door be approved in accordance with materials and drawings dated 7/11/24. The proposed work is consistent with the standards in preservation criteria Sections 51P-87.111(a)(3) and (a)(17); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).
2. That a Certificate of Appropriateness to repaint the main structure [Body, skirt and dormer shingles: Benjamin Moore AF-720 "Sparrow"; Trim, water table, soffit, fascia, doors (excluding front door): Benjamin Moore OC-95 "Navajo White"; Accent (window sashes): Benjamin Moore 543 "Woodland Hills Green"] be approved in accordance with materials and drawings dated 7/11/24 with the conditions that the iron columns on the front porch remain "black" and that no brick or other masonry be painted. Implementation of these recommended conditions would allow the proposed work to be consistent with the standards in preservation criteria Section 51P-87.111(a)(8); City Code Section 4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

1. That a Certificate of Appropriateness to expand the back porch and to move and replace the back door be approved. Comments: "Please donate the old door to salvage; consider cladding columns to 'beef them up'; and if floor is 30 inches high, a 36-inch railing may be required and the railing should be a basic wood picket."
2. That a Certificate of Appropriateness to repaint the main structure [Body, skirt, and dormer shingles: Benjamin Moore AF-720 "Sparrow"; Trim, water table, soffit, fascia, doors (excluding front door): Benjamin Moore OC-95 "Navajo White"; Accent (window sashes): Benjamin

Landmark Commission Agenda
Monday, August 5, 2024

Moore 543 "Woodland Hills Green"] be approved.
Comment: iron columns stay black.

10.331 S WINDOMERE AVE

Winnetka Heights Historic District
CA234-425(MW)
Marcus Watson

Request:

A Certificate of Appropriateness to paint the main and accessory structures (Body: SW9143 "Cadet"; all trim to remain the same color).

Applicant: Hogan, Katherine

Application Filed: 6/24/2024

Staff Recommendation:

That the request for a Certificate of Appropriateness to paint the main and accessory structures (Body: SW9143 "Cadet"; all trim to remain the same color) be approved with the condition that no brick or other masonry be painted. Implementation of this recommended condition would allow the proposed work to be consistent with the standards in preservation criteria Section 51P-87.111(a)(8); City Code Section 4.501(g)(6)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

That the request for a Certificate of Appropriateness to paint the main and accessory structures (Body: SW9143 "Cadet"; all trim to remain the same color) be approved. House built in 2008, noncontributing.

DISCUSSION ITEMS:

1. 1800 N MARKET ST

West End Historic District
CA234-428(RD)
Rhonda Dunn

Request:

1. A Certificate of Appropriateness to remove deteriorated wood side patio with ramp and railings on south elevation of main building.
2. A Certificate of Appropriateness to construct access stair (metal steps with square steel tube guardrails) on west elevation of main building.
3. A Certificate of Appropriateness to repair west exterior door -- adjacent to proposed access stair.

Applicant: Norman Alston

Application Filed: 6/24/2024

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to remove deteriorated wood side patio with ramp and railings on south elevation of main building be approved in accordance with drawings and specifications dated 7/24/24 with the following conditions: that two access stairs with guardrails be installed adjacent to the entrances on the south elevation – matching the

Landmark Commission Agenda

Monday, August 5, 2024

proposed access stair on the west elevation; and that an ADA compliant replacement access ramp be installed on the south elevation. Implementation of the recommended conditions 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 access stair (metal steps with square steel tube guardrails) on west elevation of main building be approved in accordance with drawings and specifications dated 7/24/24. 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.
3. That the request for a Certificate of Appropriateness to repair west exterior door -- adjacent to proposed access stair -- be approved in accordance with drawings and specifications dated 7/24/24. 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.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to remove deteriorated wood side patio with ramp and railings on south elevation of main building be denied without prejudice. Comment: because no acceptable design has been proposed and no length of time has been provided and no indication of scope of work to site has been proposed.
2. That the request for a Certificate of Appropriateness to construct access stair (metal steps with square steel tube guardrails) on west elevation of main building be denied without prejudice.
3. That the request for a Certificate of Appropriateness to repair west exterior door -- adjacent to proposed access stair -- be denied without prejudice.

Note: Applicant altered access stair design from a temporary stair to a permanent stair with concrete spread footings.

Request:

A Certificate of Appropriateness to replace all original wood windows (16) in the main structure.

Applicant: E&A Remodeling LLC - Graziela Oliveira

Application Filed: 6/24/2024

Staff Recommendation:

2. 408 S MONTCLAIR AVE

Winnetka Heights Historic District

CA234-427(MW)

Marcus Watson

Landmark Commission Agenda

Monday, August 5, 2024

That the request for a Certificate of Appropriateness to replace all original wood windows (16) in the main structure be denied without prejudice with the findings of fact that original details and materials should be retained whenever possible, that there is insufficient evidence to demonstrate that any of the windows are beyond repair and that the proposed vinyl windows are not compatible with the structure or the historic district because vinyl windows are not a period design or material. The proposed work, therefore, is inconsistent with the standards in preservation criteria Sections 51P-87.111(a)(3) or (a)(17)(F); City Code Section 4.501(g)(6)(i) for contributing structures; or the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation:

That the request for a Certificate of Appropriateness to replace all original wood windows (16) in the main structure be denied without prejudice. There is not enough evidence to show that any windows are beyond repair.

Request for a public hearing to consider the initiation of the historic designation process for 3505 Maple Ave. (Reverchon Park).

Owner: City of Dallas

Request:

A Landmark Commission Authorized Hearing to consider a historic overlay for the Belmont Motor Hotel, on the north side of Fort Worth Avenue and west of Sylvan Avenue (at the intersection).

Owner: DIAMOND BELMONT HOLDINGS LLC

Filed: 6/18/2024

Staff Recommendation:

Approve, subject to preservation criteria.

Designation Recommendation:

Approve with conditions, subject to preservation criteria, and with Designation Committee edits to nomination report and preservation criteria.

Note: This item was deferred by the Landmark Commission on July 1, 2024 and is scheduled for consideration on August 5, 2024.

3. 3505 Maple Ave

Reverchon Park
Rhonda Dunn

4. 901 FORT WORTH AVE

Belmont Motor Hotel
Rhonda Dunn

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. Please review the official agenda for location and time.