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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

December 2, 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: (24847173552 [@dallascityhall.webex.com](https://dallascityhall.webex.com))

Telephone: (408) 418-9388, Access Code: 248 471 73552

Password: Dec24LMC (33224562 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=m7943d23c4e4408b4bedeb97ad9395848>

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**
 - November 4, 2024, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation
- V. **Briefing 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. 5923 REIGER AVE.

Junius Heights Historic District
CA245-114(CP)
Christina Paress

Request

A Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard.

Applicant Aveton, Noel

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved** in accordance with materials submitted 11/7/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install a new Autumn Blaze Maple tree in front yard be **approved**.

2. 5306 TREMONT ST.

Junius Heights Historic District
CA245-116(CP)
Christina Paress

Request

A Certificate of Appropriateness to install a new Chinese Pistache tree in front yard.

Applicant Aveton, Noel

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to install a new Chinese Pistache tree in front yard be **approved** in accordance with materials submitted 11/7/2024. The proposed work is consistent with preservation criteria Section 3.5(b) pertaining to Landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to install a new Chinese Pistache tree in front yard be **approved**.

3. 4403 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CA245-070(MW)
Marcus Watson

Request

A Certificate of Appropriateness to remove a large mature pecan tree that is leaning toward the house in danger of falling and causing damage to the structure.

Applicant Rogers, Annalisa

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Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to remove a large mature pecan tree that is leaning toward the house in danger of falling and causing damage to the structure be **approved** in accordance with materials submitted 11/7/24. The proposed work is consistent with preservation criteria Section 2.8 pertaining to tree removal; 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 large mature pecan tree that is leaning toward the house in danger of falling and causing damage to the structure be **approved**. This tree has been leaning for years. It recently lost a limb, resulting in its being trimmed. This made it obvious how dangerous it has become. Additionally, the tree has lost its ornamental value due to its condition.

4. 4937 SWISS AVE.

Swiss Avenue Historic District
CA245-118(CP)
Christina Paress

Request

A Certificate of Appropriateness to enclose patio on rear side of main structure.

Applicant August, Jordan

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to enclose patio on rear side of main structure be **approved** in accordance with plans dated 7/17/2024. The proposed work is consistent with preservation criteria Sections 51P-63.116(1)(J)(i) and (ii) pertaining to Facade Materials; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to enclose patio on rear side of main structure be **approved**.

5. 5416 SWISS AVE.

Swiss Avenue Historic District
CA245-119(CP)
Christina Paress

Request

A Certificate of Appropriateness to expand front flower beds, replace existing plants with new plantings, add seasonal color at front walkway, and plant trees to parkway.

Applicant Lang, Robert

Application Filed 11/7/2024

Staff Recommendation

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That the request for a Certificate of Appropriateness to expand front flower beds, replace existing plants with new plantings, add seasonal color at front walkway, and plant trees to parkway be **approved** in accordance with plans dated 8/15/2024. The proposed work is consistent with preservation criteria Section 51P-63.116(2) pertaining to Landscaping; 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 expand front flower beds, replace existing plants with new plantings, add seasonal color at front walkway, and plant trees to parkway be **approved with the condition** that the height of the hedges to the left of the porte-cochere be lowered from 4 feet to 2 feet (Burford Holly Hedge).

6. 3506 DUNBAR ST.

Wheatley Place Historic District
CA245-106(RD)
Rhonda Dunn

Request

A Certificate of Appropriateness to replace existing undocumented rear addition with new horizontal rear addition on main building.

Applicant McGee, James

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace existing undocumented rear addition with new horizontal rear addition on main building be **approved** in accordance with drawings and specifications dated 11/25/2024 **with** the following **conditions**: **(1)** that a window be added to the right elevation of addition – top aligned with existing windows; **(2)** that the distance between the rear exterior wall and the accessory structure be a minimum of eight feet; **(3)** that paired windows be separated by a mullion (not exterior siding), with a minimum width of four inches wide; and **(4)** that foundation of addition be pier and beam to match existing foundation. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.5, 9.6, 9.7, and 9.8 under New Construction and Additions, and Section 10.3 under 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 for Rehabilitation.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace existing undocumented rear addition with new horizontal rear addition on main building be **approved with conditions** and comments which are as follows: **(1)**

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7. 315 S. ROSEMONT AVE.

Winnetka Heights Historic District
CD245-004(MW)
Marcus Watson

come back with the revised drawing(s) adding windows to master bedroom elevation for the addition, both sides – rear and right; and **(2)** floor level (of addition) needs to be at the same level as the original house.

Request

A Certificate of Demolition to demolish an accessory structure (Standard: Imminent Threat to Public Health or Safety).

Applicant Drobinski, Erick

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Demolition to demolish an accessory structure (Standard: Imminent Threat to Public Health or Safety) be **approved**. The proposed work meets the standards in City Code Section 51A-4.501(h)(4)(C) pertaining to demolition of structures that are an imminent threat to public health or safety and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

No quorum – comments only. Supportive. Needs site plan and photos of the house.

8. 1700 W. 10TH ST.

Winnetka Heights Historic District
CA245-072(MW)
Marcus Watson

Request

A Certificate of Appropriateness to construct a freestanding pergola on the northwest side of the main structure (unauthorized work).

Applicant Sherman, Vinnie

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a freestanding pergola on the northwest side of the main structure (unauthorized work) be **approved** in accordance with plans submitted 11/7/24. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; the Secretary of the Interior's Standards for Setting (Neighborhood/District); and does not have an adverse effect on the district.

Task Force Recommendation

No quorum – comments only. Supportive as submitted.

9. 121 N. WINNETKA AVE.

Winnetka Heights Historic District
CD245-003(MW)
Marcus Watson

Request

A Certificate of Demolition to demolish a noncontributing 2017 carport in the rear yard (Standard: Noncontributing Because Newer than the Period of Significance).

Application Ewers, Richard

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Demolition to demolish a noncontributing 2017 carport in the rear yard (Standard: Noncontributing Because Newer than the Period of Significance) be **approved**. The proposed work meets the standards in City Code Section 51A-4.501(h)(4)(D) pertaining to demolition of noncontributing structures.

Task Force Recommendation

No quorum – comments only. Supportive as submitted.

Request

A Certificate of Appropriateness to construct a new two-story accessory building with carport in the rear yard.

Applicant Ewers, Richard

Application Filed 11/7/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a new two-story accessory building with carport in the rear yard be **approved** in accordance with drawings and specifications dated 10/2/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(1) 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 Setting (Neighborhood/District).

Task Force Recommendation

No quorum – comments only. Supportive. Need the height of the house in comparison to the garage. Need images from the street showing view to proposed garage location. Need new construction form. Label the side doors on the elevation. Include exterior light fixtures if proposed.

10.121 N. WINNETKA AVE.

Winnetka Heights Historic District

CA245-096(MW)

Marcus Watson

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DISCUSSION ITEMS:

1. 2626 BURGER AVE.

Predesignation Moratoriums – Queen City
CA245-107(RD)
Rhonda Dunn

Request

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

Applicant West, Roddrick

Application Filed 11/7/2024

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 11/18/2024 **with** the following **conditions**: **(1)** that exposed rafter tails are to be expressed; **(2)** that wood trim be applied to exterior siding and not flush with siding; **(3)** that paired and ganged windows be separated by mullion(s) with a minimum width of four inches wide; **(4)** that “cedar” shingle(s) on gable walls be all wood and NOT fiber cement (e.g., James Hardie shingles); **(5)** that exterior siding be all wood novelty pattern #117 (horizontal fiber cement board is to be used for skirting, only); **(6)** that exterior paint colors be selected from a historic paint palette, such as the Sherwin Williams “Arts & Crafts” collection; and **(7)** that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct new main residential building (on a vacant lot) be **approved with conditions** and the following comment: not compliant with Craftsman Style.

2. 3719 RUSKIN ST.

Predesignation Moratoriums – Queen City
CA245-109(RD)
Rhonda Dunn

Request

1. A Predesignation Certificate of Appropriateness to construct a rear horizontal addition to main building.
2. A Predesignation Certificate of Appropriateness to construct a covered patio on the left side of main building.

Applicant Alvear, Christopher

Application Filed 11/7/2024

Staff Recommendation

1. That the request for a Predesignation Certificate of Appropriateness to construct rear horizontal addition to main building be **approved** in accordance with drawings and specifications dated 11/7/2024 **with** the following

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	conditions: (1) that exterior siding be all wood, novelty pattern #105; (2) that a window with minimum dimensions of two feet wide by three feet tall/high be added to the right elevation of addition; and (3) that the roofing shingles match the existing in color, material and dimensionality. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood). 2. That the request for a Predesignation Certificate of Appropriateness to construct a covered patio on the left side of main building be approved in accordance with drawings and specifications dated 11/7/2024 with the following conditions: (1) that proposed covered patio be relocated to the rear 50 percent of the left elevation; and (2) that roofing shingles match the existing shingles of main building in color, material, and dimensionality. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood). <u>Task Force Recommendation</u> 1. That the request for a Predesignation Certificate of Appropriateness to construct rear horizontal addition to main building be approved with conditions, which are as follows: (1) that #105 siding be used on addition; (2) that a window be added to right side elevation; and (3) that roof match existing. 2. That the request for a Predesignation Certificate of Appropriateness to construct a covered patio on the left side of main building be approved with conditions, which are as follows: (1) that patio be relocated behind side porch; and (2) that the roof shingles match the existing.
3. 714 GLENDALE ST. Junius Heights Historic District CA245-113(CP) Christina Paress	<u>Request</u> A Certificate of Appropriateness to change paint colors of main structure: Body - SW7730 "Forestwood", Trim - SW2829 "Classical White", Accent - SW7728 "Green Sprout", SW7675 "Sealskin". <u>Applicant</u> Wilson, Jacob <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> That the request for a Certificate of Appropriateness to change paint colors of main structure: Body - SW7730 "Forestwood", Trim - SW2829 "Classical White", Accent -

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	SW7728 "Green Sprout", SW7675 "Sealskin" be approved in accordance with drawings and specifications dated 12/2/2024. The proposed work is consistent with preservation criteria Sections 4.8 and 4.9; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards. <u>Task Force Recommendation</u> That the request for a Certificate of Appropriateness to change paint colors of main structure: Body - SW7730 "Forestwood", Trim - SW2829 "Classical White", Accent - SW7728 "Green Sprout", SW6118 "Leather Bound", SW7675 "Sealskin" be denied without prejudice for the following reasons: (1) Per Section 4.9 – only 4 colors are allowed; (2) More detailed description needed; (3) Deny painting brick/masonry and front porch floor "Classical White" – Per Section 7.4 Unpainted porch floor should not be painted. Recommend removing decorative shutters.
4. 5926 REIGER AVE. Junius Heights Historic District CA245-115(CP) Christina Paress	<u>Request</u> 1. A Certificate of Appropriateness to replace and stain one side door (Behr Natural Bark N170-6) and repair and paint one side door (Behr Garden Vista N430-3). 2. A Certificate of Appropriateness to replace front wood gates with 7 foot black wrought iron gates. 3. A Certificate of Appropriateness to Rebuild/replace concrete steps on side of main structure. <u>Applicant</u> Erskine, Kimberly <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> 1. That the request for a Certificate of Appropriateness to replace and stain one side door (Behr Natural Bark N170-6) and repair and paint one side door (Behr Garden Vista N430-3) be approved in accordance with drawings and specifications dated 12/2/2024. The proposed work is consistent with preservation criteria Sections 4.8, 5.1, and 5.2; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards. 2. That the request for a Certificate of Appropriateness to replace front wood gates with 7-foot black wrought iron gates be denied without prejudice. The proposed work is inconsistent with preservation criteria Section 3.6(a)(2); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Rehabilitation. 3. That the request for a Certificate of Appropriateness to rebuild/replace concrete steps on side of main structure be approved per materials submitted 10/28/2024. The

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	proposed work is consistent with preservation criteria Section 3.6(c); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards. <u>Task Force Recommendation</u> 1. That the request for a Certificate of Appropriateness to replace and stain one side door (Behr Natural Bark N170-6) and repair and paint one side door (Behr Garden Vista N430-3) be approved with the condition that a photo of the 15-panel glass door is provided. 2. That the request for a Certificate of Appropriateness to replace front wood gates with 7 foot black wrought iron gates be denied without prejudice. Task force approves metal gates however the proposed locations of the replacement gates are in the front 50 percent of the main structure and therefore requires special approval by the Landmark Commission. 3. That the request for a Certificate of Appropriateness to rebuild/replace concrete steps on side of main structure be approved with the condition that drawings and dimensions are provided.
5. 5316 WORTH ST. Junius Heights Historic District CA245-117(CP) Christina Paress	<u>Request</u> 1. A Certificate of Appropriateness to replace front porch columns and install railing. <u>Applicant</u> Igles, Andy <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> 1. That the request for a Certificate of Appropriateness to replace front porch columns and install railing be approved in accordance with drawings and specifications dated 12/2/2024 with the conditions that the column include a cap and base, and railing is removed from the steps. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 7; meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's <u>Task Force Recommendation</u> 1. That the request for a Certificate of Appropriateness to replace front porch columns and install railing be approved with the conditions that the column include a cap and base in keeping with others in the neighborhood and the railing must include the following: (1) Railing height is reduced to match windowsill height, (2) Railing at steps be removed; and (3) Copy existing original railing in neighborhood (i.e., a "squatty" railing).

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	2. That the request for a Certificate of Appropriateness to replace five windows on main structure be denied without prejudice. Additional photos of the windows and their condition needs to be provided.
6. 1001 N. CRAWFORD ST. Lake Cliff Historic District CA245-094(MW) Marcus Watson	<u>Request</u> 1. A Certificate of Appropriateness to remove ten (10) rear doors, ten (10) porch overhangs, and fifteen (15) windows on the north, west and south facades of the building (unauthorized work). 2. A Certificate of Appropriateness to remove and reconfigure stoops and railings on the north, west and south sides of the building (unauthorized work). <u>Applicant</u> Dent, Jennifer <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> 1. That the request for a Certificate of Appropriateness to remove ten (10) rear doors, ten (10) porch overhangs, and fifteen (15) windows on the north, west and south facades of the building (unauthorized work) be denied without prejudice with findings of fact that the door and window openings and solid-to-void ratio of the facades, particularly as seen from public rights-of-way, were character-defining features of the district and that the patchwork of the brick and mortar is not compatible with the surrounding structures and is unsightly and adversely affects the appearance of the district as a whole. The unauthorized work, therefore, is not compatible with the historic district, has had an adverse effect on the historic district, has altered the appearance and character of the district, particularly as visible from the public right-of-way, and, therefore, does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and is not consistent with the Secretary of the Interior's Standards for Setting (Neighborhood/District), which recommend against "removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished." 2. That the request for a Certificate of Appropriateness to remove and reconfigure stoops and railings on the north, west and south sides of the building (unauthorized work) be denied without prejudice with a finding of fact that the stoops and their repetition and spacing, particularly as seen from public rights-of-way, were character-defining features of the district. The unauthorized work, therefore, is not compatible with the

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	historic district, has had an adverse effect on the historic district, has altered the appearance and character of the district, particularly as visible from the public right-of-way, and, therefore, does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and is not consistent with the Secretary of the Interior's Standards for Setting (Neighborhood/District), which recommend against "removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished." <u>Task Force Recommendation</u> 1. No quorum – comments only. Not supportive. Neighbors have worked hard to make the neighborhood appear safe, welcoming and inviting. This does the opposite. Brick patches do not match seamlessly with brick. Building was originally designed for natural light and cross-ventilation, which has been removed. The number of openings is less than standard for buildings of the era. 2. No quorum – comments only. Not supportive. Neighbors have worked hard to make the neighborhood appear safe, welcoming, and inviting. This does the opposite.
7. 4631 JUNIUS ST. Peak's Suburban Addition Neighborhood Historic District CA245-092(MW) Marcus Watson	<u>Request</u> A Certificate of Appropriateness to construct a new two-story, single-family main structure and a two-story accessory structure. <u>Applicant</u> Hiramoto, Jennifer <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure and a two-story accessory structure be approved in accordance with drawings and specifications dated 9/26/24 and 10/28/24 with the conditions that (1) the front yard setback be equal to the average setback of the other main structures on the blockface; (2) that all windows and doors be all wood with no cladding and muntins expressed on the exterior of the glass; and (3) that the foundation height be at least 18 inches from finished grade. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections 2.1, 2.3, 3.7, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, and 4.8 pertaining to new construction; 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 for Setting (Neighborhood/District). <u>Task Force Recommendation</u> That the request for a Certificate of Appropriateness be approved with the following conditions: • The center window and front door need to be centered within the front elevation; • The columns should be spaced evenly across the porch; • The brick base column should be scaled back to between 18-24" square and columns should be centered on the brick columns; • Cast stone should be at least 1 ½" thick; • Brick column and railings need to be at least 6" taller; • Railing should be centered with the columns; • Front porch floor must be tongue-and-groove (not decking); • Front steps must come out off the porch, not inset into the porch, with wing wall along the stairs; • Foundation must be minimum of 18" above FINISHED grade; • Chimney must be at least 6' from edge of the roof at slope; • Southwest Elevation: Remove brick porch wall and replace with 117 siding with 2x6" cap; • Garage: Southeast Elevation: Double gang both windows and center with the structure; • All windows must be wood on wood custom with no cladding; • Windows must have mullions on the outside of the glass; and • This Task Force recommends adding color to the window sashes.
8. 222 N. EDGEFIELD AVE. Winnetka Heights Historic District CA245-097(MW) Marcus Watson	<u>Request</u> 1. A Certificate of Appropriateness to repair or replace rotten siding in kind as needed up to 25 percent of the total structure. 2. A Certificate of Appropriateness to paint the main structure, including previously unpainted brick (Body: BM2141-70 "Vanilla Milkshake"; Trim and columns: BM2138-40 "Carolina Gull"; Windows: PPU18-1 "Cracked Pepper"; Door Stain: SW3513 "Spice Chest"). <u>Applicant</u> Kitchens, Samuel <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u>

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	1. That the request for a Certificate of Appropriateness to repair or replace rotten siding in kind as needed up to 25 percent of the total structure be approved with the condition that the replacement wood siding is an exact match of the profile, dimensions, reveal, and material of the existing wood siding and that the total amount of wood replaced does not exceed 25 percent of the total on the structure. Implementation of the recommended condition would allow the proposed work to be consistent with the preservation criteria Section 51P-87.111(a)(10); the standard 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). 2. That the request for a Certificate of Appropriateness to paint the main structure, including previously unpainted brick (Body: BM2141-70 "Vanilla Milkshake"; Trim and columns: BM2138-40 "Carolina Gull"; Windows: PPU18-1 "Cracked Pepper"; Door Stain: SW3513 "Spice Chest") be approved in accordance with specifications submitted 11/7/24 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 preservation criteria Section 51P-87.111(a)(8); the standard 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). <u>Task Force Recommendation</u> 1. No quorum – comments only. Supportive. 2. No quorum – comments only. Supportive with comments: can't paint brick, pursue creamier/warmer white, and gray looks too dark (look for a lighter option).
9. 111 N. WINDOMERE AVE. Winnetka Heights Historic District CA245-095(MW) Marcus Watson	<u>Request</u> 1. A Certificate of Appropriateness to replace all siding (non-historic) with #117 wood novelty siding. 2. A Certificate of Appropriateness to paint main structure (Body: SW2824 "Renwick Golden Oak"; Trim: Color match to existing "Sequoia Red" color). <u>Applicant</u> Ehrlicher, David <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> 1. That the request for a Certificate of Appropriateness to replace all siding (non-historic) with #117 wood novelty siding be approved with the condition that the siding be wood shake to match known original siding under the nonhistoric siding as noted by the applicant and a

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	finding of fact that changing the siding to #117 novelty siding as proposed would be conjectural and that while preservation criterion 51P-87.111(a)(10)(C) does not allow shake siding as a primary siding, the known historic siding on this house was shake. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria 51P-87.111(a)(10)(A); 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 paint main structure (Body: SW2824 "Renwick Golden Oak"; Trim: Color match to existing "Sequoia Red" color) be approved in accordance with materials submitted 11/7/24 with a finding of fact that the brick was previously painted. The proposed work is consistent with preservation criteria 51P-87.111(a)(8); 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). <u>Task Force Recommendation</u> 1. No quorum – comments only. Supportive. 2. No quorum – comments only. Supportive. Consider making the trim shinier than the siding for some contrast. Body and trim look too similar but still compatible.
10. 415 N. WINNETKA AVE. Winnetka Heights Historic District CA245-099(MW) Marcus Watson	<u>Request</u> 1. A Certificate of Appropriateness to add a gable dormer to the front of the main structure. 2. A Certificate of Appropriateness to install skylights in the north and south roof slopes. <u>Applicant</u> Wiswall, Laura <u>Application Filed</u> 11/7/2024 <u>Staff Recommendation</u> 1. That the request for a Certificate of Appropriateness to add a gable dormer to the front of the main structure be approved in accordance with drawings and specifications dated 10/25/24 with findings of fact that the structure is listed as noncontributing due to previous alterations and that the proposed work is typical of the architecture of the structure and neighborhood and is compatible with the historic district. The proposed work, therefore, meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the

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	Interior's Standards for Setting (Neighborhood/District). 2. That the request for a Certificate of Appropriateness to install skylights in the north and south roof slopes be approved in accordance with drawings and specifications dated 10/25/24 with findings of fact that skylights are allowed by the preservation criteria and although the preservation criteria would require skylights to be in the rear 50 percent on a contributing structure, this structure is listed as noncontributing due to previous alterations and the proposed work will have a minimal visual effect on the neighborhood. The proposed work, therefore, meets the standard 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). <u>Task Force Recommendation</u> 1. No quorum – comments only. Supportive. Egress window has a formula with a minimum width to square inches. Two square casement windows would be better. Dormer is compatible. Consider lowering the roof line of the dormer. Add photos of other dormers as examples. 2. No quorum – comments only. Supportive. Skylights need to be in rear 50 percent.
11.1201 S ERVAY ST Boedeker Ice Cream Company Rhonda Dunn	Review National Register nomination form for 1201 S Ervay St (the Boedeker Ice Cream Company), at the behest of the Texas Historical Commission (THC). <u>Owner:</u> THE BOWDON FAMILY FOUNDATION

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.