



City of Dallas
Landmark Commission
Monday, April 3, 2006
AGENDA

BRIEFING	5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	1:00 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

BRIEFING:

1. Briefing on Lake Cliff Park Improvements, including Restoration of WPA Projects, New Playground, and New Lighting; Jim Anderson
2. Certificate of Eligibility
3. Certificates of Appropriateness
4. Certificate for Demolition and Removal
5. Other Business

CONSENT ITEM:

1. 2008 COMMERCE ST
Harwood Historic Area
CA056-185(JA)
Jim Anderson

Request: 1) Rehabilitation of front facade.

Applicant: Kate Singleton

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) Rehabilitation of front facade. - Approve with Conditions - Approval as submitted with the condition that construction design drawings and specifications be submitted for review and approval prior to construction. Original transom windows have been found during exploration. These transoms also have determined the original bay width for the storefront. Ordinance No. 20575 Items 3.1(g), 3.2(a)

Task Force Recommendation: 1) Rehabilitation of front facade. - Approve with Conditions - Approved as submitted with the condition that construction design drawings and specifications be submitted for review and approval.

CONSENT ITEM:

2. 1933 MAIN ST
Harwood Historic
Area, Plaza Hotel
CA056-181(JA)
Jim Anderson

Request: 1) Replace existing canvas awnings above first floor windows at Main and Harwood Street facades with new canvas awnings.
2) Clean masonry (brick and stone) at first, second and third floors at Main and Harwood Street facades.
3) Paint wood storefronts and windows at first floor at Main and Harwood Street facades.

Applicant: Doug Guling

Representative: N/A

Date Filed: March 1, 2006

Staff Recommendation: 1) Replace existing canvas awnings. - Approve with Conditions - Applicant to submit color samples for canvas awnings and paint.
2) Clean masonry. - Approve with Conditions - Conduct masonry cleaning in strict accordance with preservation criteria and submit color samples and other details prior to Landmark Commission
3) Paint wood storefronts and windows. - Approve with Conditions - Submit a plan showing the windows, etc. which are to be painted. Ordinance No. 20575 Item 3.1(d), Ordinance No. 19042 Item 5(B) "The existing color of all window/door frames, the terra cotta banding, and trim and detailing shall be preserved as is.", and Ordinance No. 20575 Item 3.1(h).

Task Force Recommendation: 1) Replace existing canvas awnings. - Approve with Conditions - Applicant to submit color samples for canvas awnings and paint.
2) Clean masonry. - Approve with Conditions - Conduct masonry cleaning in strict accordance with preservation criteria and bring a complete set of color and material samples to Landmark Commission meeting.
3) Paint wood storefronts and windows. - Approve with Conditions - Submit a plan showing the windows, etc. which are to be painted.

3. 4711 GASTON AVE
Peak's Suburban Addition
Neighborhood
CD056-009(MF)
Margaret Fiskell

Request: 1) Demolition non-contributing structure because newer than period of significance.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: January 24, 2006

Staff Recommendation: 1) Request to demolish a non-contributing accessory structure in rear yard for parking access. - Approve - Based on the Sanborn maps and interior photos it appears this structure was built after 1941.
Sanborn maps provided from 1916- no accessory structure.
Sanborn maps provided from 1932 and 1941 indicates an accessory structure located in the rear corner.
See 51A-4.501(h)(4)(D).

Task Force Recommendation: 1) Request to demolish a non-contributing accessory structure in rear yard for parking access. - Approve

CONSENT ITEM:

4. 5819 SWISS AVE
Swiss Avenue Historic
District
CA056-183(JA)
Jim Anderson

Request: 1) Construct new swimming pool, arbor and plantings in back yard.
2) Renovate and relandscape plantings in front yard . Provide path from main walk to drive.

Applicant: Mike Munsterman-Outside

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) New swimming pool, arbor and planting in back yard. - Approve - Ordinance No. 18563 Section 6(d)(I)(B)
2) Landscape plantings in front yard. Path from main walk to drive. - Approve - Ordinance No. 18356 Section 6(b),14(b)(7)

Task Force Recommendation: 1) New swimming pool, arbor and planting in back yard. - Approve - Approval of rear yard improvements, including swimming pool, arbor and plantings.
2) Landscape plantings in front yard. Path from main walk to drive. - Approve - Approval as submitted.

5. 5610 SWISS AVE
Swiss Avenue Historic
District
CA056-206(JA)
Jim Anderson

Request: 1) Replace old style garage doors so automatic openers can be installed.

Applicant: Shelly Mathis

Representative: N/A

Date Filed: March 3, 2006

Staff Recommendation: 1) New garage door. - Approve with Conditions - Approval of replacement of garage doors with flat flush panel. No windows. Paint finish. Applicant is in favor of this condition.

Task Force Recommendation: 1) New garage door. - Approve with Conditions - Approval of replacement of garage doors with flat flush panel. No windows. Paint finish.

6. 120 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-184(JA)
Jim Anderson

Request: 1) Rear addition. The roof (weathered wood), siding, and wood windows will match existing house.
2) Paint exterior white.

Applicant: WAYNE WOODS

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) Rear addition. - Approve with Conditions - Remove asbestos siding and reinstall lap siding to match existing. Applicant will reuse existing windows from house for the addition. Applicant is in agreement to add one by four to cover where the siding of the addition and original house meet to show the addition is decernably new. Secretary of Interior Standards #9 and 10. Ordinance No. 18369 Section 9(a)(2).
2) Paint exterior white. - Approve - Ordinance No. 18369 Section 9(a)(8)(C)

Task Force Recommendation: 1) Rear addition. - Approve with Conditions - Remove asbestos siding and reinstall lap siding to match existing. Need to supply cut sheet on windows.
2) Paint exterior white. - Approve

CONSENT ITEM:

7. 1300 W DAVIS ST
Winnetka Heights Historic
District
CA056-189(JA)
Jim Anderson

Request: 1) Use of existing first bay for restaurant to go. Install new wall to match existing overhead door. Pedestian door to be installed in this new wall. All existing over head doors to remain intact. No exterior work to be done on building.

Applicant: Gilbert Reyes

Representative: N/A

Date Filed: February 28, 2006

Staff Recommendation: 1) Use of existing first bay for restaurant to go. - Approve with Conditions - Approved with interior wall to match overhead door. Run shelving parellel with dividing wall so storage will not be readily seen through the glass doors. Applicant agrees with conditions.

Task Force Recommendation: 1) Use of existing first bay for restaurant to go. - Approve with Conditions - Approved with interior door and wall to match overhead door. Run shelving parellel with dividing wall. Applicant agrees with conditions.

DISCUSSION:

1. 4513 Gaston Ave
Peak's Suburban
CE056-140(AC)

Request: An added value abatement on the land and structure for 10 years when costs exceed 50% of the structure's pre-rehabilitation value (if not owner occupied).

Applicant: West Fielding, LLC

Representative: N/A

Date Filed: March 1, 2006

Staff Recommendation: Approval

Task Force Recommendation: Approval

DISCUSSION ITEM:

2. 3500 S FITZHUGH AVE
Fair Park
CA056-176(JA)
Jim Anderson

Request: 1) Install the skyride loading station and related equipment between the Tower Building and Grand Place (Constitution Place) for the 2007 Fair.

Applicant: State Fair of Texas

Representative: N/A

Date Filed: March 1, 2006

Staff Recommendation:

- 1) Install skyride loading station between Tower Building and Grand Place. - Approve with Conditions - 1) Nearest facade of station to Constitution Plaza - locate minimum of 50 feet from back edge of bas relief on tower building.
- 2) Ground level loading.
- 3) Minimal structure.
- 4) Retain 2 rows of existing trees. Work with arborist on foundation locations and trimming to accomplish this.
- 5) Year-round operation.
- 6) Hire architect to consult on design of station and related components.
- 7) No poles in cotton bowl plaza.
- 8) Pending approval of final layout of poles and station design.

Task Force Recommendation:

- 1) Install skyride loading station between Tower Building and Grand Place. - Approve with Conditions - 1) Nearest facade of station to Constitution Plaza - locate minimum of 50 feet from back edge of bas relief on tower building. Ordinance No. 19487, Preservation Criteria for Zone C Constitution Place.
- 2) Ground level loading.
- 3) Minimal structure.
- 4) Retain 2 rows of existing trees. Work with arborist on foundation locations and trimming to accomplish this.
- 5) Year-round operation.
- 6) Hire architect to consult on design of station and related components.
- 7) No poles in cotton bowl plaza.
- 8) Pending approval of final layout of poles and station design.

DISCUSSION ITEM:

3. 3829 N HALL ST
3829 N Hall St.
CA056-192(JA)
Jim Anderson

Request:

- 1) Straighten and repair garage.
- 2) Repair rear roof for proper fall.
- 3) Install 2 garage doors.
- 4) Replace rear fence and entry fence in kind.
- 5) Repair damaged corner and point bricks around entire main structure (as needed).
- 6) Repair rotten areas of wood columns and front door.
- 7) Repair damaged rotten windows - (east facade).
- 8) Install sign.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation:

- 1) Straighten and repair garage. - Approve - Ordinance No. 286244 Item 10.1
- 2) Repair rear roof. - Approve - Ordinance No. 26244 Items 6.1, 6.2
- 3) Install 2 garage doors. - Approve - Ordinance No. 26244 Item 10.1
- 4) Replace rear fence and entry fence. - Deny without Prejudice - Fence should be repaired and not replaced.
- 5) Repair damaged corner and point bricks around entire main structure (as needed). - Approve - Ordinance No. 26244 Item 4.1(b)
- 6) Repair rotten areas of wood columns and front door. - Approve with Conditions - Repair/replace to match existing. Ordinance 26244 Item 4.1(b), 5.
- 7) Repair damaged rotten windows. - Approve with Conditions - Repair/replace with materials to match existing. Ordinance No. 26244 Item 5.1
- 8) Install sign - Approve - Submit graphic copy and content for sign. Use more durable material (metal or wood) and submit sign colors. Ordinance No. 26244 Item 11.1

Task Force Recommendation:

- 1) Straighten and repair garage. - Approve with Conditions - Straighten and repair garage using foundation.
- 2) Repair rear roof. - Approve with Conditions - Repair rear roof using materials to match existing.
- 3) Install 2 garage doors. - Approve
- 4) Replace rear fence and entry fence. - Deny - Deny replacement of rear fence and entry fence and suggest repairing both fences by replacing rotten material with like kind material.
- 5) Repair damaged corner and point bricks around entire main structure (as needed). - Approve with Conditions - Provide specifications for repointing and patching.
- 6) Repair rotten areas of wood columns and front door. - Approve with Conditions - Repair rotten areas of wood columns and front door using like kind materials.
- 7) Repair damaged rotten windows. - Approve with Conditions - Repair damaged rotten windows to match existing materials.
- 8) Install sign - Approve with Conditions - Install sign and submit graphic copy and content. Use more durable material and submit sign colors.

DISCUSSION ITEM:

4. 1601 S LAMAR ST
Sears Buildings
CA056-193(JA)
Jim Anderson

Request: 1) Conceptual approval to add 2 floors to existing buildings.
Applicant: NORMAN ALSTON
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Conceptual approval to add 2 floors to existing buildings. - Deny without Prejudice - There must be more information presented to make a more positive recommendation. The Designation Committee reviewed this issue and have made a draft recommendation that allows for an appropriate additional vertical height. Ordinance No. 23486 Item 25.2
Task Force Recommendation: 1) Conceptual approval to add 2 floors to existing buildings. - Deny without Prejudice - Insufficient information.

5. 5406 JUNIUS ST
Junius Heights
CA056-180(JA)
Jim Anderson

Request: 1) Enclose back screen porch.
2) Reconfiguring and replacing rotted windows on west side of house with energy efficient windows to match original look.
Applicant: Drew Lang
Representative: N/A
Date Filed: February 28, 2006
Staff Recommendation: 1) Enclose back screen porch. - Approve - Approval as submitted.
2) Replace rotten windows with energy efficient windows. - Deny without Prejudice - Windows in photos appear to be restorable. Repair all windows and resubmit if some of the windows cannot be repaired. Vinyl windows are not appropriate. Secretary of Interior Stanard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old.
Task Force Recommendation: 1) Enclose back screen porch. - There is not a Task Force for Junius Heights at this time.
2) Replace rotten windows with energy efficient windows. - There is not a Junius Heights Task Force at this time.

6. 730 LIPSCOMB AVE
Junius Heights
CA056-177(JA)
Jim Anderson

Request: 1) Add garage (detached).
2) Build dormer on left side of house to allow for bath addition.
Applicant: DAVID WILLIAMS
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Add garage (detached). - Approve with Conditions - Since garage is entered from the rear and within 20 feet of the alley the garage must have an electric garage door opener. Junius Heights ordinance 9.7
2) Build dormer on left side of house. - Approve
Task Force Recommendation: 1) Add garage (detached). - There is not a Task Force for Junius Heights at this time.
2) Build dormer on left side of house. - There is not a Task Force for Junius Heights at this time.

DISCUSSION ITEM:

7. 4702 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-160(MF)
Margaret Fiskell

Request: 1) Replace existing wood fence with 8 foot Cedar board on board privacy fence.
Applicant: Shawn Buterbaugh
Representative: N/A
Date Filed: March 1, 2006
Staff Recommendation:

1) Replace existing wood fence with 8' Cedar privacy fence. - Approve with Conditions - The existing fence is deteriorated beyond repair. Existing location for fence return is ok. Return to be 70% open see Ordinance #22352 Section 2.11 "...The portion of the fence facing the main street must be at least 70% open..." The 45 degree angle transition between return and side yard fence may be open. Recommend a solid corner side yard fence per the exception in Section 2.12(a) "more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic and 2.12(b) "the fence does not screen any portion of a significant architectural feature of a main structure."

Task Force Recommendation: 1) Replace existing wood fence with 8' Cedar privacy fence. - Approve with Conditions - Upon inspection of the existing fence, it is not deemed repairable as a routine maintenance Certificate of Appropriateness. Existing return location is ok. Return must be 70% open per 2.11 of the ordinance. The 45 degree angle transition between return and side yard fence may be open. Corner side yard fence recommended to be solid, per the exception in 2.12(a) and (b).

8. 4417 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA056-171(MF)
Margaret Fiskell

Request: 1) New addition to rear of house.
Applicant: Mohammed Raza
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation:

1) New addition to rear of house. - Deny without Prejudice - The drawings provided are not accurate upon inspection of the house. Applicant to provide photos of all exterior facades prior to construction. Plans submitted should indicate all historic construction including any features to be removed. A rebuilt inappropriate alteration to the front porch and the new roof needs a Certificate of Appropriateness. See Ordinance 22352 Item #4.

Task Force Recommendation: 1) New addition to rear of house. - Deny without Prejudice - Not enough information in application and some information shown is inaccurate. Need photos of all sides prior to beginning of construction. Plans should indicate all historic construction, including that to be removed. New roof installed without a Certificate of Appropriateness. Rebuilt porch is inappropriate and needs a Certificate of Appropriateness. This work is exactly what the historic ordinance is designed to prevent.

DISCUSSION ITEM:

9. 2617 SOUTH BLVD
South Blvd./Park Row
Historic District
CA056-190(MF)
Margaret Fiskell

Request: 1) Remove the existing chain link fence and wood fence return. Add a wrought iron swing gate in front of the porte-cochere and a wrought iron fence return at the rear of the porte-cochere.
2) Remove the existing wood fence return facing South Blvd. Add a 27' wrought iron fence return facing South Blvd. approx 6" behind the front face of the building and a 30' section along the side-yard.

Applicant: MICHAEL JONES

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) Add iron swing gate in front of the porte-cochere & an iron fence return at the rear.
- Approve - See Ordinance #15512 Section 3(b)(7)(A) "Fences and hedgerows on South Boulevard shall not extend beyond the front yard set back (figure M). " and Section 3(b)(8)(B) "Buildings and structures along the northwest side of South Boulevard shall be set back a minimum of 50 feet."
2) Add a 27 foot iron fence return facing South Blvd. and a 30 foot section along the side-yard. - Approve - See Ordinance #15512 Section 3(b)(7)(A) "Fences and hedgerows on South Boulevard shall not extend beyond the front yard set back (figure M). " and Section 3(b)(8)(B) "Buildings and structures along the northwest side of South Boulevard shall be set back a minimum of 50 feet."

Task Force Recommendation: 1) Add iron swing gate in front of the porte-cochere & an iron fence return at the rear.
- Approve
2) Add a 27 foot iron fence return facing South Blvd. and a 30 foot section along the side-yard. - Approve

DISCUSSION ITEM:

10. 2706 HIBERNIA ST
State Thomas Historic
District
CA056-172(MF)
Margaret Fiskell

Request: 1) New Duplex. Application for details, colors and finishes.
2) Modular Brick: Acme Quorum or Burgundy; Mortar Color: Grey; Composition Shingles: Owens Corning Berkshire Collection color Sherwood Beige; Dentil Block detail provided. Cresting: Bolero -AIC-156 - Black finish. Windows: Marvin Ultimate Double Hung;
Benjamin Moore Paint: Body HC-97 Hancock Grey; Trim - HC-24 Pittsfield Buff; Accent - Black.
3) Doors: Simpson Viewsaver 7501; Transom: Viewsaver 7751; Sidelights: Viewsaver 7801; Garage doors: Amarr Model 1200- flush panel overhead door. Exterior lighting: Wall mount: 2534RZ in Rubbed Bronze finish. Porch lighting: Rejuvenation Rounded Opal Schoolhouse Shade 004OP-12" or Flared - 006OP-14". Landscape plan. Fence returns: Monumental Iron Works Imperial style D Mod -6' height. Side-yard privacy fence: Wood - 8' height.

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) New Duplex. Application for details, colors and finishes. - Approve with Conditions - Approved except for the cresting height is not to exceed 8 inches.
2) Details, colors and finishes. - Approve
3) Details, colors and finishes. - Approve

Task Force Recommendation: 1) New Duplex. Application for details, colors and finishes. - Approve with Conditions - Approved as presented except for height of cresting which we would like to not exceed 8 inches.
2) Details, colors and finishes. - Approve
3) Details, colors and finishes. - Approve

DISCUSSION ITEM:

11. 2610 STATE ST
State Thomas Historic
District
CA056-138(MF)
Margaret Fiskell

- Request:**
- 1) Restore front and back doors to original architecture.
 - 2) Replace front steps. Add rear deck and steps.
 - 3) Altered upstairs rear dormer vent with french doors and added a balcony railing.
 - 4) Replaced rotten siding with exact same siding at front and rear facades.
 - 5) Paint exterior: Body color Downing Earth SW 2820; Trim color Super White SW 6995; Accent color Rookwood Amber SW 2817.
 - 6) Surface parking add additional gravel to back lot.
 - 7) a) Landscape plan. b) Exterior lighting. c) Side-yard fence.
 - 8) New roof pop up addition.

Applicant: AMY GRAGERT

Representative: N/A

Date Filed: February 3, 2006

- Staff Recommendation:**
- 1) Restore front and back doors to original architecture. - Approve - See Ordinance #19084 Section 8(a)(16)(A)(i) and (F)(i) - " All windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building."
 - 2) Replace front steps. Add rear deck and steps. - Approve with Conditions - Front steps width should be between the columns with no return as constructed.
Rear deck to be painted.
 - 3) Altered upstairs rear dormer vent to french doors with a balcony and railing. - Approve with Conditions - Railing at rear to be metal, painted and square (chunky) in profile.
 - 4) Replaced rotten siding with exact same siding at front and rear facades. - Approve
 - 5) Paint: Body - Downing Earth SW 2820; Trim - Super White SW 6995; Accent - Rookwood Amber SW 2817. - Approve with Conditions - Paint colors approved with the Accent color Rookwood Amber on window sashes only. Deny painting the existing brick. See Ordinance #19084 Section 8(a)(9)(B) "Brick surfaces not previously painted may not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick itself."
 - 6) Surface parking add additional gravel to back lot. - Approve with Conditions - Additional gravel can be added provided compacted sub-grade of 6" is installed along with curbing. See Section 51A-4.301(d)(3): Washed gravel or broken stone - compacted sub-grade 6" compacted gravel or stone within permanent restraining curbs of concrete, treated wood, metal or brick/stone.
 - 7) a) Landscape plan. b) Exterior lighting. c) Side-yard fence. - Approve with Conditions - a) Approval of landscape plan. b) Lighting installed at eave is not appropriate see ordinance #19084 Section 8(b)(4) "Outdoor lighting must be compatible with the style and period of the main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted..." c) Side yard fence to be stained.
 - 8) New roof pop up addition. - Approve with Conditions - Staff supports allowing the ridge

height to be raised slightly (2- 3 feet) to facilitate appropriate head height in the dormer as required by City Code. This addition will have minimal impact visually and architecturally on the existing house. The addition of roof dormers is in compliance with the Ordinance #19084 Section 8(a)(2) "Additions to a main building are only permitted on the side and rear facades, except that a porch may be added to the front facade. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building."

- Task Force Recommendation:**
- 1) Restore front and back doors to original architecture. - Approve - We accept the front door and sidelights as constructed.
 - 2) Replace front steps. Add rear deck and steps. - Approve with Conditions - Steps at front should be reconstructed with no return. Deck at rear ought to be painted.
 - 3) Altered upstairs rear dormer vent to french doors with a balcony and railing. - Approve with Conditions - Railing at rear to be metal, painted and square (chunky) in profile.
 - 4) Replaced rotten siding with exact same siding at front and rear facades. - Approve
 - 5) Paint: Body - Downing Earth SW 2820; Trim - Super White SW 6995; Accent - Rookwood Amber SW 2817. - Approve with Conditions - Paint colors as presented are accepted. Paint Accent color only on (window) sashes. No painting of the brick at columns, conflicts with the ordinance.
 - 6) Surface parking add additional gravel to back lot. - Approve
 - 7) a) Landscape plan. b) Exterior lighting. c) Side-yard fence. - Approve with Conditions - a) Landscape as presented accepted. b) Lighting at eave conflicts with the ordinance. c) Fence (at side yard) to be stained.
 - 8) New roof pop up addition. - Approve with Conditions - 50% from front fascia to rear fascia (50% depth of building). Approved. Rear and side elevation should be redesigned to better reflect the roof form of original building. Approval of wood windows (1 over 1) and matching siding. We require some differentiation of room addition, recommend the moulding detail be changed.
- Task Force member opposed: Pat Ford - Basis for opposition: Section 8(a)(2); I do not believe this conforms with the Ordinance Section 8(a)(2). Addition is seen from the street.

DISCUSSION ITEM:

12. 6321 BRYAN PKWY
Swiss Avenue Historic
District
CA056-175(JA)
Jim Anderson

Request: 1) Replace all windows in house.
2) Exterior lights for garage.

Applicant: DAVID WILLIAMS

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) Replace all windows in house. - Deny without Prejudice - Windows appear to generally be in repairable condition, based on photos and window survey. Windows must be repaired rather than replaced. Ordinance # 18563 Section 14(a)(16)(F)(iii) and (iv). Secretary of Interior Standards #2 and 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old.

2) Exterior lights for garage. - Approve

Task Force Recommendation: 1) Replace all windows in house. - Approve - Recommend approval of wood window replacement.

2) Exterior lights for garage. - Approve - Approval of two wall sconces at garage.

13. 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 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:

14. 5323 SWISS AVE
Swiss Avenue Historic
District
CA056-182(JA)
Jim Anderson

Request: 1) New addition to side of house. Brick and trim will match existing (see photographs and drawings).

Applicant: David Palmlund

Representative: N/A

Date Filed: February 24, 2006

Staff Recommendation: 1) New addition. - Approve with Conditions - Approval of the revised plan. The original submitted required the removal of an original bay window, which is visible from the street, to accommodate the proposed addition. Currently an earlier garage addition's blank, windowless wall can be seen from the street. The new proposal does not impact the original breakfast room bay and helps to soften the garage wall that resulted from the earlier addition. Ordinance 18563 Section 14(a)(2). Secretary of Interior Standard # 9 and 10.

Task Force Recommendation: 1) New addition. - Deny - Applicant's proposed addition would cover approximately 50% of the west elevation of the original residence and would require the removal of a architecturally significant bay window, clearly visible from the parkway. (Task Force did not review the new proposal.)

15. 5819 SWISS AVE
Swiss Avenue Historic
District
CA056-179(JA)
Jim Anderson

Request: 1) Stucco for exterior of garage.
2) Light fixture selection for garage/gameroom.

Applicant: W2 STUDIO

Representative: N/A

Date Filed: February 21, 2006

Staff Recommendation: 1) Stucco for exterior of garage. - Approve - Re-examined applicants request to construct new garage with stucco exterior finish. Staff finds precedent of other residents with brick exteriors and garage with stucco facades. Reference 5417 and 5918 Swiss Ave. Recommend approval of stucco facade and craftsman light fixture as submitted. Ordinance No. 18563 Section 14(a)(i), 51A-9.209(b)(6)(E)(vii)
2) Light fixture. - Approve

Task Force Recommendation: 1) Stucco for exterior of garage. - Approve - Re-examined applicants request to construct new garage with stucco exterior finish. Task Force finds precedent of other residents with brick exteriors and garage with stucco facades. Reference 5417 and 5918 Swiss Ave. Task Force recommend approval of stucco facade.
2) Light fixture. - Approve - Task Force recommend approval of light fixture as submitted.

DISCUSSION ITEM:

16. 2819 DATHE ST
Wheatley Place Historic
District
CA056-163(MF)
Margaret Fiskell

Request: 1) Exterior door- burglar bar retrofit.
Applicant: ROBERT LEE JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Exterior door- burglar bar retrofit. - Approve with Conditions - Retrofit allowed on requested rear facade door. See Ordinance #24432 #4.1(a)- "Front, cornerside and interior side facades of contributing structures are protected." and #5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."

Task Force Recommendation: 1) Exterior door- burglar bar retrofit. - Approve with Conditions - Retrofit on back facade if applicable. According to ordinance 4.1(a) designates front and side facades are protected. Section 5.5 states decorative iron and burglar bars are not permitted over doors and windows on protected facades. Retrofit ALLOWED on back (rear) facade only.

17. 3514 DUNBAR ST
Wheatley Place Historic
District
CA056-156(MF)
Margaret Fiskell

Request: 1) Paint exterior: Base color - Porcelain Peach Glidden #10YY 76/104 Trim color: Burgundy Glidden #11YR 07/229
2) Replaced wood windows that were rotten and had severe termite damage with metal windows with mullions between the glass in a 6 over 6 light configuration.

Applicant: Joseph Phillips
Representative: N/A
Date Filed: February 16, 2006

Staff Recommendation: 1) Paint the exterior, paint colors to match existing. - Approve - See Ordinance #24432 Item 4.8.
2) Replaced wood double-hung windows with metal windows that have the mullions between the glass 6/6. - Deny without Prejudice - Windows should be wood with one-over-one lights. See Ordinance #24432, 5.3 "Replacement doors and windows must express profile, muntin and mullion size, light configuration and material to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials."

Task Force Recommendation: 1) Paint the exterior, paint colors to match existing. - Approve
2) Replaced wood double-hung windows with metal windows that have the mullions between the glass 6/6. - Deny without Prejudice - Replacement windows are not in compliance with ordinance 5.3.

DISCUSSION ITEM:

18. 2822 MCDERMOTT AVE
Wheatley Place Historic District
CA056-166(MF)
Margaret Fiskell

Request: 1) Door and window burglar bar retrofit.
Applicant: ROBERT LEE JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Door and window burglar bar retrofit. - Deny - Retrofit allowed on rear facade only. See Ordinance #24432, 4.1- "Front, cornerside and interior side facades of contributing structures are protected." and 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."
Task Force Recommendation: 1) Door and window burglar bar retrofit. - Deny - According to ordinance, burglar bars are not allowed over doors and windows on protected facades.

19. 2834 MCDERMOTT AVE
Wheatley Place Historic District
CA056-164(MF)
Margaret Fiskell

Request: 1) Exterior windows burglar bar retrofit.
Applicant: ROBERT JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Exterior window bars retrofit. - Deny - See Ordinance #24432, 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."
Task Force Recommendation: 1) Exterior window bars retrofit. - Deny - According to ordinance, burglar bars not allowed over door and windows on protected facades.

20. 3511 MEADOW ST
Wheatley Place Historic District
CA056-167(MF)
Margaret Fiskell

Request: 1) Door and window burglar bar retrofit.
Applicant: ROBERT LEE JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Door and window burglar bar retrofit. - Approve with Conditions - Retrofit on rear facade only. See Ordinance #24432 -4.1(a)- "Front, cornerside and interior side facades of contributing structures are protected." and 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."
Task Force Recommendation: 1) Door and window burglar bar retrofit. - Approve with Conditions - Retrofit allowed on rear facade. Denial on protected facades. According to ordinance 4.1(a) designates front and side facades are protected and Section 5.5 states "Decorative iron and burglar bars are not permitted over doors and windows on protected facades." Retrofit ALLOWED on rear facade only.

DISCUSSION ITEM:

21. 2810 TANNER ST
Wheatley Place Historic
District
CA056-169(MF)
Margaret Fiskell

Request: 1) Window and door burglar bar retrofit.
Applicant: ROBERT LEE JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Window and door burglar bar retrofit. - Approve with Conditions - Retrofit on rear facade only. Denial for protected facades. See Ordinance #24432, 4.1(a)- "Front, cornerside and interior side facades of contributing structures are protected." and 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."
Task Force Recommendation: 1) Window and door burglar bar retrofit. - Approve with Conditions - Retrofit on rear facade. Denial for protected facades. According to ordinance 4.1(a) designates front and side facades are protected. Section 5.5 - Decorative iron and burglar bars are not permitted over doors and windows on protected facades. Retrofit ALLOWED on rear facade only.

22. 2806 TWYMAN AVE
Wheatley Place Historic
District
CA056-168(MF)
Margaret Fiskell

Request: 1) Doors and windows burglar bar retrofit.
Applicant: ROBERT JORDAN
Representative: N/A
Date Filed: March 2, 2006
Staff Recommendation: 1) Doors and windows burglar bar retrofit. - Approve with Conditions - Retrofit allowed on rear facade only. See Ordinance #24432, 4.1(a)- "Front, cornerside and interior side facades of contributing structures are protected." and 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."
Task Force Recommendation: 1) Doors and windows burglar bar retrofit. - Approve with Conditions - Retrofit allowed on rear facade. Denial on protected facades. According to ordinance 4.1(a) designates front and side facades are protected. Section 5.5 states decorative iron and burglar bars are not permitted over door and windows on protected facades. Retrofit allowed on rear facade only.

DISCUSSION ITEM:

23. 2818 TWYMAN AVE
Wheatley Place Historic
District
CA056-170(MF)
Margaret Fiskell

Request: 1) Doors and windows burglar bar retrofit.

Applicant: ROBERT JORDAN

Representative: N/A

Date Filed: March 2, 2006

Staff Recommendation: 1) Doors and windows burglar bar retrofit. - Approve with Conditions - Retrofit allowed on rear facade only. Denial on protected facades. See Ordinance #24432, 4.1(a)- "Front, cornerside and interior side facades of contributing structures are protected." and 5.5 - "Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate."

Task Force Recommendation: 1) Doors and windows burglar bar retrofit. - Approve with Conditions - Retrofit allowed on rear facade. Denial on protected facades. According to ordinance 4.1(a) designates front and side facades are protected, and Section 5.5 states "Decorative iron and burglar bars are not permitted over doors and windows on protected facades." Retrofit allowed on rear facade only.

DISCUSSION ITEM:

24. 202 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-188(JA)
Jim Anderson

Request:

- 1) 6 foot wooden privacy fence, with a 2 foot lattice top, along back yard along existing chain link fence line.
- 2) Repaint house. Main body: SW6646 orange blast; inner trim: SW6334 flower pot; outer trim: SW6425r relentless olive.
- 3) Carport in back yard.
- 4) Deck.

Applicant:

Fernando Dubovy

Representative:

N/A

Date Filed:

February 7, 2006

Staff Recommendation:

- 1) 6 foot wooden privacy fence. - Approve with Conditions - Diamond shaped lattice is not appropriate to this district. Square shaped lattice can be used on top of this fence. Ordinance No. 18369 Section 9(b)(2)
- 2) Paint house. - Approve with Conditions - Approval of change in Paint color: Paint body: celery SW6421, trim: ryegrass SW6423, accent: flower pot SW6334. Applicant was at the Task Force meeting and agreed to new paint colors. Ordinance No. 18369 Section 9(a)(8)
- 3) Car port in back yard. - Approve with Conditions - Rear car port approved per detail to follow roof like house with composition to match. Carport must have 5 foot sideyard setbacks and cannot be fenced from Jefferson Boulevard to allow unobstructed access from the street. Ordinance No. 18369 Section 8(g), Section 9(a)(l)
- 4) Deck. - Approve

Task Force Recommendation:

- 1) 6 foot wooden privacy fence. - Approve with Conditions - Remove lattice and replace with square lattice. Provide Landmark Commission with reason for fence to not be 2 feet from sidewalk. Rear fence ok.
- 2) Paint house. - Approve with Conditions - Approval of change in Paint color: Paint body: celery SW6421, trim: ryegrass SW6423, accent: flower pot SW6334.
- 3) Car port in back yard. - Approve - Rear car port approved per detail to follow roof like house with composition to match.
- 4) Deck. - Task Force did not comment on this item.

DISCUSSION ITEM:

25. 315 S MONTCLAIR AVE
Winnetka Heights Historic District
CA056-186(JA)
Jim Anderson

Request: 1) Paint house exterior. Glidden Body Mountain Creek 70GG38/059, Trim-white
2) Replace some of the window frames to match existing (wood, 1 over 1).
3) Replace rotted wood with same material.

Applicant: Carmen Esparza

Representative: N/A

Date Filed: March 1, 2006

Staff Recommendation: 1) Paint house exterior. - Approve - Approval of Glidden Body Mountain Creek 70GG38/059, Trim-white. Ordinance No. 18369 Section 9(a)(8)(C)
2) Replace window frames. - Deny without Prejudice - Replace broken glass and repair existing window frames. Windows in photos appear to be repairable. Resubmit if certain windows cannot be repaired. Secretary of the Interior's Standards No. 6
3) Replace rotted wood. - Approve - Secretary of the Interior's Standards No. 6

Task Force Recommendation: 1) Paint house exterior. - Approve - Paint exterior. Glidden Body Mountain Creek 70GG38/059, Trim-white
2) Replace window frames. - Approve with Conditions - Replace broken glass. Repair or replace with wood window sashes.
3) Replace rotted wood. - Approve - Remove asbestos siding. Green colors ok.

OTHER BUSINESS:

- 1. Approval of the Minutes of March 6, 2006.
- 2. Reconsideration of 4503 and 4507 Reiger (Block 799, Lots 1 and 2, approximately 0.5821 acres): Initiation
- 3. Letter to City Council in support of Junius Heights.
- 4. 4949 Swiss Avenue, Demolition by Neglect.

Staff Recommendation: Approval. The structure has definite structural and dilapidated conditions that are listed in the demolition by neglect provisions.

Task Force Recommendation: Approval. Consideration of demolition by neglect for the residence and carriage structure. Significant deterioratin of carriage house and front porch of residence observed. restoration of carriage house may not be possible if repairs are not made shortly. Recommend initiation of demolition by neglect procedure.

- 5. Consideration of amending the Sears District to allow for two additional stories to be added to 1601 S. Lamar.

Staff Recommendation: Conceptual Approval. Staff would consider alteration of the Preservation Criteria (Tract 3-A 1601 S. Lamar pending further studies on the following conditions a) setback of 10 feet, b) new construction must respect existing parapet, c) sightline studies to be considered.

Designation Committee Recommendation: Conceptual approval. Designation Committee would consider alteration of the Preservation Criteria (Tract 3-A 1601 S. Lamar pending further studies on the following conditions, a) setback of 10 feet, b) new construction must respect existing parapet, c) sightline studies to be considered.

- 6. Appointment of Louis Cruz to the South Blvd./Park Row Task Force.

7. Designation Committee Meetings will be held on the following dates:
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
Wednesday, May 10, 2006, 5:45 p.m., 1500 Marilla St., room 5DN
Wednesday, May 24, 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]*