



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
Monday, March 4, 2019  
**AGENDA**

**BRIEFINGS:** Dallas City Hall **9:00 A.M.**  
1500 Marilla St., Room 5/E/S

**PUBLIC HEARING:** Dallas City Hall **1:00 P.M.**  
1500 Marilla St., Council Chambers, 6<sup>th</sup> floor

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. 400 S HOUSTON ST**

Union Station  
CA189-279(LC)  
Liz Casso

**Request:**

Install monument sign at east elevation.

**Applicant:** Chandler Signs - Paul Bookbinder

**Application Filed:** 02/07/19

**Staff Recommendation:**

Install monument sign at east elevation. – Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with Union Station preservation criteria Section 4 for signs, West End preservation criteria Section 5.6 for signs, Section 51A-7.1006 for detached signs in West End, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install monument sign at east elevation. – Approve with conditions - Approve with conditions: 1) Material for monument sign to be completely constructed of cast stone; 2) Construct a mock-up to confirm that sign does not interfere with building facade lighting.

**2. 602 E 5<sup>TH</sup> St**

Lake Cliff Historic District

**Request:**

1. Replace all vinyl windows and modify opening sizes

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CA189-292(MLP)  
Melissa Parent

- on main structure with new windows. Infill with siding to match existing.
2. Install new wood columns on front porch.
  3. Remove boxed eaves and repair underlying soffit and fascia.

**Applicant:** Nylund, Jon

**Application Filed:** 02/07/19

**Staff Recommendation:**

1. Replace all vinyl windows and modify opening sizes on main structure with new windows. Infill with siding to match existing– Approve with conditions – Approve drawings and specifications dated 3/4/2019 with the condition that the proposed windows are wood and not wood clad with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2, and with the finding it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new wood columns on front porch. – Approve – Approve drawings dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove boxed eaves and repair underlying soffit and fascia. – Approve – Approve drawings dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace all vinyl windows and modify opening sizes on main structure with new windows. Infill with siding to match existing - Approve with conditions - Approve window 33x64 selection. Provide dimensions of custom wood. Provide window sill detail. Provide window trim dimensions, especially to sash and trim.
2. Install new wood columns on front porch - Approve with condition - Provide wood column detail with dimensions.
3. Remove boxed eaves and repair underlying soffit and fascia - Approve - Approve removing fascia and soffit. Repair in place.

**Request:**

1. Replace front and rear entry doors.
2. Replace existing metal columns with wood columns.
3. Replace existing garage door with new garage door.

**Applicant:** Goodman, Lonnie

**Application Filed:** 02/07/19

**Staff Recommendation:**

1. Replace front and rear entry doors. – Approve – Approve specifications dated 3/4/19 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria

**3. 212 E 6<sup>TH</sup> ST**  
Lake Cliff Historic District  
CA189-287(MLP)  
Melissa Parent

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Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace existing metal columns with wood columns – Approve – Approve drawing dated 3/4/19 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing garage door with new garage door. – Approve – Approve specifications dated 3/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Replace front and rear entry doors - No quorum, comments only. All selections are appropriate and good.
2. Replace existing metal columns with wood columns - No quorum, comments only. All selections are appropriate and good.
3. Replace existing garage door with new garage door - No quorum, comments only. All selections are appropriate and good.

### **Request:**

1. Install landscaping.
2. Install 6' wood fence with iron gate and stain. Brand: Ready Seal "Natural Cedar."

**Applicant:** Brewer, Barry

**Application Filed:** 02/07/19

### **Staff Recommendation:**

1. Install landscaping – Approve – Approve site plan dated 3/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install 6' wood fence with iron gate and stain. Brand: Ready Seal "Natural Cedar" – Approve with conditions – Approve site plan dated 3/4/19 with the condition the fence side facing the street is finished with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Install landscaping – Approve – Approve.
2. Install 6' wood fence with iron gate and stain. Brand: Ready Seal "Natural Cedar" – Approve with conditions – Clarify single or double gate and that posts are compatible with wood fence.

### **Request:**

Enclose existing rear second-story balcony.

**Applicant:** Givens, Jeremy

**Application Filed:** 02/07/19

### **Staff Recommendation:**

#### **4. 2314 SOUTH BLVD**

South Blvd/Park Row  
Historic District  
CA189-272(MP)  
Marsha Prior

#### **5. 5310 LIVE OAK ST**

Swiss Avenue Historic District  
CA189-283(MLP)  
Melissa Parent

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Enclose existing rear second-story balcony. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Enclose existing rear second-story balcony – Approve with conditions - Paint to match existing trim color for trim and novelty #117 siding. Create engaged pilasters that continue scale and proportions of brick to windows proportion existing below.

**Request:**

1. Construct new rear balcony.
2. Construct new pergola and outdoor kitchen area in rear.
3. Replace two second-story rear windows with new french doors and windows.
4. Extend existing concrete driveway to rear garage structure.

**Applicant:** August, Jordan

**Application Filed:** 02/07/19

**Staff Recommendation:**

1. Construct new rear balcony. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new pergola and outdoor kitchen area in rear. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace two second-story rear windows with new french doors and windows. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Extend existing concrete driveway to rear garage structure. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-63.116(2)(G)(i)(cc), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct new rear balcony – Approve with conditions - Updated drawings to indicate new components, door, window, etc. New fireplace and chimney to match existing chimney height or as required by code. Cast stone banister spacing to be reviewed to provide more openness/increased spacing w metal/steel bar to meet

**6. 4937 SWISS AVE**

Swiss Avenue Historic District  
CA189-294(MLP)  
Melissa Parent

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4" sphere rule. Consider transom above new accordion doors to be consistent with existing rear doors. Per owner, door mullion pattern to match existing rear doors. Suggest review of light fixture. Selection to be consistent with style of house, current selection appears colonial. Doors to be stained to match existing rear doors. Cast stone to match. Pavers acceptable as submitted.

2. Construct new pergola and outdoor kitchen area in rear – Approve with conditions - Suggest review of pergola connection at porch fascia. Pergola cedar to match existing fence.
3. Replace two second-story rear windows with new french doors and windows – Approve with conditions - Updated drawings to indicate new components, door, window, etc.
4. Extend existing concrete driveway to rear garage structure – Approve - New drive extension at rear yard, to extend past existing. Vehicular gate to remain.

### 7. 607 CORBIN ST

West End Historic District  
CA189-288(LC)  
Liz Casso

#### **Request:**

Construct a park, including new landscape, hardscape, and shade structures.

**Applicant:** Parks for Downtown Dallas - Sarah Hughes

**Application Filed:** 02/07/19

#### **Staff Recommendation:**

Construct a park, including new landscape, hardscape, and shade structures. – Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.0 for construction and renovation, Section 5.6 for signs, Section 51A-7.1006 for detached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

Construct a park, including new landscape, hardscape, and shade structures – Approve - Approve as submitted.

### 8. 501 ELM ST

West End Historic District  
CA189-278(LC)  
Liz Casso

#### **Request:**

Install two flat attached signs on south elevation.

**Applicant:** The 3-DG Group LLC - Gary Nitschke

**Application Filed:** 02/07/19

#### **Staff Recommendation:**

Install two flat attached signs on south elevation. – Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

Install two flat attached signs on south elevation. – Approve with conditions - Approve with conditions: 1. Lower sign panel be retained, and size determined upon

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original fastener pattern; 2. Upper sign panel is to be deleted.

### 9. 509 MAIN ST

West End Historic District  
CA189-332(LC)  
Liz Casso

#### **Request:**

Replace windows on Criminal Courts Building.

**Applicant:** Gensler - Marcel Quimby

**Application Filed:** 02/07/19

#### **Staff Recommendation:**

Replace windows on Criminal Courts Building. – Approve – Approve drawings and images dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.0 for construction and renovation, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

Replace windows on Criminal Courts Building – Approve - Approve as submitted.

### 10. 305 S WILLOMET AVE

Winnetka Heights Historic District  
CA189-286(MLP)  
Melissa Parent

#### **Request:**

1. Remove two windows on the south elevation of main structure.
2. Replace eight aluminum windows with new wood windows on rear of main structure.
3. Replace front and rear entry door with new doors and remove three door openings on rear of main structure.
4. Plant twelve boxwood hedges in front yard.
5. Paint main structure. Brand: Pittsburgh Paint. Color: Main - PPG1041-3 "Billowing Clouds." Trim - PPG1013-6 "Gray Flannel." Accent - PPG1161-4 "Blue Promise"

**Applicant:** 02/07/19

**Application Filed:** Beard, Carl

#### **Staff Recommendation:**

1. Remove two windows on the south elevation of main structure. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace eight aluminum windows with new wood windows on rear of main structure. – Approve – Approve specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace front and rear entry door with new doors and remove three door openings on rear of main structure. – Approve – Approve specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Plant twelve boxwood hedges in front yard. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work meets the standards in City Code



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Section 51A-4.501(g)(6)(C)(ii).

5. Paint main structure. Brand: Pittsburgh Paint. Color: Main - PPG1041-3 "Billowing Clouds." Trim - PPG1013-6 "Gray Flannel." Accent - PPG1161-4 "Blue Promise" – Approve – Approve specifications dated 3/4/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Remove two windows on the south elevation of main structure – Approve
2. Replace eight aluminum windows with new wood windows on rear of main structure – Approved with conditions - Provide more detail on each window. 1-over-1 is typical, introducing 3-over-1 isn't approved.
3. Replace front and rear entry door with new doors and remove three door openings on rear of main structure. – Deny without prejudice - Deny door selection. Revise door selection as discussed to be period appropriate.
4. Plant twelve boxwood hedges in front yard – Approve - Approve trees in front easement.
5. Paint main structure. Brand: Pittsburgh Paint. Color: Main - PPG1041-3 "Billowing Clouds." Trim - PPG1013-6 "Gray Flannel." Accent - PPG1161-4 "Blue Promise" – Approve - Approve colors.

**DISCUSSION ITEMS:**

**1. 1201 MARILLA ST**

Pioneer Cemetery  
CD189-007(LC)  
Liz Casso

**Request:**

Remove Confederate monument from Pioneer Cemetery using the standard demolition or removal of a non-contributing structure because it is newer than the period of significance.

**Applicant:** City of Dallas - Jennifer Scripps

**Application Filed:** 02/07/19

**Staff Recommendation:**

Remove Confederate monument from Pioneer Cemetery using the standard demolition or removal of a non-contributing structure because it is newer than the period of significance. – Approve – The proposed removal meets the standards in City Code Section 51A-4.501(h)(4)(D). The monument is non-contributing to the historic overlay district; it was installed after the period of significance; and removal of the monument will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

Remove Confederate monument from Pioneer Cemetery using the standard demolition or removal of a non-contributing structure because it is newer than the period of significance - Pending the Task Force on Monday,

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**2. 5917 REIGER AVE**

Junius Heights Historic District  
CA189-301(JKA)  
Jennifer Anderson

**Request:**

Install solar panels on roof.

**Applicant:** Smith, Amy

**Application Filed:** 02/07/19

**Staff Recommendation:**

Install solar panels on roof. – Deny without Prejudice – The proposed 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 6.4 stating that mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

**Task Force Recommendation:**

Install solar panels on roof – Deny without prejudice - Cannot be visible from the street.

**3. 5935 VICTOR ST**

Junius Heights Historic District  
CA189-300(JKA)  
Jennifer Anderson

**Request:**

Install 7' board-on-board fence in rear and side yards.

**Applicant:** Mccaffrey, Michael

**Application Filed:** 02/07/19

**Staff Recommendation:**

Install 7' board-on-board fence in rear and side yards. – Deny without Prejudice – The proposed 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 3.6(a)(3) stating that fences in the cornerside yards are not allowed in front of the side façade of the main building unless Landmark Commission determines that more security or screening is necessary.

**Task Force Recommendation:**

Install 7' board-on-board fence in rear and side yards – Deny without prejudice - The proposed 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 3.6(a)(3) stating that fences in the corner side yards are not allowed in front of the side facade of the main building unless Landmark Commission determines that more security or screening is necessary.

**4. 4803 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA189-304(MP)  
Marsha Prior

**Request:**

1. Replace rear door with wood door. Work initiated without a Certificate of Appropriateness.
2. Remove tree in front yard.
3. Install landscaping in front yard.

**Applicant:** Moody, Travis

**Application Filed:** 02/07/19

**Staff Recommendation:**

1. Replace rear door with wood door. Work initiated



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- without a Certificate of Appropriateness – Approve – Approve initiated work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the re-sized door is on the rear, which is not a protected elevation, and is not visible from the street.
2. Remove tree in front yard – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for determining the condition of the tree proposed for removal.
  3. Install landscaping in front yard – Approve with conditions – Approve landscape plan dated 3/4/19 with the condition that the boxwoods are a compact size that would not obscure the main structure, and that the proposed live oak on right side of front yard does not impact other existing trees with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

### **Task Force Recommendation**

1. Replace rear door with wood door. Work initiated without a Certificate of Appropriateness – No quorum; comments only – Approval of removing existing landscaping that are evergreen and obscure significant views of the structure.
2. Remove tree in front yard – No quorum; comments only – Approval of removing existing landscaping that are evergreen and obscure significant views of the structure.
3. Install landscaping in front yard – No quorum; comments only – Approve of landscaping with condition boxwood must be a compact or dwarf cultivar that will not obscure structure.

### **Request:**

Apply stucco over brick exterior.

**Applicant:** AN @ Bennett - Chris Jones

**Application Filed:** 02/07/19

### **Staff Recommendation:**

Apply stucco over brick exterior – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because a stucco exterior finish would have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

Apply stucco over brick exterior – No quorum; comments only – Stucco is not appropriate to this district and would

### **5. 4317 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA189-297(MP)  
Marsha Prior

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cover brick detailing. Reconsider painting brick as it appears to have been painted in the past.

### Request:

Replace side yard fence with solid wood fence in front 50%.

Applicant: Dowdy, Chris

Application Filed: 02/07/19

### Staff Recommendation:

Replace side yard fence with solid wood fence in front 50% - Deny without prejudice –The proposed 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 2.11 and 2.14 which state that side yard fences must be located in the rear 50%, must be at least 70% open if facing the street, and the top portion must be horizontal.

### Task Force Recommendation:

Replace side yard fence with solid wood fence in front 50% - No quorum; comments only – Fence must be 70% open and located in rear 50% of the structure.

### Request:

Replace 48 window openings with vinyl windows. Work initiated without a Certificate of Appropriateness.

Applicant: Maks Property Swiss Ave - Matthew Scow

Application Filed: 02/07/19

### Staff Recommendation:

Replace 48 window openings with vinyl windows. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl windows would have an adverse effect on the historic overlay district.

### Task Force Recommendation:

Replace 48 window openings with vinyl windows. Work initiated without a Certificate of Appropriateness – No quorum; comments only – Denial of vinyl windows; approval of aluminum to match existing or wood windows since they are contributing to the district.

### Request:

1. Replace mortar on all elevations.
2. Install travertine paver on front walkway.
3. Install landscaping beds and stone border in front yard. Work completed without a Certificate of Appropriateness.

Applicant: 02/07/19

Application Filed: Deering, Steven

### Staff Recommendation:

1. Replace mortar on all elevations – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i)

### 6. 4313 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA189-296(MP)

Marsha Prior

### 7. 4602 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District

CA189-299(MP)

Marsha Prior

### 8. 2401 SOUTH BLVD

South Blvd/Park Row Historic District

CA189-273(MP)

Marsha Prior

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because the applicant has provided insufficient information for determining if the mortar is an appropriate mixture and color to match the historic.

2. Install travertine paver on front walkway – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with travertine pavers are not common to the district and would have an adverse effect on the historic overlay district.
3. Install landscaping beds and stone border in front yard. 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 stone bordered flower beds near the front of the walkway at the waterfall steps are not common to the district and would have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

1. Replace mortar on all elevations – Approve with conditions – We recommend the preservation brief standards for masonry repointing be followed and the mortar closely match the original color.
2. Install travertine paver on front walkway – Deny – Denied.
3. Install landscaping beds and stone border in front yard. Work completed without a Certificate of Appropriateness – Approve – Approve.

### **Request:**

1. Install wood fence and stain. Brand: Goof Proof 'Natural Cedar.' Work initiated without a Certificate of Appropriateness.
2. Install burglar bars on windows and doors. Work completed without a Certificate of Appropriateness.

**Applicant:** Brown, Jason

**Application Filed:** 02/07/19

### **Staff Recommendation:**

1. Install wood fence and stain. Brand: Goof Proof "Natural Cedar." Work initiated 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 the fence as constructed has an adverse effect on the historic overlay district.
2. Install burglar bars on windows and doors. Work initiated 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 mounting burglar bars into

### **9. 2534 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-298(MP)  
Marsha Prior

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historic brick would have an adverse effect on the architectural features of the structure.

### **Task Force Recommendation:**

1. Install wood fence and stain. Brand: Goof Proof “Natural Cedar.” Work completed without a Certificate of Appropriateness – Approve – Fence has minor adverse effect on existing structure and it meets preservation standard #10.
2. Install burglar bars on windows and doors. Work completed without a Certificate of Appropriateness – Approve – Meets standards 9 and 10 of Secretary of Interior Standards.

### **Request:**

Install new front door and transom window.

**Applicant:** Hernandez, Daniel

**Application Filed:** 02/07/19

### **Staff Recommendation:**

Install new front door and transom window. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-225.109(a)(16)(B) which states that opaque and translucent glass is not permitted, Section 51P-225.109(a)(16)(F)(iii) which states that windows, doors and lights on the front façade of a main building be typical of the style and period of the building.

### **Task Force Recommendation:**

Install new front door and transom window – Approve with conditions - Proportions of door to transom must match the proportions of the door and transom as shown on the photo of previous front door. The proportion of the door glass to wood needs to be appropriate to a full view door. See sketch from the Task Force. The transom window should be proportioned as the existing windows on the house. The transom needs to fit the door opening, see sketch from Task Force. Transom is stationary, not a part of a door unit. Door must be wood. Glass must be clear window glass per the ordinance. New scale drawing of the door and needs to be submitted to staff.

### **Request:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

**Applicant:** Mendez, Mario

**Application Filed:** 02/07/19

### **Staff Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Staff recommends an initial suspension period as outlined in 54A-4.501(i)(8)(A)(i) until the April 1, 2019 Landmark Commission meeting.

### **10.2516 THOMAS ST**

State Thomas Historic District  
CA189-291(LC)  
Liz Casso

### **11.1121 E 9<sup>TH</sup> ST**

Tenth Street Neighborhood Historic District  
CD189-006(MP)  
Marsha Prior

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**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – No quorum; comments only – Recommend denying because house is contributing structure.

**Request:**

Construct 2-story house.

**Applicant:** DiFrisco, Saro

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design is inconsistent with preservation criteria Section 3.2 which states that new construction must be of appropriate massing, shape, and detailing typical of the historic structures.

**Task Force Recommendation:**

Construct two-story house – No quorum; comments only – Remove east exterior wall at porch and balcony; recommend adding windows to east façade in all rooms; adjust wood white siding shiplap pine board to be the width of 117 siding; Add additional header trim board to front door; replace window selection with true wood window not clad wood window.

**Request:**

Replace front door.

**Applicant:** Perez, Nayeli

**Application Filed:** 02/07/19

**Staff Recommendation:**

Replace front door – Deny without prejudice – The proposed 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 2.11 which states that replacement doors must express mullion size, light configuration, and material to match the original.

**Task Force Recommendation:**

Replace front door – No quorum; comments only – Design lite configuration of door is acceptable, but wood door is preferred. Keep original casing.

**Request:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA.

**Applicant:** Lozano, Concepcion

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the

**12.1024 E 10<sup>TH</sup> ST**

Tenth Street Neighborhood Historic District  
CA189-303(MP)  
Marsha Prior

**13.1132 BETTERTON CIR**

Tenth Street Neighborhood Historic District  
CA189-263(MP)  
Marsha Prior

**14.5619 SWISS AVE**

Swiss Avenue Historic District  
CA189-280(MLP)  
Melissa Parent

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standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA – Approve with conditions - Suggest adding joint at property line, recognizing individual addresses. Suggest service access doors at alley for trash & utility use/access. Stucco color & texture to be submitted. Suggest "Bone White" to match existing residences trim color. Consider cap at pilaster to drain. Consider slope at top of wall to drain. Wall height 9'-0" acceptable, meets ordinance.

**Request:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness.

**Applicant:** Lozano, Concepcion

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness – Approve with conditions - Suggest adding joint at property line, recognizing individual addresses. Suggest service access doors at alley for trash & utility use/access. Stucco color & texture to be submitted. Suggest "Bone White" to match existing residences trim color. Consider cap at pilaster to drain. Consider slope at top of wall to drain. Wall height 9'-0" acceptable, meets ordinance.

**Request:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness.

**Applicant:** Lozano, Concepcion

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work

**15.5623 SWISS AVE**

Swiss Avenue Historic District  
CA189-281(MLP)  
Melissa Parent

**16.5627 SWISS AVE**

Swiss Avenue Historic District  
CA189-282(MLP)  
Melissa Parent



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will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness. – Approve with conditions - Suggest adding joint at property line, recognizing individual addresses. Suggest service access doors at alley for trash & utility use/access. Stucco color & texture to be submitted. Suggest "Bone "White" to match existing residences trim color. Consider cap at pilaster to drain. Consider slope at top of wall to drain. Wall height 9'-0" acceptable, meets ordinance.

**Request:**

Construct 5-story vertical addition to existing 5-story structure.

**Applicant:** Merriman Anderson Architects – Adam Jones

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct 5-story vertical addition to existing 5-story structure. – Deny without prejudice – The proposed 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 2 for height, which states that existing structures shall not be renovated to exceed 100 feet in height.

**Task Force Recommendation:**

Construct 5-story vertical addition to existing 5-story structure. – Approve with conditions - Approve with conditions: 1) Additional articulation of glazing be added particularly at the 6th floor; 2) Building height to comply with ordinance; 3) Metal panels be red color and recommend submitting sample.

**Request:**

Construct rooftop amenities deck.

**Applicant:** MESA – David Newman

**Application Filed:** 02/07/19

**Staff Recommendation:**

Construct rooftop amenities deck. – Deny without prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient details and specifications on the proposed rooftop amenities deck.

**Task Force Recommendation:**

Construct rooftop amenities deck. – Deny without prejudice - Deny without prejudice due to lack of information.

**Request:**

1. Resize six windows and replace with vinyl windows. Work completed without a Certificate of

**17.711 ELM ST**

West End Historic District  
CA189-290(LC)  
Liz Casso

**18.1801 N LAMAR ST**

West End Historic District  
CA189-293(LC)  
Liz Casso

**19. 3534 DUNBAR ST**

Wheatley Place Historic District  
CA189-261(MP)

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Marsha Prior

- Appropriateness.
2. Install iron gate at front door. Work completed without a Certificate of Appropriateness.
  3. Remove windows on right (South) side elevation and infill with wood siding. Work completed without a Certificate of Appropriateness.
  4. Paint brick on front porch columns. Work completed without a Certificate of Appropriateness.

**Applicant:** Roque, Hector

**Application Filed:** 02/06/19

**Staff Recommendation:**

1. Resize six windows and replace with vinyl windows. 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 Sections 5.1 and 5.3 which state that historic windows must remain intact and that replacements must express profile, muntin and mullion size, light configuration, and material to match historic.
2. Install iron gate at front door. 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 5.5 which states that burglar bars are not permitted on protected elevations.
3. Remove windows on right (South) side elevation and infill with wood siding. 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 5.1 which states that historic windows must remain intact.
4. Paint brick on front porch columns. 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(e) which states that brick elements on protected facades may not be painted.

**Task Force Recommendation:**

1. Resize six windows and replace with vinyl windows. Work completed without a Certificate of Appropriateness – No quorum; comments only – Recommend that all existing windows and

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configuration be returned to house.

2. Install iron gate at front door. Work completed without a Certificate of Appropriateness – No quorum; comments only – Remove iron gate at front door.
3. Remove windows on right (South) side elevation and infill with wood siding. Work completed without a Certificate of Appropriateness – No quorum; comments only – Recommend that all existing windows and configuration be returned to house.
4. Paint brick on front porch columns. Work completed without a Certificate of Appropriateness – No quorum; comments only – Restore and apply for CA [with yellow] color.

**Request:**

1. Remove addition to left (East) side of house.
2. Replace vinyl windows on front and right (West) elevation with one-over-one wood windows.
3. Install multi-light and one-over-one vinyl windows on rear and rear 50% of side elevation. Work completed without a Certificate of Appropriateness.
4. Install wood door on front elevation.
5. Install #117 wood siding on main structure.

**Applicant:** Hector Roque

**Application Filed:** 02/07/19

**Staff Recommendation:**

1. Remove addition to left (East) side of house – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for understanding both the current and proposed measurements along the East side elevation.
2. Replace vinyl windows on front and right (West) elevation with one-over-one wood windows – Approve with conditions – Approve image dated 3/14/19 with the condition that window trim is wood and matches the original with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install multi-light and one-over-one vinyl windows on rear and rear 50% of side elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl windows on protected elevations are incompatible with the historic overlay district.
4. Install wood door on front elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii)

**20. 2822 MCDERMOTT AVE**

Wheatley Place Historic District  
CA189-262(MP)  
Marsha Prior

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because the proposed door style is not compatible with the historic overlay district.

5. Install #117 wood siding on main structure – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Remove addition to left (East) side of house – No quorum; comments only – Agree with removal of front addition.
2. Replace vinyl windows on front and right (West) elevation with one-over-one wood windows – No quorum; comments only – Replace vinyl windows with one-over-one wood windows with casing matching original.
3. Install multi-light and one-over-one vinyl windows on rear and rear 50% of side elevation. Work completed without a Certificate of Appropriateness – No quorum; comments only – Install window in façade matching historic after demolition of addition.
4. Install wood door on front elevation – No quorum; comments only – Approve wooden door, but panel shape and configuration need to match design in neighborhood.
5. Install #117 wood siding on main structure – No quorum; comments only – Approve siding presented.

### **Request:**

1. Install wood columns and wood railing on front porch. Work completed without a Certificate of Appropriateness.
2. Install Whitewood board on front elevation and gables in vertical pattern. Work completed without a Certificate of Appropriateness.
3. Install Smartside paneling on front, side, and rear elevations. Work completed without a Certificate of Appropriateness.
4. Add dormer to front elevation. Work completed without a Certificate of Appropriateness.
5. Install window in front gable. Work completed without a Certificate of Appropriateness.
6. Re-size and install arched vinyl windows on front elevation. Work completed without a Certificate of Appropriateness.
7. Install multi-light vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.
8. Remove siding from one original front opening and install steel front door; cover second front opening with siding. Work completed without a Certificate of Appropriateness.

### **21. 3615 MEADOW ST**

Wheatley Place Historic District  
CA189-260(MP)  
Marsha Prior

## Landmark Commission Agenda Monday, March 4, 2019

9. Install security door on front elevation and security bars on front and rear windows. Work completed without a Certificate of Appropriateness.
10. Install new roof shingles on main and accessory structures. Brand: Owens Corning. Work completed without a Certificate of Appropriateness.
11. Install Smartside paneling on accessory structure. Work completed without a Certificate of Appropriateness.
12. Install garage door and personal entry door on accessory structure. Work completed without a Certificate of Appropriateness.
13. Paint main and accessory structures. Brand: Glidden. Body - 70BG 17/116 "Village Blue". Brand: Glidden. Front Siding - 70YR 13/259, "Fresh Baked Pumpernickel". Brand: Behr. Accent - PPU2-02, "Red Pepper". Work completed without a Certificate of Appropriateness.

**Applicant:** MP Limited Holdings LLC - Moe Pourahmadi

**Application Filed:** 02/06/19

**Staff Recommendation:**

1. Install wood columns and wood railing on front porch. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the altered porch with cedar wood columns and railing would have an adverse effect on the historic overlay district.
2. Install Whitewood board on front elevation and gables in vertical pattern. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vertical siding would have an adverse effect on the historic overlay district.
3. Install Smartside paneling on front, side, and rear elevations. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because a composite siding material would have an adverse effect on the historic overlay district.
4. Add dormer to front elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the addition of a non-historic dormer would have an adverse effect on the historic overlay district.

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5. Install window in front gable. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because new window openings on a protected elevation, as well as the material and style of window, would have an adverse effect on the historic overlay district.
6. Re-size and install arched vinyl windows on front elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the material, size, and style of window on a protected elevation would have an adverse effect on the historic overlay district.
7. Install multi-light vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the material, size, and style of windows on protected elevations would have an adverse effect on the historic overlay district.
8. Remove siding from one original front opening and install steel front door; cover second front opening with siding. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because covering an original opening and the material of the door on a protected elevation would have an adverse effect on the historic overlay district.
9. Install security door on front elevation and security bars on front and rear windows. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because exterior bars on protected elevations would have an adverse effect on the historic overlay district.
10. Install new roof shingles on main and accessory structures. Brand: Owens Corning. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Install Smartside paneling on accessory structure. Work completed without a Certificate of



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- Appropriateness – Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Install garage door and personal entry door on accessory structure. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
  13. Paint main and accessory structures. Brand: Glidden. Body - 70BG 17/116 “Village Blue.” Brand: Glidden. Front Siding - 70YR 13/259, “Fresh Baked Pumpernickel. Brand: Behr. Accent – PPU2-02, “Red Pepper.” Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the colors and color scheme would have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

1. Install wood columns and wood railing on front porch. Work completed without a Certificate of Appropriateness – No quorum, comments only – Repair column base to brick and repair porch foundation.
2. Install Whitewood board on front elevation and gables in vertical pattern. Work completed without a Certificate of Appropriateness – No quorum, comments only – Replace all vertical siding with horizontal siding.
3. Install Smartside paneling on front, side, and rear elevations. Work completed without a Certificate of Appropriateness – No quorum, comments only – No comments.
4. Add dormer to front elevation. Work completed without a Certificate of Appropriateness – No quorum, comments only – Remove dormer at roof.
5. Install window in front gable. Work completed without a Certificate of Appropriateness – No quorum, comments only – Remove window above porch.
6. Re-size and install arched vinyl windows on front elevation. Work completed without a Certificate of Appropriateness – No quorum, comments only – Return all windows to existing at front façade.
7. Install multi-light vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness – No quorum, comments only – No comments.
8. Remove siding from one original front opening and install steel front door; cover second front opening

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- with siding. Work completed without a Certificate of Appropriateness – No quorum, comments only – Return front door to wood door.
9. Install security door on front elevation and security bars on front and rear windows. Work completed without a Certificate of Appropriateness – No quorum, comments only – Remove metal bars at windows; deny metal bar at front door.
  10. Install new roof shingles on main and accessory structures. Brand: Owens Corning. Work completed without a Certificate of Appropriateness – No quorum, comments only – Accept roof shingle color.
  11. Install Smartside paneling on accessory structure. Work completed without a Certificate of Appropriateness – No quorum, comments only – No comments.
  12. Install garage door and personal entry door on accessory structure. Work completed without a Certificate of Appropriateness – No quorum, comments only – No comments.
  13. Paint main and accessory structures. Brand: Glidden. Body - 70BG 17/116 "Village Blue." Brand: Glidden. Front Siding - 70YR 13/259, "Fresh Baked Pumpernickel". Brand: Behr. Accent – PPU2-02, "Red Pepper". Work completed without a Certificate of Appropriateness – No quorum, comments only – Return siding color to white; change color of accessory structure to white.

**Request:**

Construct single story house.

**Applicant:** A to Z Basics LLC - Zachary Bigelow

**Application Filed:** 02/06/19

**Staff Recommendation:**

Construct single story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.3 which states that new main structures must include a front porch appropriate to the neighborhood.

**Task Force Recommendation:**

Construct single story house – No quorum; comments only – Enlarge concrete pad of front porch to 6' x 6'. Overhang design is acceptable and paint colors are acceptable.

**Request:** Paint main structure. Brand: Sherwin Williams. Body Color: SW0075 "Holiday Turquoise"; Trim Color: SW7005 "Pure White".

**Applicant:** Jackie Briseno

### 22.2826 METROPOLITAN AVE

Wheatley Place Historic District  
CA189-269(MP)  
Marsha Prior

### 23.214 N MONTCLAIR AVE

Winnetka Heights Historic District  
CA189-284(MLP)  
Melissa Parent

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**Application Filed:** 02/05/19

**Staff Recommendation:** Paint main structure. Brand: Sherwin Williams. Body Color: SW0075 "Holiday Turquoise"; Trim Color: SW7005 "Pure White" – The proposed work does not meet the standard in preservation criteria Section, 51P-87.111(a)(8)(C) and does not meet the standards City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district with the finding the requested color is not appropriate for the style and period of the house or district.

**Task Force Recommendation:** Paint main structure. Brand: Sherwin Williams. Body Color: SW0075 "Holiday Turquoise"; Trim Color: SW7005 "Pure White" – Denial without prejudice – Deny Turquoise because it's too bright 'neon.' Tone down the snapp color. Recommendation use of a sky/robin's egg shade of blue.

**Request:**

1. Replace brick on front steps of main structure. Work completed without Certificate of Appropriateness.
2. Replace existing concrete walkway and waterfall steps in front yard with new concrete. Work completed without Certificate of Appropriateness.
3. Replace existing front columns with new wood columns. Work initiated without Certificate of Appropriateness.
4. Replace front door with new wood door.

**Applicant:** Martin Frank Stluka

**Application Filed:** 02/05/19

**Staff Recommendation:**

1. Replace brick on front steps of main structure. Work completed without Certificate of Appropriateness. - Deny without prejudice – Deny without prejudice with the finding the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) with the finding the proposed work is not compatible with the historic overlay district.
2. Replace existing concrete walkway and waterfall steps in front yard with new concrete. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace existing front columns with new wood columns. Work initiated without Certificate of Appropriateness. – Approve – Approve drawing dated 3/4/2019 with the finding the initiated work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace front door with new wood door. – Approve – Approve specification dated 3/4/2019 with the finding the proposed work meets the standards in City Code

**24.419 N WINNETKA AVE**

Winnetka Heights Historic District  
CA189-285(MLP)  
Melissa Parent

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Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Replace brick on front steps of main structure. Work completed without Certificate of Appropriateness – Deny without prejudice – Deny rebrick front steps. The preconstruction photo doesn't show damage that warrants full replacement. Bring new brick sample to staff.
2. Replace existing concrete walkway and waterfall steps in front yard with new concrete. Work completed without Certificate of Appropriateness. – Approve – Approve angle step check at sidewalk per existing photo of preconstruction. Provide photo of preconstruction of steps.
3. Replace existing front columns with new wood columns. Work initiated without Certificate of Appropriateness. – Approve with conditions – Provide column design with all dimensions.

**Request:** Discussion and consideration of City of Dallas historic designation initiation, designation and appeals procedures

**Staff Recommendation:** Approve

### **25.DCA189-002(MD)**

### **OTHER BUSINESS ITEMS:**

- 1) Update on efforts to reinvigorate the Dallas Historic Preservation Program.
- 2) Approval of Minutes from January 7, 2019.

**DESIGNATION COMMITTEE:**

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**EXECUTIVE SESSION NOTICE**

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

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