



City of Dallas
Landmark Commission
Monday, March 6, 2006
AGENDA

BRIEFING	5ES	11:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	2:00 P.M.

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

Theresa O'Donnell, Director
Janet Tharp, Interim Assistant Director
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

BUS TOUR - 8:45 A.M.:

1. Bus Tour of the CBD/West End/Individual, Fair Park, Junius Heights, Peak's Suburban/Edison LaVista, South Blvd./Park Row, State Thomas/Wilson Block, Swiss/Munger, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff Historic Districts.

BRIEFING:

1. Ethics, Casey Burgess
2. Certificates of Eligibility
3. Certificates of Appropriateness
4. Certificates for Demolition and Removal
5. Initiations and Designations

CONSENT ITEM:

1. 300 N ERVAY ST
Republic Bank Tower
CA056-128(JA)
Jim Anderson

Request: 1) New tenant sign on Ervay for Advancial. Sign to be at street level below overhang. Sign approved by the THC for tax credit purposes.

Applicant: Architexas

Representative: N/A

Date Filed: February 1, 2006

Staff Recommendation: 1) New tenant sign. - Approve - Ordinance No. 25546, Items 9.1, 9.2

Task Force Recommendation: 1) New tenant sign. - Approve

2. 731 NESBITT DR
Junius Heights
CA056-140(JA)
Jim Anderson

Request: 1) Installation of privacy fence on southeast side of house, between 731 Nesbitt and 727 Nesbitt. Fence is 8 feet tall cedar of 1"x6"x8' cedar slats with a 2"x6" cedar cap and 1"x2" cedar face detail.

Applicant: DARREN GRAFF

Representative: N/A

Date Filed: February 2, 2006

Staff Recommendation: 1) 8' privacy fence. - Approve

Task Force Recommendation: 1) 8' privacy fence. - No task force meeting. A task force for Junius Heights has not been established at this time.

CONSENT ITEM:

3. 4919 TREMONT ST
Munger Place Historic
District
CA056-117(JA)
Jim Anderson

Request: 1) Black steel gate. Location was previously approved.
Applicant: Lisa Morganelli Anderson
Representative: N/A
Date Filed: February 1, 2006
Staff Recommendation: 1) Black steel gate. - Approve - Approval of gate #3. Applicant was at task force meeting and agreed to that design. Ordinance No. 20024, Section 11(b)(2)(F)
Task Force Recommendation: 1) Black steel gate. - Approve - Approval of gate #3. Applicant was at task force meeting and agreed to that design.

4. 4523 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA056-126(MF)
Margaret Fiskell

Request: 1) New rear yard one-story garage with two separate garage doors.
Applicant: TRACEY VENEGAS
Representative: N/A
Date Filed: February 2, 2006
Staff Recommendation: 1) New rear yard one-story garage with two separate garage doors. - Approve with Conditions - The location of the garage is compatible and must meet the setback requirements of the underlying zoning. Double garage doors as submitted. Ordinance No. 22352, Item 6
Ordinance No. 22352, Item 6
Task Force Recommendation: 1) New rear yard one-story garage with two separate garage doors. - Approve with Conditions - Location of garage in rear yard is not historically significant in this neighborhood as long as setbacks of underlying zoning are met and garage is minimum 10'-0" from the house. Double garage doors preferred.

5. 4611 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-096(MF)
Margaret Fiskell

Request: 1) Add window to rear facade in kitchen.
Applicant: Clara Sherman
Representative: N/A
Date Filed: January 6, 2006
Staff Recommendation: 1) Add window to rear facade in kitchen. - Approve
Task Force Recommendation: 1) Add window to rear facade in kitchen. - Approve

CONSENT ITEM:

6. 118 N CLINTON AVE
Winnetka Heights Historic
District
CA056-127(JA)
Jim Anderson

Request: 1) Paint exterior. Body and columns: Sw6148 wool skein; trim and skirt: SW7045 intellectual gray; and accent: Benjamin Moore HC70 van buren brown.
2) Stain front doors and porch, walnut.

Applicant: Cory Clark

Representative: N/A

Date Filed: February 2, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Repaint outside - body: wolfskien, intellectual gray skirt and trim and facia: vanburan brown; sashes bracket and caps. Applicant was at task force meeting and agreed to these color locations. Ordinance No. 18369, Section 9(a)(8)(c)
2) Stain front doors and porch. - Ordinance No. 18369, Section 9(a)(8)(F)

Task Force Recommendation: 1) Paint exterior. - Approve - Repaint outside - body: wolfskien, intellectual gray skirt and trim and facia: vanburan brown; sashes bracket and caps.
2) Stain front doors and porch.

7. 401 S CLINTON AVE
Winnetka Heights Historic
District
CA056-119(JA)
Jim Anderson

Request: 1) Wood ramp installed.
2) Landscape.

Applicant: Betty Jane Franklin

Representative: N/A

Date Filed: January 18, 2006

Staff Recommendation: 1) Wood ramp installed. - Approve - Ramp is required by applicant and the wood construction will allow it to be removed easily with no damage to the structure.
2) Landscape. - Approve - Ordinance No. 18369, Section 9(b)

Task Force Recommendation: 1) Wood ramp installed. - Approve
2) Landscape. - Approve

8. 219 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA056-121(JA)
Jim Anderson

Request: 1) Paint exterior of house.

Applicant: Sande Cawthon

Representative: N/A

Date Filed: February 1, 2006

Staff Recommendation: 1) Paint exterior of house. - Approve - Exterior paint: 3 color possibilities for siding and 1 trim approved. Sherwin Williams, body: slow green SW6456, second choice gratifying green 6435, third choice rainwashed SW6211; trim: alabaster SW7008. These color choices were made by the applicant at the task force meeting. Approval of any one of three possible body colors and 1 trim color. Ordinance No. 18369, Section 9(a)(8)(c)

Task Force Recommendation: 1) Paint exterior of house. - Approve - Exterior paint: 3 color possibilities for siding and 1 trim approved. Sherwin Williams, body: slow green SW6456, second choice gratifying green 6435, third choice rainwashed SW6211; trim: alabaster SW7008

CONSENT ITEM:

9. 315 S WINDOMERE AVE
Winnetka Heights Historic District
CA056-108(JA)
Jim Anderson

Request: 1) Sand, scrape and paint exterior of house and garage. Body of house to be "Favorite Tan" with accent colors of "Connected Gray" and "Sundried Tomato". Sherwin Williams paint.
Applicant: Rob Shearer
Representative: N/A
Date Filed: January 10, 2006
Staff Recommendation: 1) Paint exterior. - Approve - Approval as submitted. Ordinance No. 18369, Section 9(a)(8)(c)
Task Force Recommendation: 1) Paint exterior. - Approve - Exterior paint possibilities. Colors, siding - favorite tan, accent: sundried tomato; and trim: connected gray.

10. 215 N WILLOMET AVE
Winnetka Heights Historic District
CA056-113(JA)
Jim Anderson

Request: 1) Paint house. Body: HC-33, trim: HC-44, and accent: cottage red 22. All paint by Benjamin Moore.
Applicant: Jeff Strong
Representative: N/A
Date Filed: January 31, 2006
Staff Recommendation: 1) Paint house. - Approve - Paint colors and location are per applicant's request at task force meeting. Ordinance No. 18369, Section 9(a)(8)(c)
Task Force Recommendation: 1) Paint house. - Approve - Exterior paint colors proposed are ok. Benjamin Moore paint. body: montgomery white HC-33; siding, columns, railing and trim: lenox tan HC-44; all trim, column bases, accent: cottage red 22 window sashes, column molding.

11. 206 N WINNETKA AVE
Winnetka Heights Historic District
CA056-112(JA)
Jim Anderson

Request: 1) Rear addition of master bedroom and bath. Colors and roof to match main house. Existing house colors are Sherwin Williams SW6115 totally tan, trim: SW6385 dover white, and accent; SW6629 jalapeno.
Applicant: Jeff Strong
Representative: N/A
Date Filed: January 31, 2006
Staff Recommendation: 1) Rear addition. - Approve - Approval as submitted. Ordinance No. 18369, Section 9(a)(2)
Task Force Recommendation: 1) Rear addition. - Approve - Removal of existing add on to be replaced with new longer addition, hip, opentail, and like composition roofing. Paint addition same as house.

DISCUSSION ITEM:

1. 2018 Cadiz
The Harlan Building
CE056-137(AC)

Request: (1) A Certificate of Eligibility (CE) request for approval of a tax abatement on 100 percent of the structure only (land not included because the property is in a TIF District) for a period of fifteen years on the property located at 2018 Cadiz in the Harlan Building Historic Overlay District No. 41. The building will be a large scale rehabilitation into a mixed use residential development. (2) Approval of eligible expenses from 03/06/2005-03/06/2006 the total of which exceeds the required minimum of \$803.

Applicant: Cadiz Street Properties, LTD

Representative: Craig Melde

Date Filed: November 3, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

2. 1003 Moreland
Peak's Suburban Addition
Historic District
CE056-138(AC)

Request: A Certificate of Eligibility (CE) request for approval of a ten-year added value single family residential tax abatement on the value of land and improvements on the property located at 1003 Moreland in the Peak's Suburban Historic Overlay District.

Applicant: Miguel and Tracey Venegas

Representative: N/A

Date Filed: January 27, 2006

Staff Recommendation: Approval

Task Force Recommendation: Approval

3. 333 N HOUSTON ST
West End Historic District
CA056-146(JA)
Jim Anderson

Request: 1) Add two new approaches to the current parking lot.

Applicant: Dallas Holocaust Museum

Representative: N/A

Date Filed: February 10, 2006

Staff Recommendation: 1) Add 2 new approaches to parking lot. - Approve

Task Force Recommendation: 1) Add 2 new approaches to parking lot. - Task Force did not meet on this item.

DISCUSSION ITEM:

4. 715 LIPSCOMB AVE
Junius Heights
CA056-141(JA)
Jim Anderson

Request: 1) Paint exterior of home. Home has been previously painted.
2) Install panel siding on the rear wall and garage walls.
3) Replace windows.

Applicant: Pete Tucker

Representative: N/A

Date Filed: February 7, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Body Behr 320A-2 Provence Creme
Trim Behr 430D-7 Pacific Pine. 51A-4.501(d)(5)
2) Install panel siding. - Deny without Prejudice - T1-11 plywood siding is not appropriate. Wood siding either lap or novelty would be appropriate. 51A-4.501(d)(5)
3) Replace Windows. - Deny without Prejudice - Side windows are wood one-over -one and appear to be original. They should be repaired and retained. If they are shown to be damaged new wood windows to match should be installed. The multiple light windows on the front may not be original. More research is needed. If not original and they must be replaced staff recommends one-over-one wood windows to match side windows. 51A-4.501(d)(5)

Task Force Recommendation: 1) Paint exterior. - No task force meeting. A task force for Junius Heights has not been established at this time.
2) Install panel siding.
3) Replace Windows.

5. 202 E 5TH ST
Lake Cliff Historic District
CD056-007(JA)
Jim Anderson

Request: 1) Demolish garage based on imminent threat to public health/safety.

Applicant: Clay Sheets

Representative: N/A

Date Filed: January 25, 2006

Staff Recommendation: 1) Demolish garage. - Approve - The structure is severely burned and has fallen into a pile of debris. 51A-4.501(h)(4)(c)

Task Force Recommendation: 1) Demolish garage. - Approve - Demo and removal recommended.

DISCUSSION ITEM:

6. 5207 VICTOR ST
Munger Place Historic
District
CA056-130(JA)
Jim Anderson

- Request:**
- 1) Remove one window on west side.
 - 2) Add one window to the west side.
 - 3) Fill in screen porch and the window removed on the west side with siding to match existing.
 - 4) Remove three windows on the east side.
 - 5) Remove non original exterior door at northeast corner on back of house. Fill in opening with siding to match existing.
 - 6) Replace non original steel exterior door on rear with new steal nine-light door.
 - 7) New wood porch to be built at the rear door location.

Applicant: Dan Jenkins

Representative: N/A

Date Filed: February 1, 2006

- Staff Recommendation:**
- 1) Remove one window on west side. - Approve
 - 2) Add one window to the west side. - Approve
 - 3) Fill in screen porch and window. - Approve
 - 4) Remove three windows on the east side. - Approve - Window changes are on the back section of the side facades and not readily visible from the street. Ordinance 20024 Section 11(a)(19)(A) discusses window openings on the front facade must not be changed. Windows on the side and rear facades are not mentioned.
 - 5) Remove non-original exterior door. - Approve
 - 6) Replace non original steel exterior door. - Approve
 - 7) New wood porch. - Approve

- Task Force Recommendation:**
- 1) Remove one window on west side. - Approve - Remove one and add one window west elevation.
 - 2) Add one window to the west side. - Approve
 - 3) Fill in screen porch and window. - Approve - Enclosed screen porch, siding to match existing.
 - 4) Remove three windows on the east side. - Approve
 - 5) Remove non-original exterior door. - Approve
 - 6) Replace non original steel exterior door. - Approve
 - 7) New wood porch. - Approve - Applicant to submit paint colors and exterior light fixtures to staff.

DISCUSSION ITEM:

7. 4615 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA056-124(MF)
Margaret Fiskell

Request: 1) Landscape plan includes removal of existing front-yard sidewalk that is offset and reuse of the existing concrete broken up with a fieldstone border to align with the front entrance. Landscape feature with pillars and raised planting beds.
2) Front yard parking.

Applicant: LISA MCKNIGHT

Representative: N/A

Date Filed: February 2, 2006

Staff Recommendation: 1) Landscape plan includes a 10 foot sidewalk, a landscape feature with pillars and planting beds. - Approve with Conditions - Planting parallel to front sidewalk (along Gaston) limited to plants 3'-0" maximum mature height.
New front walk at 8'-0" width and aligned with the front entrance, recommend flat beds, if raised maximum 6" high at the center (bermed) on either side with low planting material. New sidewalk material should be typical to the neighborhood, recommend brushed concrete. Remove fieldstone edging along the sidewalk. Stone edging along planter beds is ok.
See Ordinance #22352 Section 2.3 "New sidewalks, walkways, steps and driveways must be of brushed finished concrete, brick, stone, or other material deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted."
Recommend eliminating the architectural column planter features, not typical.
2) Front yard parking. - Deny - This property is adjacent to the Gaston Commercial track. See Ordinance #22352 Section 2.4 - "No new circular drives or new parking is allowed in front yards. Parking is allowed in front of structures in the Gaston Commercial Tract." See also 51P-362.107(d)(3) "No off-street parking may be located in the required front yard."
Recommend applicant submit a parking plan for the rear yard that accomodates this mixed use of office and residential.

Task Force Recommendation: 1) Landscape plan includes a 10 foot sidewalk, a landscape feature with pillars and planting beds. - Approve with Conditions - Planting parallel to front sidewalk (along Gaston) limited to plants 3'-0" maximum mature height.
Front walk ok at 8'-0" wide, paving is ok with 6" high raised beds on either side with low planting. No architectural column planters.
Broken concrete to look like stone or flagstone ok, but simple brushed concrete preferred.
2) Front yard parking. - Deny - No parking in front yard per 2.4 of the ordinance.

DISCUSSION ITEM:

8. 917 MORELAND AVE
Peak's Suburban Addition
Neighborhood
CA056-104(MF)
Margaret Fiskell

- Request:**
- 1) Remove existing metal windows. Re-frame window sizes and add brick headers and sills. Replace with vinyl window frames.
 - 2) Add decorative shutters to frame windows
 - 3) Replace one rear window with atrium doors and enclose the existing rear patio.
 - 4) Add a hipped roof eave overhang on north gable end to cover patio.
 - 5) Existing stucco wall cladding repair and repaint.
 - 6) Replace one north side window with atrium doors.
 - 7) Replace four small rear windows with glass block.
 - 8) Fence around the two patios (see site plan).

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: January 24, 2006

- Staff Recommendation:**
- 1) Remove, reframe and replace existing windows with vinyl. - Approve with Conditions - Recommend reconfigured window form to be a typical rectangular shape, with the length being greater than the width.
See 51A-4.501(g)(6)(C)(ii) - "for noncontributing structures, the proposed work is compatible with the historic overlay district."
Webster's II definition of compatible is "Capable of living or performing in harmonious, agreeable, or friendly association with another or others."
 - 2) Add decorative shutters to frame windows. - Approve with Conditions - Most of the detailing on the one-story Minimal Traditional style houses was removed. Extra detailing such as decorative shutters is more common on the two-story late examples in the Colonial Revival and Monterey Eclectic styles.
See 51A-4.501(g)(6)(C)(ii) - "for noncontributing structures, the proposed work is compatible with the historic overlay district."
 - 3) Replace one rear window with atrium doors and open and extend the existing rear patio. - Approve
 - 4) Add hipped roof eave overhang on north gable end to cover patio. - Approve
 - 5) Existing stucco wall cladding repair and repaint. - Approve - Applicant to submit paint colors for a routine maintenance Certificate of Appropriateness.
 - 6) Replace one north side window with atrium doors. - Approve
 - 7) Replace four small rear windows with glass block. - Approve
 - 8) Fence around the two patios (see site plan). - Approve with Conditions - The side-yard fence return that faces Moreland should be 70% open. See Ordinance 22352 Section 2.11 "...The portion of the fence facing the main street must be at least 70% open."

- Task Force Recommendation:**
- 1) Remove, reframe and replace existing windows with vinyl. - Deny without Prejudice
 - 2) Add decorative shutters to frame windows. - Deny without Prejudice
 - 3) Replace one rear window with atrium doors and open and extend the existing rear patio. - Approve
 - 4) Add hipped roof eave overhang on north gable

- end to cover patio. - Approve
- 5) Existing stucco wall cladding repair and repaint. - Approve - Bring paint colors.
- 6) Replace one north side window with atrium doors. - Approve
- 7) Replace four small rear windows with glass block. - Approve
- 8) Fence around the two patios (see site plan). - Approve with Conditions - Fence that faces

9. 4417 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-097(MF)
Margaret Fiskell

Request: 1) Removed two mature Bradford pear trees in front-yard.
2) Landscape plan.

Applicant: BRADEN POWER

Representative: N/A

Date Filed: January 18, 2006

Staff Recommendation: 1) Removed two Bradford Pear trees. - Approve
2) Landscape plan. - Approve with Conditions - Applicant to submit a site plan that shows the building footprint. Applicant to provide photos of the existing landscape conditions as Windmill Palms are now installed in the Courtyard. See Ordinance #22352 Section 2.6 "Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building..."

Task Force Recommendation: 1) Removed two Bradford Pear trees. - Approve
2) Landscape plan. - Approve with Conditions - Windmill Palms ok to be planted in the ground. New trees to be Sweet Gum instead of Red Oak. New trees move to the Front yard instead of parkway. Two trees only in the Front yard.

10. 4501 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-125(MF)
Margaret Fiskell

Request: 1) Install 95 feet of 8 foot tall metal fence and 8 foot tall drive gates along Carroll Ave and including a portion of the rear yard.
2) Chain link fence and gates at courtyard located at rear of building.

Applicant: Kevin Moran

Representative: N/A

Date Filed: February 1, 2006

Staff Recommendation: 1) New 8 foot metal fence and 8 foot drive gates along Carroll Ave and in a portion of the rear yard. - Approve
2) 9 foot height chain link fence with 5 foot width swing gates at courtyard - rear of building. - Approve with Conditions - Fence and swing gates for Courtyard not to exceed 8 feet in height. Courtyard chain link fence material as specified or applicant can upgrade to iron. All fencing to be a black finish. Ordinance No. 22352, Item 2.9, 2.13

Task Force Recommendation: 1) New 8 foot metal fence and 8 foot drive gates along Carroll Ave and in a portion of the rear yard. - Approve
2) 9 foot height chain link fence with 5 foot width swing gates at courtyard - rear of building. - Approve with Conditions - No new fence taller than 8'-0" tall. Chain link or iron ok at "Courtyard". All fencing to be black finish.

DISCUSSION ITEM:

11. 6311 BRYAN PKWY
Swiss Avenue Historic
District
CA056-129(JA)
Jim Anderson

Request: 1) Wrought iron gate.
Applicant: Lauren and Scott Maggard
Representative: N/A
Date Filed: February 2, 2006
Staff Recommendation: 1) Wrought iron gate. - Approve - Approval as submitted. Gate will be painted black.
Task Force Recommendation: 1) Wrought iron gate. - Approve - Approval of gate as submitted. Paint gate black. Ordinance No. 18563, Section 14(b)(2)(B), (G)

12. 6317 BRYAN PKWY
Swiss Avenue Historic
District
CA056-109(JA)
Jim Anderson

Request: 1) Expand small southern bed's width by 1.5'.
2) Replace Crape Myrtle Dynamite with Crape Myrtle Cheyenne.
3) Replace Wintergreen Boxwood with another low foundation bush (Little Rascal Holly), in compliance with Ordinance 18563, Section 6(B)(2).
4) Add a spiraea (height 3 foot) to the northern most part of the large bed.
5) Smooth and fill in the front yard.
6) Install a lawn sprinkler system.
7) Replace concrete curbing around all front beds with like material to match existing.
Applicant: Doug Edwards
Representative: N/A
Date Filed: February 2, 2006
Staff Recommendation: 1) Expand small southern bed's width by 1.5' - Approve
2) Replace Crape Myrtle Dynamite with Crape Myrtle Cheyenne. - Approve
3) Replace Wintergreen Boxwood. - Approve
4) Add a spiraea to the northern most part of the large bed. - Approve
5) Smooth and fill in the front yard. - Approve
6) Install a lawn sprinkler system. - Approve
7) Replace concrete curbing around all front beds. - Approve
Task Force Recommendation: 1) Expand small southern bed's width by 1.5' - Approve
2) Replace Crape Myrtle Dynamite with Crape Myrtle Cheyenne. - Approve
3) Replace Wintergreen Boxwood. - Approve
4) Add a spiraea to the northern most part of the large bed. - Approve
5) Smooth and fill in the front yard. - Approve
6) Install a lawn sprinkler system. - Approve
7) Replace concrete curbing around all front beds. - Approve

DISCUSSION ITEM:

13. 6321 BRYAN PKWY
Swiss Avenue Historic
District
CA056-123(JA)
Jim Anderson

Request: 1) Add 14 x 12 addition to rear. Addition to be 1 story with flat roof and railing.
2) Remove existing leaded windows in front and replace with wood windows to match original windows as shown in 1970's photo.

Applicant: DAVID WILLIAMS

Representative: N/A

Date Filed: February 2, 2006

Staff Recommendation: 1) Rear addition. - Approve - Resubmit light fixture at a later date. Ordinance No. 18563, Section (14)(a)(2)
2) Remove leaded windows and replace with wood windows. - Approve - Approval as submitted. Applicant will use salvaged window or a wood window to match existing windows on house. Ordinance No. 18563, Section 14(a)(16)

Task Force Recommendation: 1) Rear addition. - Approve with Conditions - Recommend approval of rear addition as submitted. Color to match existing building trim. Applicant to submit light fixture at rear to city staff prior to Landmark meeting.
2) Remove leaded windows and replace with wood windows. - Approve with Conditions - Recommend approval of window replacement, front elevation with wood one over one window.

14. 5421 SWISS AVE
Swiss Avenue Historic
District
CA056-122(JA)
Jim Anderson

Request: 1) Location of historic marker installed on homeowner's side of public sidewalk and to right (facing) side of house sidewalk in accordance with CA approved March 29, 2005.

Applicant: Anita and Greg Childress

Representative: N/A

Date Filed: February 2, 2006

Staff Recommendation: 1) Location of historic marker. - Approve - The Landmark Commission's took action on the guidelines for this item on 2/7/05. That motion was " Conceptual approval with conditions. The markers in the Swiss Avenue Historic District with the criteria listed in the Certificate of Appropriateness. Markers will state: date built, architectural style, original owner, designer, builder, and other historic information. The condition being that a separate Routine Maintenance Certificate of Appropriateness to be filed by each homeowner making the request with documentation and guidelines to be met. The homeowner is to provide documentation of information and must meet guidelines."
Suggest that the Swiss Avenue Neighborhood Association resubmit this item for further clarification by the Commission.

Task Force Recommendation: 1) Location of historic marker. - Approve - The marker is in compliance with description of the Landmark Commission action of 1/6/05., but is not in compliance with the intent as presented by the original applicant for the markers. Recommend approval for marker in current location, this property only. Task Force recommends further study by Swiss Avenue Home Owner Association to develop detailed location and mounting details.

DISCUSSION ITEM:

15. 3711 DUNBAR ST
Wheatley Place Historic
District
CA056-101(MF)
Margaret Fiskell

Request: 1) Replace front porch supports and railing.
Applicant: MARK FILGO
Representative: N/A
Date Filed: January 12, 2006
Staff Recommendation:

1) Replace wood porch supports and railing. - Deny without Prejudice - Applicant to provide elevations with wider porch support columns. Recommend lower railing height with closer spacing that is typical in the neighborhood. See Ordinance #24432 Section 7.3 "Historic columns...railings and trim on porches ...are protected" and Section 7.4- "Porch floors must be brick, concrete, stone or wood. Wood floors must be painted or stained."

Task Force Recommendation: 1) Replace wood porch supports and railing. - Deny without Prejudice - Task Force did not have a quorum, comments only. Applicant to provide elevations with wider porch supports. Lower height and closer spacing on railing typical to the neighborhood.

16. 2823 TANNER ST
Wheatley Place Historic
District
CA056-115(MF)
Margaret Fiskell

Request: 1) Enclose one side of the front porch. Frame in two Lexan picture windows. Add a wood and glass entry door on the side.
Applicant: Mythe Kirven
Representative: N/A
Date Filed: January 22, 2006
Staff Recommendation:

1) Enclose one side of front porch. - Deny - See ordinance #24432 Section 4.1(a) "Front, cornerside and interior side facades of contributing structures are protected." Section 4.1(c) "Historic solid-to-void ratios of protected facades must be maintained." Section 7.1 "Historic porches and balconies are protected." Section 7.2 "Porches and balconies may not be enclosed."

Task Force Recommendation: 1) Enclose one side of front porch. - Deny - Task Force did not have a quorum, comments only.

OTHER BUSINESS:

1. Approval of the Minutes of February 6, 2006.

2. 1900 N. Akard - Skybridge
CBD/Individual

The proposal is for a sky bridge located on Munger Avenue near Ervay Street. This sky bridge location is on a new development across the street from the Cumberland Hill School. Dallas Development code requires the Landmark Commission's review of sky bridges located within 300 feet of a City of Dallas Landmark.

Staff Recommendation: Approval. This sky bridge is located on Munger Avenue. The school fronts on Ervay Street. The bridge will not have an adverse effect on views to the landmark structure. Cortesy review only. Must be approved by Board of Adjustment.

Task Force Recommendation: Approval

3. Appointment of Task Force Chairs.

4. Designation Committee Appointment Followup.

OTHER BUSINESS:

5. Reivew of Preservation Criteria comments from Designation Committee.

6. Reconsideration of the Junius Heights Historic District: Primary Area: Designation and classification as a Revitalizing Neighborhood.

Staff Recommendation: Approval of the revised criteria dated February 27, 2006, for the Junius Heights Historic District. Approval of removing the 5700 block of Reiger Ave.

7. Junius Heights Historic District: Initiation of Gaston expansion area:

Staff Recommendation: Do not initiate southeast side of Gaston Avenue between Parkmont and Lipscomb, for historic designation at this time, but allow balance of Junius Heights historic designation to move forward to City Plan Commission and City Council.

Designation Committee Recommendation: Landmark Commission should continue with the Gaston Avenue boundary as originally proposed. The area between Parkmont and Lipscomb should not be included in the district at this time.

8. Junius Heights Historic District: Designation of Gaston expansion area.

Staff Recommendation: Do not designate southeast side of Gaston Avenue between Parkmont and Lipscomb, for historic designation at this time, but allow balance of Junius Heights historic designation to move forward to City Plan Commission and City Council.

Designation Committee Recommendation: Landmark Commission should continue with the Gaston Avenue boundary as originally proposed. The area between Parkmont and Lipscomb should not be included in the district at this time.

9. Garvin Cemetery (4000 block of West Northwest Highway): Designation (already initiated 6/6/05)

Staff Recommendation: Approval of initiation and designation of Garvin Cemetery with boundaries as shown on designation report.

Designation Committee Recommendation: Approval of initiation and designation of Garvin Cemetery with boundaries as shown on designation report. There are a number of markers and elements associated with historic Cemeteries.

10. Garvin Cemetery extension (African American portion - Kelso property): Initiation and Designation

Staff Recommendation: Approval of initiation and designation of Garvin Cemetery with boundaries as shown on designation report. There are number of markers and elements associated with historic Cemeteries.

Designation Committee Recommendation: Approval of initiation and designation of Garvin Cemetery with boundaries as shown on designation report.

11. 4503 Reiger (Block 799, Lots 1 and 2, approximately 0.5821 acres): Initiation.

Staff Recommendation: Initiate 4503 Reiger (lots 1 and 2) for historic designation.

Designation Committee Recommendation: Initiate 4503 Reiger (lots 1 and 2) for historic designation.

12. Update on Pending Cases

13. Designation Committee Meetings will be held on the following dates:

Wednesday, March 8, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

Wednesday, March 22, 2006, 5:45 p.m. 1500 Marilla St., room 5DN

Wednesday, April 12, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

Wednesday, April 26, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

EXECUTIVE SESSION

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. *seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. *deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. *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; [Texas Government Code §551.073]*
- d. *deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. *deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. *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. [Texas Government Code §551.086]*