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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION  
REGULAR MEETING

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

September 3, 2024, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference

Video Conference: ([24810503935@dallascityhall.webex.com](mailto:24810503935@dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 248 105 03935

Password: SeptLMC24 (73785622 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=m65c8f7f637ed3de4aa587bab49ea6e16>

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**
  - August 5, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation
- V. **Briefing Items**
  - Update on Designation Committee Activity
  - Consent Items
  - Courtesy Review 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. 702 N GLASGOW DR**

Junius Heights Historic District  
CA234-485(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness to construct an arch at front facade entry.

**Applicant:** Guest, Ron

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct an arch at the front facade be approved in accordance with drawings and specifications dated 9/3/2024. The proposed work is consistent with preservation criterion Section 4.1 pertaining to Protected 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.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct an arch at front facade entry be approved as presented.

**2. 710 HUNTLEY ST**

Junius Heights Historic District  
CA234-486(CP)  
Christina Paress

**Request:**

A Certificate of Appropriateness to replace existing front door with wood door.

**Applicant:** Sullivan, Grady

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing front door with wood door be approved in accordance with drawings and specifications dated 9/3/2024. The proposed work is consistent with preservation criterion Section 5 pertaining to Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace existing front door with wood door be approved.

**3. 4605 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA234-477(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to replace the front door on the main structure with a fiberglass and glass door.

**Applicant:** Vidana, Esther

**Application Filed:** 7/22/2024

**Staff Recommendation:**

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That the request for a Certificate of Appropriateness to replace the front door on the main structure with a fiberglass and glass door be denied without prejudice with the finding of fact that the proposed replacement door does not express mullion size, light configuration, or material to match the original and is inconsistent with preservation criterion Section 3.10 pertaining to doors and windows; 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 Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to replace the front door on the main structure with a fiberglass and glass door be denied without prejudice. Comments: The application of the leaded glass in the single light window is not appropriate for the architectural style of the house and of the neighborhood. Additionally, the door must be wood, not fiberglass.

**4. 4826 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA234-476(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to remove a tree in the southwest quadrant of the front yard damaged by a storm and fungal infestation.

**Applicant:** Granquist, Robert

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to remove a tree in the southwest quadrant of the front yard damaged by a storm and fungal infestation be approved with a finding of fact that the tree was significantly damaged and poses a threat to public safety and property. The proposed work is, therefore, consistent with the preservation criterion Section 2.8 pertaining to mature trees; 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 Setting (Neighborhood/District).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to remove a tree in the southwest quadrant of the front yard damaged by a storm and fungal infestation be approved. Comment: Tree was damaged in recent storm and is a hazard.

**5. 2409 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA234-478(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to install twelve (12) solar panels on the southwest roof slope and twelve (12) solar panels on the northeast roof slope of the main structure

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with related electrical panels on the northeast side of the main structure.

**Applicant:** Purkey, Norman

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install twelve (12) solar panels on the southwest roof slope and twelve (12) solar panels on the northeast roof slope of the main structure with related electrical panels on the northeast side of the main structure be approved with the condition that all panels must be located only within the rear 50% of the roof structure or on the accessory structure. Implementation of this recommended condition would allow the proposed work to be consistent 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 Setting (Neighborhood/District).

**Task Force Recommendation:**

No quorum. Comments only: There are no preservation criteria for solar panels, so the task force looked at the criteria in other districts for guidance. Proposed panels are in the front 50 percent and very visible. The panels would have an adverse effect on the district.

**Request:**

A Certificate of Demolition to demolish an accessory building. Standard: Imminent threat to public health and safety.

**Applicant:** Schmitt, Lee

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish an accessory building (Standard: Imminent threat to public health and safety) be approved with the finding of fact that the building is structurally unsound. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C) for demolition of a structure that poses an imminent threat to public health or safety; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish an accessory building (Standard: Imminent threat to public health and safety) be approved with the condition that the report from licensed architect/engineer recommends demolition.

### 6. 6033 BRYAN PKWY

Swiss Avenue Historic District  
CD234-014(CP)  
Christina Paress

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**7. 209 N CLINTON AVE**

Winnetka Heights Historic District  
CD234-023(MW)  
Marcus Watson

**Request:**

A Certificate of Demolition to demolish the existing accessory structure (garage). Standard: Imminent threat to public health and safety.

**Applicant:** Cristobal, Susana

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish the existing accessory structure (garage) (standard: imminent threat to public health and safety) be approved with the findings of fact that the building is structurally unsound. The proposed work is, therefore, consistent with the standards in City Code Section 51A-4.501(h)(4)(C) for demolition of a structure that poses an imminent threat to public health or safety; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish the existing accessory structure (garage) (standard: imminent threat to public health and safety) be approved. Comments: There is a substantial crack in the foundation (not repairable). The building is likely not original or has been modified and is not structurally sound.

**8. 209 N CLINTON AVE**

Winnetka Heights Historic District  
CA234-479(MW)  
Marcus Watson

**Request:**

A Certificate of Appropriateness to construct a two-story accessory structure in the northwest corner of the rear yard.

**Applicant:** Cristobal, Susana

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That a Certificate of Appropriateness to construct a two-story accessory structure in the northwest corner of the rear yard be approved in accordance with drawing and specifications submitted and dated "Revised 8/28/24" with the conditions that the siding be either beveled wood lap siding with a 4-inch reveal or #117 wood siding, that the windows either match the house or have a one-over-one configuration, that the roof material match the house, and that the rafter tails be exposed. Implementation of these recommended conditions would allow the proposed work to be consistent with the preservation criteria Sections 51P-87.111(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 for Setting (Neighborhood/District).

**Task Force Recommendation:**

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That a Certificate of Appropriateness to construct a two-story accessory structure in the northwest corner of the rear yard be approved with conditions. Comments: Clarify siding. Either beveled lap or #117 novelty is fine. Windows must be wood and match the configuration on the house or be simple 1-over-1. Call out roof specs. Need better photos of existing house and perspective from the street to the new garage. Should have exposed rafter tails to match the house. Window trim should match house. A height comparison diagram would be helpful. Need specs on the pedestrian door. Need proposed site plan.

**Request:**

A Certificate of Appropriateness to install landscaping/hardscaping, including Asian Jasmine groundcover in the front and side yards and flagstone stepstone pavers in the front yard from the driveway to the front walkway approach.

**Applicant:** Vick, Matthew

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install landscaping/hardscaping, including Asian Jasmine groundcover in the front and side yards and flagstone stepstone pavers in the front yard from the driveway to the front walkway approach be approved in accordance with drawings and specifications dated 7/11/24. The proposed work is consistent with the preservation criteria Sections 51P-87.111(b)(1) and (b)(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 for Setting (Neighborhood/District).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install landscaping/hardscaping, including Asian Jasmine groundcover in the front and side yards and flagstone stepstone pavers in the front yard from the driveway to the front walkway approach be approved. No comments.

**9. 106 S WILLOMET AVE**

Winnetka Heights Historic District  
CA234-480(MW)  
Marcus Watson

**COURTESY REVIEW ITEMS:**

**1. 6116 REIGER AVE**

J.L. Long Middle School, Woodrow Wilson High School  
CR234-025(RD)  
Rhonda Dunn

**Request:**

Courtesy Review – Exterior rehabilitation, including restoration of all historic windows (total 95); installation of sloped sidewalk with brick wall screening (i.e., planters) – leading to front entrance; and installation of new, wood exterior double doors at front entrance, to accommodate proposed sloped sidewalk.

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**Applicant:** RPGA Architects  
**Application Filed:** 7/22/2024  
**Staff Recommendation:**

Courtesy review – no action required. That the request for exterior rehabilitation, including restoration of all historic windows (total 95); installation of sloped sidewalk with brick wall screening (i.e., planters) -- leading to front entrance; and installation of new, wood exterior double doors at front entrance, to accommodate proposed sloped sidewalk be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Feedback:**

Courtesy Review – Comments only, which are as follows:

1. The Task Force was in favor of the restoration (not replacement) of all the windows at J.L. Long Middle School. It was recommended that the applicant review the original historic design drawings and use the details from these drawings to create side by side exhibits which compare the existing windows to the proposed restored windows. This same technique should be used for other building features such as cast stone details and brick blend for the proposed new entry sidewalks and associated low wall. Also, the revised entry door, frame and sidelights.
2. The applicant should also be prepared to explain the reason for placing the revised entry feature on the Reiger Ave elevation rather than the Paulus Ave elevation.

**Request:**

A Courtesy Review to construct additions to the main structure.

**Applicant:** Skotnicki, Gary  
**Application Filed:** 7/22/2024  
**Staff Recommendation:**

Courtesy review – no action required. That a request for a courtesy review to construct additions to the main structure be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Feedback:**

Courtesy Review – Supportive. No comments.

**Request:**

**2. 2706 HIBERNIA ST**

State Thomas Historic District  
CR234-023(MW)  
Marcus Watson

**3. 1109 E 11TH ST**

Tenth Street Neighborhood Historic District



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CR234-026(RD)  
Rhonda Dunn

Courtesy Review -- Construct new main residential building (on a vacant lot), a duplex.

**Applicant:** Aguinaga, Johnny

**Application Filed:** 7/22/2024

**Staff Recommendation:**

Courtesy review – no action required. That the request to construct a new main residential building (on a vacant lot), a duplex be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Feedback:**

Courtesy Review -- Comments only, which are as follows:

1. Building should have four exterior doors for safe egress.
2. Front porch should have four porch columns not three.
3. Replace goose neck exterior lighting with Craftsman style lighting.
4. Double windows should be paired with a shared mullion/support.
5. Exterior front doors should be Craftsman style.

**4. 1510 W JEFFERSON BLVD**

Winnetka Heights Historic District  
CR234-024(MW)  
Marcus Watson

**Request:**

Courtesy Review -- A Courtesy Review to renovate the existing noncontributing multi-family building.

**Applicant:** Martinez, Fernando

**Application Filed:** 7/22/2024

**Staff Recommendation:**

Courtesy review – no action required. That a request for a courtesy review to renovate the existing noncontributing multi-family building be conceptually supported with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

**Task Force Feedback:**

Courtesy Review – Generally supportive. Comments: Are there looming requirements? Need structural engineer to see if plan for third floor is even possible. Three stories would change fabric of neighborhood; two stories is better. Parapet with flat roof is better than asymmetrical roof. Focus on massing, details, not made-up history.

**DISCUSSION ITEMS:**

**1. 704 LOWELL ST**

Junius Heights Historic District  
CA234-488(CP)  
Christina Parness

**Request:**

A Certificate of Appropriateness to install new landscaping in the front yard.

**Applicant:** Russell-Ides, Rod

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install new landscaping in the front yard be approved with the condition that gravel or crushed stone not be used as ground cover as neither material was traditionally used in Junius Heights landscapes and is, therefore, not compatible and would have an adverse effect in the district. Implementation of this recommended condition would allow the proposed work to be consistent with the preservation criteria Sections 3.5; 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 Setting (Neighborhood/District).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install new landscaping in the front yard be denied without prejudice.

**Request:**

A Certificate of Appropriateness to construct a new accessory building (carport).

**Applicant:** Trecartin, Aaron

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new accessory building (carport) be approved, contingent upon the approval of CD234-013(CP), in accordance with drawings and specifications dated 7/29/2024. The proposed work is consistent with preservation criterion Section 9 pertaining to Accessory Structures; 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 construct a new accessory building (carport) be approved as shown.

**Request:**

A Certificate of Demolition to demolish an existing accessory structure in the rear yard. Standard: Replace with more appropriate/compatible structure.

**Applicant:** Trecartin, Aaron

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish an existing accessory building in the rear yard be denied without prejudice with the finding of fact that the proposed

**2. 5406 JUNIUS ST**

Junius Heights Historic District  
CA234-487(CP)  
Christina Paress

**3. 5406 JUNIUS ST**

Junius Heights Historic District  
CD234-013(CP)  
Christina Paress

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replacement is not more compatible than the existing historic structure known to be on site since 1922. The proposed work is inconsistent with the standards in City Code Section 51A-4.501(h)(4)(A).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to demolish an existing accessory building in the rear yard be approved.

**Request:**

A Certificate of Appropriateness to construct a new three-story multi-family building with related landscaping and parking on a vacant lot.

**Applicant:** Till, Brian

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new three-story multi-family building with related landscaping and parking on a vacant lot be approved with the condition that the windows on the brick facades facing and visible from both Swiss Avenue and Peak Street be all wood inside and out with no cladding and with the finding of fact that the preservation criteria only address windows in the front and side facades and state that only front and side facades are normally protected. Therefore, implementation of the recommended condition would allow the proposed work to be consistent with the preservation criteria Sections 3.1, 4.2, 4.3, 4.4, 4.7, 4.8, and 4.9; the standards in City Code Section 51A-4.501(g)(6)(C)(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 construct a new three-story multi-family building with related landscaping and parking on a vacant lot be approved with conditions. Comments: 1. Windows shall be "wood on wood – not clad." 2. Wood siding to be used in lieu of cementitious siding. "These recommendations are made to be consistent with materials in the neighborhood and consistent with previous recommendations made by this task force for other applicants."

**Request:**

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

**Applicant:** Brown Keys, Shannon

**4. 1000 N PEAK ST**

Peak's Suburban Addition Neighborhood Historic District  
CA234-475(MW)  
Marcus Watson

**5. 1020 E 9TH ST**

Tenth Street Neighborhood Historic District  
CA234-490(RD)  
Rhonda Dunn

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**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant, corner lot) be approved in accordance with drawings and specifications dated 8/20/2024 with the following conditions: that driveway(s), walkway(s) and steps be of brush finished concrete; that roof configuration on west side of building be simplified; that a window be added to the rear (right side) elevation; and that a wood fascia board, a minimum of eight inches in height be installed on all elevations. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and site elements, and Section (b) under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant, corner lot) be approved with the following conditions: that roof plan and (west) wall elevation match 1106 Church St (shown in plans); that no parking pad be in front (yard) – parking is allowed in the back (yard); that siding be #117; and that windows be (all) wood.

**Request:**

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

**Applicant:** Brown Keys, Shannon

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 8/20/2024 with the following conditions: that driveway(s), walkway(s) and steps be of brush finished concrete; that the three windows on the front projection be equally spaced; that a door be added to the rear elevation; that on the west, side porch the door and the window be switched with the door aligned on center with the stair(s); and that a wood fascia board, a minimum of eight inches in height be installed on all elevations. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and

**6. 1022 E 9TH ST**

Tenth Street Neighborhood Historic District  
CA234-491(RD)  
Rhonda Dunn

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site elements, and Section (b) under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be approved with the condition that the roof plan match the example provided in the submitted plans, at 1122 E 9th Street.

**Request:**

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

**Applicant:** Cardenas, Blanca

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 8/20/2024 with the following conditions: that foundation type be a crawl space foundation; that horizontal skirting be applied and extended to grade/ground level on all elevations – concealing concrete foundation; that driveway(s), walkway(s) and steps be of brush finished concrete; that the steps leading to both porches in the front and the back have a tread of 11 inches and risers at a maximum of seven inches. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Section 3.3 under Building Site and Landscaping, and Sections 9.2, 9.3, 9.7, and 9.11(a) pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved with the condition that applicant provide an official survey as evidence the lot exists.

**Request:**

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

**Applicant:** Sharifi, Kaveh

**Application Filed:** 7/22/2024

### 7. 2818 BURGER AVE

Wheatley Place Historic District  
CA234-492(RD)  
Rhonda Dunn

### 8. 2826 METROPOLITAN AVE

Wheatley Place Historic District  
CA234-493(RD)  
Rhonda Dunn

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**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be approved in accordance with drawings and specifications dated 8/20/2024 with the following conditions: that foundation type be a crawl space foundation; that horizontal skirting be applied and extended to grade/ground level on all elevations – concealing concrete foundation; that ornamental trim on front elevation (i.e., board with dentils) be lowered to (bottom) align with soffit; that driveway(s), walkway(s) and steps be of brush finished concrete; that the steps leading to both porches in the front and the rear have a tread of 11 inches and risers at a maximum of seven inches. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place’s preservation criteria Section 3.3 under Building Site and Landscaping, and Sections 9.2, 9.3, 9.7, and 9.11(a) pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be approved with the following conditions: that goose neck exterior lights be replaced with Craftsman style lights; and that front trim be lowered to align with soffit.

**Request:**

A Certificate of Appropriateness to construct an accessory structure with two dwelling units in the east (rear) yard and adjacent paved parking and dumpster enclosure (partially unauthorized work).

**Applicant:** Martinez, Fernando

**Application Filed:** 7/22/2024

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct an accessory structure with two dwelling units in the east (rear) yard and adjacent paved parking and dumpster enclosure (partially unauthorized work) be approved with the conditions that the portion of the existing building located in the cornerside yard in front of the main structure’s Jefferson facade be demolished as proposed before occupancy of the building, that either the brick from the previously-demolished building be reused or be matched, that the windows and doors be wood inside and out (no cladding), that the parking lot meet or exceed

**9. 104 S WINDOMERE AVE**  
Winnetka Heights Historic District  
CA234-481(MW)  
Marcus Watson

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minimum screening standards for multi-family properties and be constructed of brush-finish concrete, that the roofing material match the main structure, and that the dumpster enclosure be a wood board-on-board design not to exceed nine (9) feet in height. Implementation of these recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 51P-87.111(a)(1), (a)(3), (a)(5), (a)(10), (a)(14), (a)(17)(F), (b)(2), and (b)(9); the standards in City Code Section 51A-4.501(g)(6)(C)(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 construct an accessory structure with two dwelling units in the east (rear) yard and adjacent paved parking and dumpster enclosure (partially unauthorized work) be denied without prejudice. Need proof that plan meets zoning requirements. Need site plan of proposed building, not both existing and proposed in one drawing, which is confusing.

NOTE: The Zoning unit has confirmed that the property did retain its nonconforming rights and the building can be built.

Review National Register nomination form for 1219 S Ervay St (the Boedeker Ice Cream Company), at the behest of the Texas Historical Commission (THC).

**Owner:** BAKER JAY E II

Review National Register nomination form for 1419 Beaumont St (the Max J. and Jennie Rosenfield House), at the behest of the Texas Historical Commission (THC).

**Owner:** ROSENFELD HISTORIC HOMESTEAD LLC

### **10. 1219 S ERVAY ST**

Boedeker Ice Cream Company  
Rhonda Dunn

### **11. 1419 BEAUMONT ST**

Max J. and Jennie Rosenfield House  
Rhonda Dunn

### **Appointment to the Fair Park Task Force**

- Alyssa Arnold

**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.