



**City of Dallas**  
**Landmark Commission**  
**Monday, October 9, 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  
Michael Pumphrey, Chief Planner  
Jim Anderson, Senior Planner  
Mark Doty, Senior Planner  
Margaret Fiskell, Senior Planner

**BRIEFINGS:**

1. Certificate of Appropriateness
2. Certificates for Demolition and Removal
3. Certificates of Eligibility
4. Other Business

**CONSENT ITEM:**

1. 824 BLAYLOCK DR  
Lake Cliff Historic District  
CA056-562(JA)  
Jim Anderson

**Request:** 1) Replace existing windows, new windows to match original.  
2) New exterior doors.

**Applicant:** BONNIE JOHNSON

**Representative:** N/A

**Date Filed:** September 8, 2006

**Staff Recommendation:** 1) Replace existing windows, new windows to match original. - Approve with Conditions - Replacement units on front and side elevations to be wood and to match existing windows on lower floor. 1/2 round window over front porch to be clear, fixed glass unit with no vertical posts; similar window on side facade may be a three part unit to allow for ventilation via center part; remove and replace all other windows with new or refurbished to match original units. Applicant agreed to these items. Ordinance #23328, Items 5.3 and 5.6.  
2) New exterior doors. - Approve - Replace all doors with 15 lite french door or 2 panel wood door with glass in top panel. Ordinance #23328, Item 5.3.

**Task Force Recommendation:** 1) Replace existing windows, new windows to match original. - Approve - Replacement of windows on front and side elevations with wood windows above to match windows on lower floor. 1/2 round window over entry to be 3 wood clear. Remove and replace all other windows with new or refurbished.  
2) New exterior doors. - Approve - Replace all doors with 15 lite french door or wood door with one pane above.

2. 5007 WORTH ST  
Munger Place Historic  
District  
CA056-471(JA)  
Jim Anderson

**Request:** 1) Build cedar arbor over existing wood deck.

**Applicant:** Randy Reagan

**Representative:** N/A

**Date Filed:** September 1, 2006

**Staff Recommendation:** 1) Build cedar arbor over existing wood deck. - Approve

**Task Force Recommendation:** 1) Build cedar arbor over existing wood deck. - Approve - No quorum. Comments only.

**CONSENT ITEM:**

3. 6159 LA VISTA DR  
Swiss Avenue Historic  
District  
CA056-568(JA)  
Jim Anderson

**Request:** 1) Replace windows on the front of the house to match the original leaded windows damaged by fire.  
2) New wrought iron gate located behind the porte cochere.

**Applicant:** Faryn and Andrew Clark

**Representative:** N/A

**Date Filed:** September 4, 2006

**Staff Recommendation:** 1) Replace windows. - Approve - Ordinance #18563, Section 14(a)(16)(B) and (F).  
2) New wrought iron gate - Approve - Ordinance #18563, Section 14(b)(2)(G).

**Task Force Recommendation:** 1) Replace windows. - Approve - Staff provided photo documentation of window locations and details.  
2) New wrought iron gate - Approve - No quorum. Comments only.

4. 4946 SWISS AVE  
Swiss Avenue Historic  
District  
CA056-570(JA)  
Jim Anderson

**Request:** 1) Removal of three trees in back yard (1 hackberry and 2 catalpas; all are near the end of their life and already deterioraing and losing limbs).  
2) Removal of concrete patio and replacement with decomposed granite or gravel.  
3) Removal of portion of concrete driveway and parking area in back yard and replace with decomposed granite or gravel.  
4) New simming pool - 20' x 42'.  
5) New cabana 12' x 42'

**Applicant:** Marcel Quimby Architecture/Preservation Inc.

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** 1) Removal of trees. - Approve - Ordinance #18563, Section 6(d)(I)(B).  
2) Removal of concrete paito. - Approve  
3) Removal of portion of concrete driveway. - Approve - Ordinance #18563, Section 14(b)(7)(A)(iii).  
4) New swimming pool. - Approve - Ordinance #18563, Section 6(d)(I)(B).  
5) New cabana. - Approve - Ordinance #18563, Section 14(a)(I).

**Task Force Recommendation:** 1) Removal of trees. - Approve  
2) Removal of concrete paito. - Approve  
3) Removal of portion of concrete driveway. - Approve  
4) New swimming pool. - Approve  
5) New cabana. - Approve - No quorum. Comments only.

**CONSENT ITEM:**

5. 6010 SWISS AVE  
Swiss Avenue Historic  
District  
CA056-572(JA)  
Jim Anderson

**Request:** 1) Replace attic vent with window.  
**Applicant:** Joyce Crosby  
**Representative:** N/A  
**Date Filed:** September 6, 2006  
**Staff Recommendation:** 1) Replace attic vent with window. - Approve with Conditions - the replacement window must be wood and not a vinyl clad wood unit like the one shown in the cut sheet supplied with this CA. Ordinance 18563, Section 14(a)(16)(B) and (F).  
**Task Force Recommendation:** 1) Replace attic vent with window. - Approve - Dormer window must be custom to match existing wood window in detail.  
No quorum. Comments only.

6. 419 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA056-565(JA)  
Jim Anderson

**Request:** 1) Paint exterior of house. body: olympic paints, peach shortcake B24-2; trim: american tradition, du jour 7002-6; and accent: american tradition, cowboy suede 2011-6.  
**Applicant:** Patricia Clarke  
**Representative:** N/A  
**Date Filed:** September 7, 2006  
**Staff Recommendation:** 1) Paint exterior. - Approve - Repaint house. Body peach color on siding and column bases. Accent on narrow trim (molding)- amount left up to owner. Trim and columns: white. Ordinance 18369, Section 9(a)(8)(C).  
**Task Force Recommendation:** 1) Paint exterior. - Approve - Repaint house. Body peach color on siding and column bases. Accent on narrow trim (molding)- amount left up to owner. Trim and columns: white. We had a site visit, met with the owners and discussed color placement.

7. 427 S CLINTON AVE  
Winnetka Heights Historic  
District  
CA056-559(JA)  
Jim Anderson

**Request:** 1) Replace all aluminum windows to two pane wood framed windows.  
2) Replace rotten wood on front porch, rebuild and re-deck front porch.  
**Applicant:** Daniel Celis  
**Representative:** N/A  
**Date Filed:** September 14, 2006  
**Staff Recommendation:** 1) Replace all aluminum windows. - Approve with Conditions - Cut sheet submitted shows vinyl clad units; approval conditioned on all windows removed being 1/1 equal sash wood units. Ordinance #18369, Section 9(a)(17)(B) and (F).  
2) Replace rotten wood on front porch. - Approve  
**Task Force Recommendation:** 1) Replace all aluminum windows. - Approve - All windows need to be 1/1 equal sash. Remove and replace. Windows that are in the house that are not equal sash.  
2) Replace rotten wood on front porch.

**CONSENT ITEM:**

8. 309 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA056-563(JA)  
Jim Anderson

**Request:**

- 1) New sod.
- 2) Removal of dead/unhelathy bushes.
- 3) New front door.
- 4) New window-front left.
- 5) New light.
- 6) Replace broken window - side.
- 7) New back door.
- 8) Replace all aluminum windows.
- 9) Rear deck.
- 10) Previously approved trim color- roycofft copper to be painted on widow sash.

**Applicant:** Carol Herriage

**Representative:** N/A

**Date Filed:** September 6, 2006

**Staff Recommendation:**

- 1) New sod. - Approve
- 2) Removal of dead/unhelathy bushes. - Approve
- 3) New front door. - Approve - Ordinance #18369, Section 9(a)(17)(F).
- 4) New window-front left. - Approve with Conditions - The new window unit show on the cut sheet provided shall be primed wood and not clad wood. Ordinance #18369, Section 9(a)(17)(B) and (F).
- 5) New light. - Approve - Ordinance 18369, Section 9(D)(4).
- 6) Replace broken window. - Approve with Conditions - The replacement window unit show on the cut sheet provided be primed wood and not a clad unit. Ordinance 18369, Section 9(a)(17)(B) and (F).
- 7) New back door. - Approve
- 8) Replace all aluminum windows. - Approve with Conditions - The replacement window unit show on the cut sheet provided shall be for primed wood units and not clad wood units. Ordinance #18369, Section 9(a)(17)(B) and (F).
- 9) Rear deck. - Approve - Ordinance #18369, Section 18(b)(l)(A).
- 10) Paint window sash. - Approve - Ordinance #18369, Section 9(a)(8)(C).

**Task Force Recommendation:**

- 1) New sod. - Approve - Sod and landscape ok.
- 2) Removal of dead/unhelathy bushes. - Approve
- 3) New front door. - Approve
- 4) New window-front left. - Approve
- 5) New light. - Approve
- 6) Replace broken window. - Approve
- 7) New back door. - Approve
- 8) Replace all aluminum windows. - Approve
- 9) Rear deck. - Approve
- 10) Paint window sash. - Approve

**DISCUSSION ITEM:**

1. 1704 MAIN ST  
Individual - Mercantile  
CA056-566(JA)  
Jim Anderson

**Request:** 1) New aluminum windows to replace missing original windows. Currently fixed glass is in these window openings.  
2) The existing clock tower and spire will be restored to the 1958 renovation.  
3) The roofs on floors 4, 5, 8, and 14 will be converted to terraces. Replace certain operable windows with terrace doors.  
4) Restore the ground level facades on Ervay, Main and Commerce Streets. All store fronts will be anodized aluminum to match the original 1941 construction.

**Applicant:** Beeler Guest Owens Architects

**Representative:** N/A

**Date Filed:** September 12, 2006

**Staff Recommendation:** 1) New aluminum windows. - Deny without Prejudice - Windows do not appear to be an adequate match to the steel originals. Sample windows should be painted to match the original windows with a similar white backdrop. Staff will make a site visit to review visibility from the street.  
2) Restore clock tower and spire. - Approve with Conditions - The lighting diagram should be corrected for the star to match the historic color scheme.  
3) Terrace conversion and doors. - Approve  
4) Restore ground level facades. - Approve with Conditions - Approve in concept with the condition that they come back with more developed drawings of the store front, doors and hardware at the appropriate time.

**Task Force Recommendation:** 1) New aluminum windows. - Deny without Prejudice  
2) Restore clock tower and spire. - Approve with Conditions - The lighting diagram should be corrected for the star to match the historic red/green not the blue/green.  
3) Terrace conversion and doors. - Approve  
4) Restore ground level facades. - Approve with Conditions - Approve in concept with the condition that they come back with more developed drawings of the store front, doors and hardware at the appropriate time.

**DISCUSSION ITEM:**

2. 300 N AKARD ST  
Individual  
CA056-567(JA)  
Jim Anderson

**Request:** 1) Attach one projecting sign on south elevation.  
2) Attach flat attached signs on west and north elevations.

**Applicant:** Byrum Sign and Crane

**Representative:** N/A

**Date Filed:** September 8, 2006

**Staff Recommendation:** 1) Attach one projecting sign on south elevation. -  
Approve with Conditions - Owner to provide  
guidelines for the design of tenant signs. New  
tenant signs must match the originals in design,  
materials and size. Ordinance #26321, Items 11.1  
and 11.2.  
2) Attach flat attached sign on west and north  
elevations. - Approve

**Task Force Recommendation:** 1) Attach one projecting sign on south elevation. -  
Approve with Conditions - Owner to provide  
guidelines for the design of tenant signs. New  
tenant signs must match the originals in design,  
materials and size. Please provide a more  
accurate sketch of location of sign on structure.  
This could be drawn or done on photo-shop.  
2) Attach flat attached sign on west and north  
elevations. - Approve

3. 724 Lipscomb Street  
Certificate of Eligibility  
District: Junius Heights  
Case Number:  
CE056-142(TC)

**Request:** A Certificate of Eligibility (CE) request for approval of a 100%  
abatement on the value of land and improvements for a period of  
ten years on the property located at 724 Lipscomb Street in the  
Junius Heights Historic Overlay District.

**Applicant:** James and Anne Higgins

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** Approval

**Task Force Recommendation:** No Task Force for Junius Heights.

**DISCUSSION ITEM:**

4. 710 N BEACON ST  
Junius Heights  
CA056-545(MD)  
Mark Doty

**Request:** 1) Addition to back and side of existing one story house.  
2) New two car garage.

**Applicant:** Margaret Peak

**Representative:** SALLY JOHNSON

**Date Filed:** September 7, 2006

**Staff Recommendation:** 1) Addition to back and side of existing one story house. - Approve - Addition to side falls outside of the 50% protected facade. Ordinance 26331, Item 4.1a. Item 4.2, 'All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.'  
New 640 sq ft. addition to rear of structure.  
Section 8 - Main Building: New Construction and Additions in Tract...D. Item 8.1; 'New construction and vertical and horizontal additions to existing main buildings are permitted.' Item 8.3(d) '...new construction and additions must be in the....Craftsman style, typical to contributing main buildings within this tract.'  
Item 8.5.  
2) New two car garage. - Approve with Conditions - New two car garage, Section 9. 'Accessory Structures for Tracts A, B, C, D, and E.'  
Item 9.1, 9.2, 9.3, 9.7.  
Joining of accessory structures will result in violation of the size limit per Item 9.4. Applicant will revise plans and elevations and resubmit. Plans/elevations resubmitted 9/21/06.

**Task Force Recommendation:** 1) Addition to back and side of existing one story house. - No Junius Heights Task Force  
2) New two car garage. - No Junius Heights Task Force



**DISCUSSION ITEM:**

5. 5420 WORTH ST  
Junius Heights  
CA056-541(MD)  
Mark Doty

**Request:** 1) Foundation repair and replace existing stucco skirting with metal skirting to match porch skirting.  
2) Remove existing deck and build new covered screened porch on back.  
3) New front porch handrail.

**Applicant:** Laura Koppang

**Representative:** N/A

**Date Filed:** August 30, 2006

**Staff Recommendation:** 1) Foundation repair and replace existing stucco skirting with metal skirting to match porch skirting.  
- Approve with Conditions - New skirting to match existing around porch. Installation of sufficient air vents are recommended to allow for proper air circulation under structure.  
2) Remove existing deck and build new covered screened porch on back. - Approve - Removal of existing back deck and addition of new screened porch on rear. Addition to side falls outside of the 50% protected facade. Ordinance 26331, Item 4.1a.  
Section 8 - Main Building: New Construction and Additions in Tract...D. Item 8.1; 'New construction and vertical and horizontal additions to existing main buildings are permitted.' Item 8.3(d) '...new construction and additions must be in the....Craftsman style, typical to contributing main buildings within this tract.'  
Item 8.5.  
3) New front porch handrail. - Deny without Prejudice - Proposed front porch handrails are not based on historic documentation. Section 7, Item 7.1, 7.3.

**Task Force Recommendation:** 1) Foundation repair and replace existing stucco skirting with metal skirting to match porch skirting.  
- No Junius Heights Task Force  
2) Remove existing deck and build new covered screened porch on back. - No Junius Heights Task Force.  
3) New front porch handrail. - No Junius Heights Task Force.

6. 4919-4921 Tremont  
Street  
Certificate of Eligibility  
District: Munger Place  
Case Number:  
CE056-143(MP)

**Request:** A Certificate of Eligibility (CE) request for approval of a tax abatement on the added value of land and improvements for a period of ten years on the property located at 4919-21 Tremont Street in the Munger Place Historic Overlay District.

**Applicant:** Lisa Morganelli

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** Approval

**Task Force Recommendation:** Approval. No quorum. Comments only.

**DISCUSSION ITEM:**

7. 4938 TREMONT ST  
Munger Place Historic  
District  
CA056-575(JA)  
Jim Anderson

**Request:** 1) Change design of garage from 2 story to 1 story. Garage is constructed.  
**Applicant:** David Grayson  
**Representative:** N/A  
**Date Filed:** September 8, 2006  
**Staff Recommendation:** 1) 1 story garage. - Approve - Ordinance #20024, Section 11(a)(I).  
**Task Force Recommendation:** 1) 1 story garage. - Approve - Approval as submitted. No quorum. Comments only.

8. 5201 TREMONT ST  
Munger Place Historic  
District  
CA056-574(JA)  
Jim Anderson

**Request:** 1) Replace existing fence with wrought iron, extend fence forward from existing.  
**Applicant:** Christopher Long  
**Representative:** N/A  
**Date Filed:** August 17, 2006  
**Staff Recommendation:** 1) Replace wrought iron fence. - Deny without Prejudice - Munger Ordinance requires that fences not be in front of cornerside facades. Ordinance # 20024 Section 11(b)(2)(C)(iii).  
**Task Force Recommendation:** 1) Replace wrought iron fence. - Deny without Prejudice - Munger Ordinance requires that fences not be in front of cornerside facades. No quorum. Comments only.

9. **Request:** Intentionally Left Blank  
**Applicant:** N/A  
**Representative:** N/A  
**Date Filed:**  
**Staff Recommendation:** N/A  
**Task Force Recommendation:** N/A

**DISCUSSION ITEM:**

10. 4818 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA056-547(MD)  
Mark Doty

**Request:** 1) New exterior 8' wood fence and installation of new metal gates. Work completed without CA approval.

**Applicant:** ROBERT ALLEGRO

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** 1) New exterior 8' wood fence and installation of new metal gates. Work completed without CA approval. - Approve with Conditions - Gate at driveway on right side of building to remain in place. Moving gate five feet back would result in new placement in existing concrete landing for exterior stair with only 1'-6" between new location of gate and first tread of stair. Applicant has agreed to move the other gate on the left side back 6'-6" for placement between window and electric meters. Existing wood fence along left side to be moved back to line up with new gate placement. Ordinance 22352, Item 2.11(a). New wood boards to be installed on side facing neighboring lot per Ordinance 22352, Item 2.15.

**Task Force Recommendation:** 1) New exterior 8' wood fence and installation of new metal gates. Work completed without CA approval. - Approve - Recommend approval as constructed. Task Force sees no advantage to moving fences back; does not appear to be practical. Projects reviewed on their own merits.

11. 1003 MORELAND AVE  
Peak's Suburban Addition  
Neighborhood  
CA056-548(MD)  
Mark Doty

**Request:** 1) Install metal wrought iron gate at driveway, between addition and fence.

**Applicant:** TRACEY VENEGAS

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** 1) Install metal wrought iron gate at driveway, between addition and fence. - Approve with Conditions - New gate is in compliance with Ordinance 22352, Item 2.11, 2.13. New gate to be placed at front building line of addition.

**Task Force Recommendation:** 1) Install metal wrought iron gate at driveway, between addition and fence. - Approve - Unanimous approval.

**DISCUSSION ITEM:**

12. 4821 WORTH ST  
Peak's Suburban Addition  
Neighborhood  
CA056-525(MD)  
Mark Doty

**Request:** 1) Add porch railing on downstairs porch to match existing upstairs railing. Paint to match.  
**Applicant:** Christopher Long  
**Representative:** N/A  
**Date Filed:** August 22, 2006  
**Staff Recommendation:** 1) Add porch railing on downstairs porch to match existing upstairs railing. Paint to match. - Deny without Prejudice - Proposed front porch handrails are not based on historic documentation. Railings not required for Code since foundation height is less than 30".  
**Task Force Recommendation:** 1) Add porch railing on downstairs porch to match existing upstairs railing. Paint to match. - Deny without Prejudice - Not appropriate to style of building.

13. 2706 HIBERNIA ST  
State Thomas Historic  
District  
CA056-550(MF)  
Margaret Fiskell

**Request:** 1) New construction drawings for a single-family structure. Materials previously approved with conditions by the Landmark Commission on April 3, 2006 see the attached motion.  
**Applicant:** NORMAN ALSTON  
**Representative:** N/A  
**Date Filed:** September 7, 2006  
**Staff Recommendation:** 1) New single-family structure. - Approve with Conditions - Staff recommends simplifying the applied ornamentation in the gable ends and removal of the metal cresting. Based on the Secretary of the Interior's Standards as it applies to new construction in historic districts. #3 - "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." and #9 - "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."  
**Task Force Recommendation:** 1) New single-family structure. - Approve with Conditions - A. Front elevation: We believe the front elevation is an improvement of the previously approved elevation.  
B. We are concerned about the 3 dimensional development of the deck as it relates to size and roof/ deck edge detail.  
C. We believe the main house and accessory structure ought to read as more discreet elements, without the deck not being so much of a growth between the two structures.  
D. We are also concerned about the development of the porte cochere, feeling it should be more like a traditional porte cochere.

**DISCUSSION ITEM:**

14. 5500 Swiss Avenue  
Aldredge House  
Certificate of Eligibility  
District: Swiss Avenue  
Case Number:  
CE056-141(TC)

**Request:** A Certificate of Eligibility (CE) request for approval of an abatement for 100% of the value of land and improvements for as long as the property remains a non-profit organization that is open to the public for the property located at 5500 Swiss Avenue in the Swiss Avenue Historic Overlay District.

**Applicant:** Dallas County Medical Society Alliance and Foundation

**Representative:** Joanne Fay

**Date Filed:** August 15, 2006

**Staff Recommendation:** Approval

**Task Force Recommendation:** Approval. No quorum. Comments only.

15. 6015 BRYAN PKWY  
Swiss Avenue Historic  
District  
CA056-576(JA)  
Jim Anderson

**Request:**

- 1) Rear addition.
- 2) Renovation of original single-family house.
- 3) New single door to replace two duplex doors.
- 4) Add window on the west side rear corner.
- 5) Remove window on the west side rear corner.

**Applicant:** Venegas Home Restoration, Inc.

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:**

- 1) Rear addition. - Approve with Conditions - Allowance to change out the triple windows on the rear of the original house to a double window if required by building inspection (for bedroom egress.) Staff is very supportive of this overall design as an excellent addition to this structure. Preservation brief 3 14 and Secretary of the Interior's Standard # 9. Ordinance #18563.
- 2) Renovation of original single-family house. - Approve
- 3) New single door to replace two duplex doors. - Approve - Ordinance #18563, Section 14(a)(16)(F) and Section 17(a)(3).
- 4) Add window on the west side rear corner. - Approve - Ordinance #18563, Section 14(a)(16)(B) and (F).
- 5) Remove window on the west side rear corner. - Approve

**Task Force Recommendation:**

- 1) Rear addition. - Approve with Conditions - Allowance to change out the triple windows on the rear of the original house to a double window if required by building inspection (for bedroom egress.)
- 2) Renovation of original single-family house. - Approve
- 3) New single door to replace two duplex doors. - Approve
- 4) Add window on the west side rear corner. - Approve
- 5) Remove window on the west side rear corner. - Approve - No quorum. Comments only.

**DISCUSSION ITEM:**

16. 6326 BRYAN PKWY  
Swiss Avenue Historic  
District  
CA056-569(JA)  
Jim Anderson

**Request:** 1) Build new garage.  
2) Foundation repair.  
3) Remove existing painted brick on sides and rear and either flip bricks or replace with new brick to match.  
4) Repair brick on alcove in front porch.  
5) Remove and replace side and rear windows.

**Applicant:** David Williams

**Representative:** N/A

**Date Filed:** September 7, 2006

**Staff Recommendation:** 1) Build new garage. - Approve - Ordinance #18563, Section 14(a)(I)(B).  
2) Foundation repair. - Approve  
3) Remove existing painted brick. - Deny without Prejudice - Remainder of exterior brick to be stripped, fallen back brick sills to be rebuilt from existing brick. Brick appears to be in good condition except for a small section on the east facade under windows. Because original brick cannot be flipped, staff recommends cleaning original brick instead of replacing with new brick. The paint on the brick on front of structure was cleaned in the past to demonstrate the process of cleaning the paint off this structure.  
4) Repair brick on alcove in front porch. - Approve  
5) Remove and replace side and rear windows. - Deny - Staff and task force architect visited this site. The windows appear from the exterior to be in excellent condition. They are well painted and show no signs of rot or decay. A few of the sashes did not fit tightly at the bottom. Weather stripping could rectify this minor condition. The proposed windows would be double panes of glass with mullions applied on the out side of the glass.

**Task Force Recommendation:** 1) Build new garage. - Approve  
2) Foundation repair. - Approve  
3) Remove existing painted brick. - Deny without Prejudice - Remainder of exterior brick to be stripped, fallen back brick sills to be rebuilt from existing brick.  
4) Repair brick on alcove in front porch.  
5) Remove and replace side and rear windows. - Deny - Repair windows. No quorum. Comments only.

**DISCUSSION ITEM:**

17. 6155 LA VISTA DR  
Swiss Avenue Historic  
District  
CA056-573(JA)  
Jim Anderson

**Request:** 1) Welcome flower bed approx. 25 sq. ft. on east side of front sidewalk. Includes flowers and rack accent. Change rectangular flower beds in front of porch to curved. Plant redbud tree and pampas grass in front yard. Replace pine trees with holly trees.

**Applicant:** Cory Bruce

**Representative:** N/A

**Date Filed:** August 28, 2006

**Staff Recommendation:** 1) Landscaping. - Approve with Conditions - "Welcome garden" located at top of roll step is too large. Garden should be decreased in size, with lower plant material. Remove the 2 rocks located nearest the roll step that are located outside of the design.

**Task Force Recommendation:** 1) Landscaping. - Approve with Conditions - Half circle flower bed at top of steps from sidewalk is large with inappropriate stone accents. Recommend complete removal or downsizing without stones, low profile plants only. No quorum. Comments only.

18. 120 N EDGEFIELD  
AVE  
Winnetka Heights Historic  
District  
CA056-564(JA)  
Jim Anderson

**Request:** 1) Paint exterior. Skirt: lenox taupe HC-44; body: shaker beige HC-45; trim: tyler taupe HC-43 and trim details: black pepper 2130-40.

**Applicant:** WAYNE WOODS

**Representative:** N/A

**Date Filed:** August 24, 2006

**Staff Recommendation:** 1) Paint exterior - Approve with Conditions

**Task Force Recommendation:** 1) Paint exterior - Approve with Conditions - Repaint house 3 colors. Benjamin Moore paint Body: Shaker Beige HC-45 trim: Tyler taupe HC-43; ; and accent: Black Pepper 2130-40. Ordinance allows for only 3 colors total. Ordinance # 18369 Section 9(a)(8)(C).

**DISCUSSION ITEM:**

19. 223 N MONTCLAIR AVE  
Winnetka Heights Historic District  
CA056-560(JA)  
Jim Anderson

**Request:** 1) Repaint house same color. Body-off white, Trim- tan, accent-brick red.  
2) New flower bed under tree.  
3) Cover existing concrete wall, front walk, steps and porch with rock.

**Applicant:** Curtis Clements

**Representative:** N/A

**Date Filed:** August 29, 2006

**Staff Recommendation:** 1) Repaint house same color. - Approve  
2) New flower bed under tree. - Approve  
3) Cover existing concrete wall, front walk, steps and porch with rock. - Deny - Rock on walk and steps is not allowed. Retaining wall cap needs to be reduced by 1/2. Ordinance # 18369 Section 9(b)(9)(A)(iii).

**Task Force Recommendation:** 1) Repaint house same color. - Task force did not comment on this item.  
2) New flower bed under tree. - Task force did not comment on this item.  
3) Cover existing concrete wall, front walk, steps and porch with rock. - Deny - Rock on walk and steps is not allowed. Retaining wall cap needs to be reduced by 1/2.

20. 201 N WINNETKA AVE  
Winnetka Heights Historic District  
CD056-021(JA)  
Jim Anderson

**Request:** 1) Demolish existing garage. Replace with more appropriate/compatible structure.

**Applicant:** TRACE B BEARD

**Representative:** N/A

**Date Filed:** September 5, 2006

**Staff Recommendation:** 1) Demolish garage. - Approve - 51A-4.501(h)(4)(A).

**Task Force Recommendation:** 1) Demolish garage. - Approve - Remove and replace garage with new garage to more of a contributing structure to community. Old garage is board on batton.

21. 201 N WINNETKA AVE  
Winnetka Heights Historic District  
CA056-561(JA)  
Jim Anderson

**Request:** 1) Build a 20' x 24' garage.

**Applicant:** TRACE B BEARD

**Representative:** N/A

**Date Filed:** September 5, 2006

**Staff Recommendation:** 1) Build a 20' x 24' garage. - Approve - The existing garage does not have Craftsman details and appears to be built out of the period of significance. The new garage has craftsman details and will be more contributing to the district than the current garage. Ordinance #18369, Section 9(a)(I).

**Task Force Recommendation:** 1) Build a 20' x 24' garage. - Approve - Remove and replace garage with new garage to be more of a contributing structure to community. Old garage is board on batten.

**OTHER BUSINESS:**

1. Approval of the Minutes of September 11, 2006.



**OTHER BUSINESS:**

2. Approval of the 2007 Landmark Commission Calendar.
3. Discussion on "Dallas guide to buying or renovating a house in an older neighborhood", Chris Gonzales.
4. Tenth Street Discussion
5. Goals and Objectives for 2007.
6. Rules Committee update.
7. Landmark Commission Rules Committee Meetings will be held on the following dates:  
Wednesday, October 18, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.  
Wednesday, October 25, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5BN.
8. Designation Committee Meetings will be held on the following dates:  
Wednesday, October 11, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.  
Wednesday, October 25, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.  
Wednesday, November 8, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.  
Wednesday, November 22, 2006, 5:45 p.m., Dallas City Hall, 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]*