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**City of Dallas
Landmark Commission
Monday, November 6, 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

VIDEO:

- 1. Code of Ethics Video: 9:00 a.m., room 5ES.

BRIEFING:

- 1. Certificates of Appropriateness
- 2. Certificates for Demolition and Removal
- 3. Certificates of Eligibility
- 4. Initiations and Designations
- 5. Friends of Fair Park: Discussion on I-30 Reconstruction from Fair Park to Rockwall.

CONSENT ITEM:

1. 5719 TREMONT ST
Junius Heights
CA067-042(MD)
Mark Doty

Request: 1) Moving garage from previously approved site further back in rear yard.
2) Move house site back additional 5' to comply with current 30' setback along blockface.

Applicant: Carlton Cole

Representative: N/A

Date Filed: October 13, 2006

Staff Recommendation: 1) Moving garage from previously approved site further back in rear yard. - Approve with Conditions - New building site to meet all required rear and side yard setbacks.
2) Move house site back additional 5' to comply with current 30' setback along blockface. - Approve

Task Force Recommendation: 1) Moving garage from previously approved site further back in rear yard. - No Junius Heights Task Force
2) Move house site back additional 5' to comply with current 30' setback along blockface. - No Junius Heights Task Force.

CONSENT ITEM:

2. 4807 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA067-025(MD)
Mark Doty

Request: 1) New 8' wood fence at back of property. New 6' wrought iron fence with driveway gate.
Applicant: J.W. Brasher
Representative: N/A
Date Filed: October 4, 2006
Staff Recommendation: 1) New 8' wood fence at back of property. New 6' wrought iron fence with driveway gate. - Approve - New front yard and rear yard fencing adheres to Ordinance 22352, Items 2.9, 2.11, 2.13.
Task Force Recommendation: 1) New 8' wood fence at back of property. New 6' wrought iron fence with driveway gate. - Approve - Unanimous approval.

3. 4812 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA067-022(MD)
Mark Doty

Request: 1) Replace 4' chain link fence gate with 8' swinging electric gate for security reasons.
Applicant: James and Dolores Serroka
Representative: N/A
Date Filed: October 3, 2006
Staff Recommendation: 1) Replace 4' chain link fence gate with 8' swinging electric gate for security reasons. - Approve - New rear yard gate adheres to Ordinance 22352, Items 2.11.
Task Force Recommendation: 1) Replace 4' chain link fence gate with 8' swinging electric gate for security reasons. - Approve

4. 310 N CLINTON AVE
Winnetka Heights Historic
District
CA067-049(JA)
Jim Anderson

Request: 1) Replace demolished garage with new 20' x 24' garage.
Applicant: Juan Villasana
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) New garage. - Approve with Conditions - Proposed building new garage match existing siding of house, color of shingles and paint. Ordinance 18369, Section 9(a)(l).
Task Force Recommendation: 1) New garage. - Approve with Conditions - Proposed building new garage to match existing siding on house, color of shingles and paint.

5. 335 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-052(JA)
Jim Anderson

Request: 1) Repaint house. Base color: SW 6523 denim; trim: pure white; and accent: SW 6328 fireweed.
2) Repair rotten wood.
Applicant: M. Andy and Allison Jiminez
Representative: N/A
Date Filed: October 3, 2006
Staff Recommendation: 1) Repaint house. - Approve - Base color: SW 6523 denim; trim: pure white; and accent: SW 6328 fireweed. Ordinance 18369, SEction 9(a)(8)(C).
2) Repair rotten wood. - Approve
Task Force Recommendation: 1) Repaint house. - Approve - Base color: SW 6523 denim and accent: SW 6328 fireweed.
2) Repair rotten wood. - Approve

CONSENT ITEM:

6. 1000 W JEFFERSON
BLVD
Winnetka Heights Historic
District
CA067-060(JA)
Jim Anderson

Request: 1) Replacement of historic urns.
Applicant: Winnetka Heights Parks and Reforestation
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) Replacement of historic urns. - Approve with Conditions - Check with other city departments for possible line of site issue and other locational issues.
Task Force Recommendation: 1) Replacement of historic urns. - Approve with Conditions - Check with streets for possible line of site issues.

7. 1300 W JEFFERSON
BLVD
Winnetka Heights
CA067-059(JA)
Jim Anderson

Request: 1) Replacement of historic urns.
Applicant: Winnetka Heights Parks and Reforestation
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) Replacement of historic urns. - Approve with Conditions - Check with other city departments for possible line of site issue and other locational issues.
Task Force Recommendation: 1) Replacement of historic urns. - Approve with Conditions - Check with streets for possible line of site issues.

8. 1800 W. Jefferson
Winnetka Heights
CA067-053(JA)

Request: Replacement of historic urns.
Applicant: Winnetka Heights Parks and Reforestation
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: Approval with conditions. Check with other city departments for possible line of site issue and other locational issues.
Task Force Recommendation: Approval with conditions. Check with streets for possible line of site issues.

9. 210 N MONTCLAIR AVE
Winnetka Heights Historic
District
CA067-050(JA)
Jim Anderson

Request: 1) Paint exterior. Kelley-Moore Paint. Body: #213 lemongrass; trim: #14 frost; and accent: KM3768-5 dark berry.
Applicant: Rodolfo Montelongo
Representative: N/A
Date Filed: October 1, 2006
Staff Recommendation: 1) Paint exterior. - Approve - Kelley-Moore Paint. Body: #213 lemongrass; trim: #14 frost; and accent: KM3768-5 dark berry. Ordinance 18369, Section 9(a)(8)(C).
Task Force Recommendation: 1) Paint exterior. - Approve

DISCUSSION ITEM:

1. 1704 MAIN ST
Individual - Mercantile
CA067-076(JA)
Jim Anderson

Request: 1) New aluminum windows to replace missing original windows. Currently fixed glass is in these window openings.
2) 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. - Approve with Conditions - Approval, Replace all windows on floors 5, 6 and 7 on all elevations with new aluminum windows shown as (B). Paragraph 5 of the Mercantile preservation criteria.
2) Restore ground level facades. - Approve with Conditions - Location of new entry doors to be installed on the Ervay Street side must be submitted in the future. Store front design should be compared to historical photo submitted by task force member.

Task Force Recommendation: 1) New aluminum windows. - Approve with Conditions - 1. Approval of the single hung Traco window with operable sash. shown as (B)
2. Approved location of replacement windows per architectural elevations and in addition replace all windows, in lieu of partial replacements, on floors 5, 6 and 7 on all elevations. This finding is in accordance with Paragraph 5 of the Design Guidelines of the Mercantile preservation criteria.
2) Restore ground level facades. - Approve with Conditions - Consideration for installation of additional doors to be installed on the west elevation when appropriate.

DISCUSSION ITEM:

2. 2501 FLORA ST
Booker T Washington (Arts
Magnet) High School
CA067-044(JA)
Jim Anderson

Request: 1) Preservation of existing elements.
2) Restoration of windows.
3) Doors.
4) Brick and cast stone features.
5) Resubmittal of design for connecting historic srtructure to new addition.

Applicant: Ann Abernathy

Representative: N/A

Date Filed: October 3, 2006

Staff Recommendation: 1) Preservation of existing elements. - Approve - Ordinance 126332, Items 2.1 and 2.2.
2) Restoration of windows. - Approve - Ordinance 26332, Item 2.9.
3) Doors. - Approve - Ordinance 26332, Item 2.9.
4) Brick and cast stone features. - Approve - Ordinance 26332, Item 2.3 and 2.5.
5) Resubmittal of design for connecting historic srtructure to new addition - Approve - Ordinance 26332, Item 4.2 and 4.3.

Task Force Recommendation: 1) Preservation of existing elements. - Approve - Approved as submitted including the single exception to the original submittal, which is the connector to the original building.
2) Restoration of windows. - Approve
3) Doors. - Approve
4) Brick and cast stone features. - Approve
5) Resubmittal of design for connecting historic srtructure to new addition - Approve

DISCUSSION ITEM:

3. 300 N AKARD ST
Fidelity Union
CA067-043(JA)
Jim Anderson

Request: 1) Projecting attached sign on Akard on west facade (Arrow)
2) Projecting attached sign on west facade (Scene)
3) Attached sign on south elevation (Pulse)
4) Large graphic on garage (north and west facades)

Applicant: Hamilton Fidelity, LP

Representative: N/A

Date Filed: October 4, 2006

Staff Recommendation: 1) Projecting attached sign on Akard on west facade (Arrow) - Deny without Prejudice - This sign is not compatible with the existing sign package. Other signs are very simple and rectangular. The fluid nature does not match the other signs and the geometry conflicts. Sign is too busy for this building. Ordinance 26321, Items 11.1 and 11.2.
2) Projecting attached sign on west facade (Scene) - Approve
3) Attached sign on south elevation (Pulse) - Approve
4) Large graphic on garage (north and west facades) - Deny without Prejudice - This graphic is very large and it is not appropriate to cover much of the parking garage. The garage was built at the same time as the office tower and is historic. This is not classified as a super graphic which would not be permitted in this location.

Task Force Recommendation: 1) Projecting attached sign on Akard on west facade (Arrow) - Approve
2) Projecting attached sign on west facade (Scene) - Approve - Ordinance 26321, Item 11.2 and 11.2.
3) Attached sign on south elevation (Pulse) - Approve - Ordinance 26321, Item 11.1 and 11.2.
4) Large graphic on garage (north and west facades) - Approve

4. 1509 MAIN ST
Kirby Building
CA067-047(JA)
Jim Anderson

Request: 1) Replacement of 1996 storefront with new solid wood fixed panels and folding doors as required by tenants.

Applicant: Allison Brooks

Representative: N/A

Date Filed: September 14, 2006

Staff Recommendation: 1) Replacement of storefront. - Approve with Conditions - Approval of redesign showing original transoms and the upper wood panel changed to glass as shown on historic photo. Staff recommends that the plate glass storefront be retained as shown in photo. New doors can be added as needed for new smaller tenants. Ordinance 19697, Item 3.

Task Force Recommendation: 1) Replacement of storefront. - Deny without Prejudice

DISCUSSION ITEM:

5. 400 S CENTRAL EXPY
Olive and Myers
Manufacturing Buildings
CA067-041(JA)
Jim Anderson

Request: 1) Attached sign on west facade (Loncar and Associates).
2) Attached sign on lower portion of west elevation (Central
Chiropractic & Rehab).
3) Attached sign on east facade (Loncar and Associates).

Applicant: Ricky Guzman

Representative: N/A

Date Filed: September 27, 2006

Staff Recommendation: 1) Attached sign on west facade (Loncar and Associates) - Deny without Prejudice - Signs obscure significant features of building. These signs are back lit and are not in the appropriate style of the building and have been installed without approval. Ordinance 24537, Item 9.1 and 9.2.
2) Attached sign on lower portion of west elevation (Central Chiropractic & Rehab) - Approve - Ordinance 24537, Items 9.1 and 9.2.
3) Attached sign on east facade (Loncar and Associates). - Deny without Prejudice - Signs obscure significant features of building. These signs are back lit and are not in the appropriate style of the building and have been installed without approval. Ordinance 24537, Item 9.1 and 9.2.

Task Force Recommendation: 1) Attached sign on west facade (Loncar and Associates) - Deny without Prejudice - Signs obscure significant features of building and the sign materials and placement are incompatible with the building
2) Attached sign on lower portion of west elevation (Central Chiropractic & Rehab) - Approve
3) Attached sign on east facade (Loncar and Associates). - Deny without Prejudice - Signs obscure significant features of building and the sign materials and placement are incompatible with the building

DISCUSSION ITEM:

6. 501 ELM ST
West End Historic District
CA067-045(JA)
Jim Anderson

Request: 1) 2 - 36" X 120" pan panel signs
2) 5-48"X72" aluminum panels with digital print directly onto face.
Applicant: Abel Bertaud
Representative: N/A
Date Filed: October 3, 2006
Staff Recommendation:

1) Signage. - Approve with Conditions - Assume type "A" facade on both streets, therefore lower level signs are not allowed. Recommend using projecting double face signs or upper level sign but not both. Upper level sign edge to align with top of window sign. Sign attachment fasteners to be placed into mortar joints.
2) Signage - Approve with Conditions - Assume type "A" facade on both streets, therefore lower level signs are not allowed. Recommend using projecting double face signs or upper level sign but not both. Upper level sign edge to align with top of window sign. Sign attachment fasteners to be placed into mortar joints. Section 51A7.1005(c)(2).

Task Force Recommendation: 1) Signage. - Approve with Conditions - Assume type "A" facade on both streets, therefore lower level signs are not allowed. Recommend using either a projecting double face signs and upper level double attached. Upper level sign to have upper edge align with top of window. Sign attachment fasteners to be placed into mortar joints.
2) Signage - Approve with Conditions - Assume type "A" facade on both streets, therefore lower level signs are not allowed. Recommend using either a projecting double face signs and upper level double attached. Upper level sign to have upper edge align with top of window. Sign attachment fasteners to be placed into mortar joints.

7. 311 N MARKET ST
Ste:101
West End Historic District
CA067-046(JA)
Jim Anderson

Request: 1) Front sign.
Applicant: Bill Dewbre
Representative: N/A
Date Filed: October 6, 2006
Staff Recommendation:

1) Front sign. - Deny without Prejudice - Sign is too large to be considered an attached sign in this location. Section 51A-7.1005(a)(4). Attached signs cannot exceed 30sq. ft. unless they are attached to a building having more than six stories and at least 36 feet above grade. This sign is 85.05 sq. ft.

Task Force Recommendation: 1) Front sign. - Deny without Prejudice

DISCUSSION ITEM:

8. 715 Nesbitt Street,
Certificate of Eligibility
Junius Heights
CE067-102(TC)

Request: A Certificate of Eligibility (CE) request for approval of a tax abatement on 100 percent of land and improvements for a period of ten years on the property located at 715 Nesbitt Street in the Junius Heights Historic District. The abatement may be extended for an additional five years if the building remains occupied by the owner for the entire period of the original ten year abatement. This single-family building will be an owner-occupied rehabilitation.

Applicant: Roger Gragg and Lester Ortley

Representative: N/A

Date Filed: September 25, 2006

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$7,239.16 in receipts towards the required expenditures.

Task Force Recommendation: No Task Force recommendation.

9. 4909 REIGER AVE
Munger Place Historic
District
CA067-058(JA)
Jim Anderson

Request:

- 1) Moving window in downstairs bathroom.
- 2) Replace and enlarge upstairs bedroom window.
- 3) Add skylight to bedroom #2 in bottom left area.
- 4) Add window to back.
- 5) Add shed dormer to side of structure.

Applicant: Dawn McMullan and Clyde Thompson

Representative: N/A

Date Filed: October 4, 2006

Staff Recommendation:

- 1) Moving window in downstairs bathroom. - Deny without Prejudice - Window is needed in that location for facade symetry. Either reuse in bathroom or retain window on the exterior and close in window on the interior.
- 2) Replace and enlarge upstairs bedroom window. - Approve
- 3) Add skylight to bedroom #2 in bottom left area. - Approve
- 4) Add window to back. - Approve
- 5) Add shed dormer to side of structure. - Deny without Prejudice - The shed dormer will be not be appropriate to the Victorian design of this structure. This dormer will be seen from the street. Ordinance 20024, Section 11(a)(11).

Task Force Recommendation:

- 1) Moving window in downstairs bathroom. - Approve
- 2) Replace and enlarge upstairs bedroom window. - Approve
- 3) Add skylight to bedroom #2 in bottom left area. - Approve
- 4) Add window to back. - Approve
- 5) Add shed dormer to side of structure. - Deny without Prejudice - Due to incompatibility with existing Victorian design.

DISCUSSION ITEM:

10. 4916 WORTH ST
Munger Place Historic
District
CA067-057(JA)
Jim Anderson

Request: 1) Paint pink brick Downing Sand SW2822.
2) Add black shutters.
3) Build a new canopy over front door with wood columns.
Applicant: Anthony J. Campagna
Representative: N/A
Date Filed: October 5, 2006

Staff Recommendation: 1) Paint pink brick Downing Sand SW2822 -
Approve - Ordinance # 20024 Section
11(a)(9)(A)(ii). This brick is not original to the
historic period and is not compatible with historic
brick in the district. Painting this brick will make
this structure more compatible with the district.
2) Add black shutters. - Deny without Prejudice -
Shutters are not appropriate to this structure.
3) Build a new wood canopy over front door. -
Approve with Conditions - Submit a line drawing of
porch design. (drawing to be dimensioned)

Task Force Recommendation: 1) Paint pink brick Downing Sand SW2822 -
Approve with Conditions - Removal of building
signage.
2) Add black shutters. - Approve with Conditions -
Provide cut sheet on shutter construction.
3) Build a new wood canopy over front door. -
Approve with Conditions - Submit a line drawing of
porch design. (drawing to be dimensioned)

11. 4700 GASTON AVE
Peak's Suburban Addition
Neighborhood
CD067-002(MD)
Mark Doty

Request: 1) Demolition of house significantly damaged by fire. Standard
applied for is 'Imminent threat to public health/safety'.
Applicant: NORMAN ALSTON
Representative: N/A
Date Filed: October 5, 2006

Staff Recommendation: 1) Demolition of house significantly damaged by
fire. - Approve - Per Assessment Report received
by Staff, more than half of the structure is
unsalvageable. If building were to be rebuilt, it
would essentially be a new structure, not an
historic one. 51A04.5001(h)(4)(C).

Task Force Recommendation: 1) Demolition of house significantly damaged by
fire. - Deny without Prejudice - Task Force unclear
as to whether the structure is unsafe and needs
demolition. Task Force has an interest in seeing if
it is restorable.

DISCUSSION ITEM:

12. 4700 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA067-029(MD)
Mark Doty

Request: 1) Conceptual Approval for Multi-family development for Family Gateway.

Applicant: Family Gateway Affordable Housing/Norman Alston

Representative: N/A

Date Filed: October 5, 2006

Staff Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Plans and elevations need to meet all requirements set forth in Ordinance 22352, Item 4 'New Construction and Additions', and PD 362. Of particular concern are building height, foundation height, massing and lot coverage. Staff would support Applicant pursuing a parking variance for project in order for Junius Street property revert back to single family construction. Design of buildings strongly encouraged to be compatible yet distinct.

Task Force Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Each front facade will be unique and similar to what exists on the block face regarding massing, detailing, etc. Concerns regarding the density and parking requirements. Also recommend returning Junius blockface (currently parking) to single family usage. Parking variance acceptable. Five new building with existing base plan. Applicant to provide full set of construction documents at later date.

DISCUSSION ITEM:

13. 4704 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA067-034(MD)
Mark Doty

Request: 1) Conceptual Approval for Multi-family development for Family Gateway.
Applicant: Family Gateway Affordable Housing/Norman Alston
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Plans and elevations need to meet all requirements set forth in Ordinance 22352, Item 4 'New Construction and Additions', and PD '362. Of particular concern are building height, foundation height, massing and lot coverage. Staff would support Applicant pursuing a parking variance for project in order for Junius Street property revert back to single family construction. Design of buildings strongly encouraged to be compatible yet distinct.

Task Force Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Each front facade will be unique and similar to what exists on the block face regarding massing, detailing, etc. Concerns regarding the density and parking requirements. Also recommend returning Junius blockface (currently parking) to single family usage. Parking variance acceptable. Five new building with existing base plan. Applicant to provide full set of construction documents at later date.

14. 4708 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA067-035(MD)
Mark Doty

Request: 1) Conceptual Approval for Multi-family development for Family Gateway.
Applicant: Family Gateway Affordable Housing/Norman Alston
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions for parking in rear of structure. Existing historic structure will remain in place and be utilized as office space for Family Gateway.

Task Force Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Each front facade will be unique and similar to what exists on the block face regarding massing, detailing, etc. Concerns regarding the density and parking requirements. Also recommend returning Junius blockface (currently parking) to single family usage. Parking variance acceptable. Five new building with existing base plan. Applicant to provide full set of construction documents at later date.

DISCUSSION ITEM:

15. 4712 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA067-036(MD)
Mark Doty

Request: 1) Conceptual Approval for Multi-family development for Family Gateway.
Applicant: Family Gateway Affordable Housing/Norman Alston
Representative: N/A
Date Filed: October 5, 2006
Staff Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Plans and elevations need to meet all requirements set forth in Ordinance 22352, Item 4 'New Construction and Additions', and PD 362. Of particular concern are building height, foundation height, massing and lot coverage. Staff would support Applicant pursuing a parking variance for project in order for Junius Street property revert back to single family construction. Design of buildings strongly encouraged to be compatible yet distinct.

Task Force Recommendation: 1) Conceptual Approval for Multi-family development for Family Gateway. - Approve with Conditions - Conceptual approval with conditions. Each front facade will be unique and similar to what exists on the block face regarding massing, detailing, etc. Concerns regarding the density and parking requirements. Also recommend returning Junius blockface (currently parking) to single family usage. Parking variance acceptable. Five new building with existing base plan. Applicant to provide full set of construction documents at later date.

16. 4400 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA067-019(MD)
Mark Doty

Request: 1) New second story addition to rear of structure.
2) Restoration of front facade to original design.
Applicant: Rodriguez, Eric
Representative: N/A
Date Filed: October 4, 2006
Staff Recommendation: 1) New second story addition to rear of structure. - Deny without Prejudice - New two-story addition is not compliant with Ordinance 22352, Items 3.16, 4.1, 4.2.
2) Restoration of front facade to original design. - Approve - Restoration of altered front facade is allowed per Ordinance 22352, Items 3.1, 3.19, 3.20. Photographic evidence shows how facade originally appeared.

Task Force Recommendation: 1) New second story addition to rear of structure. - Deny without Prejudice - Second story that changes the original roof line is inappropriate. Original ridgeline should be preserved, appearance and mass of house should not appear altered from the street. Rear one-story addition would likely be more appropriate.
2) Restoration of front facade to original design. - Approve - Highly recommend restoration of front facade to original design. Changes were made without C of A., including driveway.

DISCUSSION ITEM:

17. 4629 WORTH ST
Peak's Suburban Addition
Neighborhood
CA067-030(MD)
Mark Doty

Request: 1) Move historic home from 2300 N. Carroll to 4629 Worth.

Applicant: ROBERT HUNT

Representative: N/A

Date Filed: October 5, 2006

Staff Recommendation: 1) Move historic home from 2300 N. Carroll to 4629 Worth. - Approve with Conditions - Placement of house to meet all required setbacks and line up with other neighboring properties. New floor height to be between 20" and 30" above grade. Porch to be pier and beam with wood flooring. Any additional exterior work, site work or new additions to be reviewed.

Task Force Recommendation: 1) Move historic home from 2300 N. Carroll to 4629 Worth. - Approve with Conditions - Floor Height - 20" above grade minimum, 30" above grade maximum. Porch to be pier and beam with wood flooring.

18. 2617 THOMAS AVE
State Thomas Historic
District
CA067-014(MP)
Michael Pumphrey

Request: 1) Landscape plan.

Applicant: Jonathan Whitfield

Representative: N/A

Date Filed: September 20, 2006

Staff Recommendation: 1) Landscape plan. - Approve with Conditions - The plant materials installed are approved. While the brick used on the retaining wall is compatible with the main building and plants are installed to screen it from the street. The retaining wall was introduced into the landscape as a feature, not for the intended purpose. Staff recommends removal per Ordinance #19084 Section 8(b)(7) "Retaining walls are not permitted in the front and side yards, except to preserve a natural or existing slope or to make a slope similar to that of an adjacent lot. The height of a retaining wall must not exceed the height of the slope it retains."

Task Force Recommendation: 1) Landscape plan. - Approve - Task Force did not have a quorum, comments only. The materials and height of the retaining wall are ok, and the planting will conceal this low wall, and will obstruct its view from the street. Though retaining walls are prohibited, see Section 8(b)(7), we feel this is acceptable as it is more of a landscape feature.

DISCUSSION ITEM:

19. 6201 BRYAN PKWY
Swiss Avenue Historic
District
CA067-056(JA)
Jim Anderson

- Request:**
- 1) Add dormer to Garage house
 - 2) Replace existing metal windows with appropriate wood.
 - 3) Replace two windows on alley with wood
 - 4) Replace siding to match existing (vinyl)
 - 5) Repair damaged fence
 - 6) Roof to match existing
 - 7) Rebuild Skilman elevation
 - 8) Add new windows to rear (north) elevation

Applicant: Larry Offutt

Representative: N/A

Date Filed: October 3, 2006

- Staff Recommendation:**
- 1) Add dormer to garage house. - Approve with Conditions - Submit floor plan for first and second floor, site plan and garage roof at dormer to be configured as shown in photo of 6207 Bryan Parkway. Ordinance 18563, Section 14(a)(1).
 - 2) Replace existing metal windows with appropriate wood - Approve with Conditions - Submit window cut sheet. Ordinance 18563, Section 14(a)(1).
 - 3) Replace two windows on alley with wood - Approve with Conditions - Submit window cut sheet.
 - 4) Replace siding to match existing (vinyl) - Approve - Ordinance # 18563 Section 17 (a)(2) allows for vinyl siding
 - 5) Repair damaged fence - Approve
 - 6) Roof to match existing - Approve
 - 7) Rebuild Skilman elevation - Approve with Conditions - Submit Skilman elevation or photo of pre-existing conditions. Ordinance 18563, Section 14(a)(1).
 - 8) Add new windows to rear (north) elevation - Approve with Conditions - Submit north elevation showing window locations and submit cut sheets of windows.

- Task Force Recommendation:**
- 1) Add dormer to garage house. - Approve with Conditions - Submit dormer design.
 - 2) Replace existing metal windows with appropriate wood - Approve with Conditions - Submit window cut sheet.
 - 3) Replace two windows on alley with wood - Approve with Conditions - Submit window cut sheet. Ordinance 18563, Section 14(a)(1).
 - 4) Replace siding to match existing (vinyl) - Approve
 - 5) Repair damaged fence - Approve
 - 6) Roof to match existing - Approve
 - 7) Rebuild Skilman elevation - Approve with Conditions - Submit Skilman elevation.
 - 8) Add new windows to rear (north) elevation - Approve with Conditions - Submit north elevation showing window locations and submit cut sheets of windows.

DISCUSSION ITEM:

20. 112 N CLINTON AVE
Winnetka Heights Historic
District
CA067-018(JA)
Jim Anderson

Request: 1) New addition on rear of house.
2) Change 1 window to door on rear of existing house
Applicant: Salvador Ramirez
Representative: N/A
Date Filed: October 1, 2006

Staff Recommendation: 1) New addition on rear of house. - Approve with Conditions - Rework foot print with 8 inch offset to satisfy ordinance. Match as close as possible composition roof. Windows are to be as in plan. Match roof pitch with existing. Proposed rear door in place of window. Ordinance 18369, Section 9(a)(2).
2) Change window to door - Approve

Task Force Recommendation: 1) New addition on rear of house. - Approve with Conditions - Rework foot print with 8 inch offset to satisfy ordinance. Match as close as possible composition roof. Windows are to be as in plan. Match roof pitch with existing.
2) Change window to door - Approve - Approval of proposed rear door in place of window.

21. 111 S WINNETKA AVE
Winnetka Heights Historic
District
CA067-048(JA)
Jim Anderson

Request: 1) Paint exterior. Behr paint. Body: 7500-5 desert shadows and trim: 710C-2 raffia cream.
2) Change two-car garage into living space with addition of 2 windows facing street and windows on the side.
3) Convert rear quarters into a two-car garage with alley access.
Applicant: Dawn Blankenship
Representative: N/A
Date Filed: October 5, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Ordinance 18369, Section 9(a)(8)(C).
2) Two-car garage into living space. - Approve with Conditions - Doors should be replaced with with 2 sets of triple 6-over 6 wood windows. Add 2 3'6" 6-over 6 wood windows on side of garage. Remove portion of driveway for landscaping and grass. Leaving small portion at sidewalk for parking. Provide cut sheet of proposed windows. More information on landscaping. Ordinance 18369, Section 9(a)(17)(A), (B) and (F).
3) Rear quarters into two-car garage. - Approve - Approval to reuse existing garage doors. Ordinance 18369, Section 9(a)(I).

Task Force Recommendation: 1) Paint exterior. - Approve - Paint colors ok.
2) Two-car garage into living space. - Approve with Conditions - Proposed replacement of existing garage. Doors should be replaced with 2 sets of triple d/l windows. Add 2 3'6" d.l. windows on side of garage. Remove portion of driveway for landscaping and grass. Leaving small portion at sidewalk for parking. Provide cut sheet of proposed windows. More information on landscaping.
3) Rear quarters into two-car garage. - Approve - Retro existing pool house to become side entry garage off alley.

DISCUSSION ITEM:

22. 4928 Bryan Street
Initiation
CBD

Request: Initiation of 4928 Bryan Street.
Applicant: Mark Vanston
Representative: N/A
Date Filed: December 5, 2005
Staff Recommendation: Staff Comments: Approval
Task Force Recommendation: Designation Committee Comments: Approval.

OTHER BUSINESS:

1. Approval of the Minutes of October 3, 2006.
2. Approval of the Minutes of October 9, 2006.
3. Update on Dallas National Bank, 1530 Main Street.
4. Landmark Commission Rules Committee Update.
5. The Landmark Commission Rules Committee Meeting will be on the following date:
Monday, November 6, 2006, 12:00 Noon., room 5DN.
6. Designation Committee Meetings will be held on the following dates:
Wednesday, November 8, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
Wednesday, December 13, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
Wednesday, December 27, 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]