

Public Notice

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DALLAS, TEXAS



PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, February 4, 2019

Briefings:

5ES*

12:00 Noon

(The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS

Council Chambers*

1:00 p.m.

PURPOSE: To consider the attached agenda and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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."



CITY OF DALLAS
LANDMARK COMMISSION
Monday, February 4, 2019
AGENDA

BRIEFINGS:

Dallas City Hall
1500 Marilla St., Room 5/E/S

12:00 Noon

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

Kris Sweckard, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

*The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

CONSENT ITEMS

1. 1910 PACIFIC ST
Harwood Historic District
CA189-210(LC)
Liz Casso

Request:

1. Replace brick pavers with grey tile on north and south patios.
2. Install exterior lighting on north and south patios.
3. Construct two shade structures on north patio.
4. Reconstruct existing brick planters on north patio.

Applicant: Boxer Property - Sean Ligenfelter

Application Filed: 01/03/19

Staff Recommendation:

1. Replace brick pavers with grey tile on north and south patios. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install exterior lighting on north and south patios. –

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Approve – Approve drawings dated 2/4/2019 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Construct two shade structures on north patio. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Reconstruct existing brick planters on north patio. – Approve with conditions – Approve drawings dated 2/4/2019 with the condition that the planters be clad in salvaged brick from the original planters, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace brick pavers with grey tile on north and south patios – Approved - Approve as submitted.
2. Install exterior lighting on north and south patios – Approved - Approve as submitted.
3. Construct two shade structures on north patio – Approved - Approve as submitted.
4. Reconstruct existing brick planters on north patio – Approve with conditions - Approve submittal with condition to reuse/match existing brick on planter walls in lieu of architectural concrete.

Request:

Demolish rear accessory structure using standard "Imminent threat to public health/safety".

Applicant: Connors, Jacqueline

Application Filed: 01/03/19

Staff Recommendation:

Demolish rear accessory structure using standard "Imminent threat to public health/safety". – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation:

Demolish rear accessory structure using standard "Imminent threat to public health/safety" – Approve -

2. 4525 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CD189-005(MLP)
Melissa Parent

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Recommendation to approve demolition of accessory structure

3. 5521 SWISS AVE

Swiss Avenue Historic District
CA189-213(MLP)
Melissa Parent

Request:

1. Install one security camera on side facade. Work completed without CA.
2. Install electric car charger dock on side facade. Work completed without CA.

Applicant: Stockwood, Kirk

Application Filed: 12/07/18

Staff Recommendation:

1. Install one security camera on side facade. Work completed without CA. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install electric car charger dock on side facade. Work completed without CA. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install one security camera on side facade. Work completed without CA – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.
2. Install electric car charger dock on side facade. Work completed without CA – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.

4. 2826 METROPOLITAN AVE

Wheatley Place Historic District
CA189-216(MP)
Marsha Prior

Request:

Construct single family house.

Applicant: A to Z Basics - Zack Bigelow

Application Filed: 01/03/19

Staff Recommendation:

Construct single family house. – Approve – Approve drawings and specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct single family house - No quorum; comments only. Extend roof line to overhang front and back elevation to match Wheatley Place architecture. Change trim color to muted pastel color.

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5. 218 N WINNETKA AVE

Winnetka Heights Historic District
CA189-217(MP)
Marsha Prior

Request:

Replace secondary front door with Craftsman style wood door.

Applicant: O'Daniel, Woody

Application Filed: 01/04/19

Staff Recommendation:

Replace secondary front door with Craftsman style wood door. – Approve – Approve door image dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace secondary front door with Craftsman style wood door - No quorum; comments only. Provide cut sheet with dimensions and wood specifics on specifications. Looks good; call out stain.

DISCUSSION ITEMS:

1. 4706 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA189-212(MLP)
Melissa Parent

Request:

1. Install new concrete driveway.
2. Install new wood decking on front porch and stain.
3. Install new wood front porch skirting to match existing siding on main structure.
4. Install 6'-0" wood fence and gates in rear and side yards.

Applicant: Heringer, Jordan

Application Filed: 01/03/19

Staff Recommendation:

1. Install new concrete driveway. – Approve – Approve site plan dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new wood decking on front porch and stain. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
3. Install new wood front porch skirting to match existing siding on main structure. - Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
4. Install 6'-0" wood fence and gates in rear and side yards. – Approve – Approve site plan and images dated 2/4/2019 with the finding the proposed work

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meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install new concrete driveway – Deny - Show concrete drive extending to recommended gate location.
2. Install new wood decking on front porch and stain – Deny - Deny new wood decking without more detail - size of wood, stain color, finish.
3. Install new wood front porch skirting to match existing siding on main structure – Deny - Provide more detail - size & style of siding that you're matching.
4. Install 6'-0" wood fence and gates in rear and side yards – Deny - Gates facing street to be 70% open. Show location of gate at 50% on driveway side. Concrete drive to extend to 50% on driveway side. Show style and detail of gates in elevation. Location of fence to be in line with ordinance.

2. 509 MAIN ST

West End Historic District
CA189-209(LC)
Liz Casso

Request:

Install green tinted glass on additions.

Applicant: Broaddus & Associates – Jeff Blackwell

Application Filed: 01/03/19

Staff Recommendation:

Install green tinted glass on additions. – Approve – Approve images dated 2/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install green tinted glass on additions – Approve with conditions - Approve with condition that glass be clear as shown in mockup photo on pg. 15 of 23 of application.

3. 3712 S MALCOLM X BLVD

Wheatley Place Historic District
CA189-215(MP)
Marsha Prior

Request:

1. Install double door on side elevation.
2. Replace vinyl siding with new vinyl siding.
3. Replace cornice on all elevations.

Applicant: Soria, Saul

Application Filed: 01/03/19

Staff Recommendation:

1. Install double door on side elevation. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because material other than wood for doors would have an adverse effect on the historic overlay district.
2. Replace vinyl siding with new vinyl siding – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-

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4.501(g)(6)(C)(ii) because materials other than wood for siding, trim, and detail would have an adverse effect on the historic overlay district.

3. Replace cornice on all elevations. – Approve with conditions – Approve proposed work with the condition that cornice material is wood with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install double door on side elevation - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.
2. Replace vinyl siding with new vinyl siding - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.
3. Replace cornice on all elevations - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.

Request:

1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness.
3. Replace front door. Work completed without a Certificate of Appropriateness.
4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness.
5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness.
6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness.
7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness.

Applicant: Ponce, Elias

Application Filed: 01/03/19

Staff Recommendation:

1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with

4. 3735 HAVANA ST

Wheatley Place Historic District

CA189-214(MP)

Marsha Prior

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- preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
 3. Replace front door. Work completed without a Certificate of Appropriateness. – Approve – Approve completed work with the finding the door is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
 5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.3 which states that wood siding, trim, and detailing must be restored whenever practical.
 6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
 7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.11(a) which states that fences in the front yard may not exceed 3'-6".

Task Force Recommendation:

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1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction and [provide] scope of demolition work.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as windows.
3. Replace front door. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as door.
4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as window.
7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as iron fencing. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.

5. 127 N EDGEFIELD AVE
Winnetka Heights Historic District
CA189-218(MP)
Marsha Prior

Request:

1. Construct rear addition.
2. Replace aluminum windows with wood windows.
3. Replace front door.
4. Remove aluminum siding and replace existing wood

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siding, up to 50% as needed.

5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green."

Applicant: Martinez, Isaac

Application Filed: 01/03/19

Staff Recommendation:

1. Construct rear addition. – Approve – Approve drawings dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace aluminum windows with wood windows. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) which states that windows and doors must be typical of the style and period of the building.
3. Replace front door. – Approve – Approve specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove aluminum siding and replace existing wood siding, up to 50% as needed. – Approve with conditions – Approve proposed work with the condition that rear addition has concrete skirting, that existing brick skirting remains, and that concrete and brick are painted to match the wood siding with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green." – Approve – Approve paint specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(8)(B) and 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct rear addition - No quorum; comments only. Wood railing - keep original/existing as is unless discovery [during work] accommodates new proposed design. [Supportive of rear addition].
2. Replace aluminum windows with wood windows - No quorum; comments only. No comments. [Supportive

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- of replacing windows].
3. Replace front door – No quorum; comments only. No comments.
 4. Remove aluminum siding and replace existing wood siding, up to 50% as needed – No quorum; comments only. Revise drawing to show brick skirting accurately, new concrete skirting in back - paint to match brick.
 5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green" - No quorum; comments only. No comments. [Supportive of paint colors].

OTHER BUSINESS ITEMS:

Approval of Minutes from January 7, 2019.

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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.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]