



City of Dallas
Landmark Commission
Monday, March 3, 2008
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	11:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers, 6th floor	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, Manager
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING:

1. Routine Maintenance
2. Certificates of Appropriateness
3. Certificates of Demolition and Removal
4. Initiations and Designations
5. Training - City Attorney's Office
Constitutional issues, including equal protection.
Standard of review for noncontributing structures.
Making a good record.
Rules of Procedure: State Law requirements, City Code requirements, Landmark Commission Rules.
Roberts Rules of Order.
State Laws related to ethics, City Charter and City Code related to ethics.
Open Meetings Act related to Landmark Commission and its task forces, frequently asked questions.
Bribery of Government Officials.
City indemnification of city officials, Chapter 176 of the Local Government Code - Conflict of Interest Questionnaire and Local government Officer Conflicts Disclosure Statement; Casey Burgess and Ronnie Guerra, Assistant City Attorney's Office.
6. Briefing on the on progress of the tax incentive outreach initiative, Tracey Cox

CONSENT ITEM:

1. 1318 2ND AVE
Fair Park
CA078-234(MD)
Mark Doty

Request: 1) Museum of Nature and Science - New exterior signage on Museum of Nature and Science building.
2) Museum of Nature and Science - New signage at canopy of IMAX theater.

Applicant: Museum of Nature and Science

Representative: N/A

Date Filed: February 1, 2008

Staff Recommendation: 1) Museum of Nature and Science - New exterior signage on Museum of Nature and Science building. - Approve with Conditions - Approve Option A as submitted, Opti Jake Font, stainless steel, bright satin vertical grain lettering, with the condition that the spacing on right side match top spacing and with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Museum of Nature and Science - New signage at canopy of IMAX theater. - Approve - Approve signage as submitted, Opti Jake Font, stainless steel, bright satin vertical grain lettering with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Museum of Nature and Science - New exterior signage on Museum of Nature and Science building. - Approve with Conditions - Approved with modification to location, spacing at right side to match spacing at top.
2) Museum of Nature and Science - New signage at canopy of IMAX theater. - Approve

2. 3500 S FITZHUGH AVE
Fair Park
CA078-249(MD)
Mark Doty

Request: 1) Nimitz Drive - Eliminate curbing and widen Nimitz Drive 4'-0" behind the Embarcadero.
2) Nimitz Drive - Add bollards and shrubs around existing pylon.

Applicant: NED DURBIN

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Nimitz Drive - Widen Nimitz Drive 4'-0" behind the Embarcadero. - Approve with Conditions - Approve with the condition the existing roadway and curb remains at original alignment with a new 4'-0" sidewalk adjacent in order to stay compliant per preservation criteria Section 4.3(a)(2) and (8) and with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Nimitz Drive - Add bollards and shrubs around existing pylon. - Approve with Conditions - Conceptual approval with the condition that final design and planting type be re-submitted.

Task Force Recommendation: 1) Nimitz Drive - Widen Nimitz Drive 4'-0" behind the Embarcadero. - Approve with Conditions - Curb remains at original alignment. Add 4' of sidewalk adjacent.
2) Nimitz Drive - Add bollards and shrubs around existing pylon. - Approve with Conditions - Conceptual approval of bollards and low planting around pylon.

CONSENT ITEM:

3. 6200 WORTH ST
Parks Estate
CA078-251(MD)
Mark Doty

Request: 1) Paulus/Worth tract - New perimeter, 4' high, iron fence.
Applicant: NORMAN ALSTON
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) Paulus/Worth tract - New perimeter, 4' high, iron fence. - Approve - Approve as submitted with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 4.5(c) and (d), and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Paulus/Worth tract - New perimeter, 4' high, iron fence. - Approve with Conditions - Approve new fence at 6220 Worth, Paulus/Worth tract with the condition the new fence match the previously approved fence design at 6220 Worth St.

4. 1409 S LAMAR ST
Sears Buildings
CA078-260(MD)
Mark Doty

Request: 1) Infill remaining hole with new wood windows and brick to match existing where non-historic bridge between 1409 S. Lamar and 1601 S. Lamar was removed.
Applicant: NORMAN ALSTON
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) Infill remaining hole with new wood windows/brick to match where bridge was located. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for protected facades in the preservation criteria Section 12.1(b)(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Infill remaining hole with new wood windows/brick to match where bridge was located. - Approve with Conditions - Approve the CA with the condition that the brick and cast stone still match the existing facade. Explore the use of existing brick from a non-visible area of the building. Singleton will abstain due to conflict.

CONSENT ITEM:

5. 3300 W LAWTHER DR
White Rock Bath
House, White Rock Pump
Station
CA078-248(MD)
Mark Doty

Request: 1) Submittal of paint color for doors/windows/concrete.
Applicant: ARCHITEXAS
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) Submittal of paint color for doors/windows/concrete. - Approve - Approve paint colors as submitted. 'Poplar White' for doors/windows and SW6140 'Moderate White' for concrete with the finding of fact the proposed work is consistent with the criteria for color in the preservation criteria Section 4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Submittal of paint color for doors/windows/concrete. - Approve with Conditions - Approved color as submitted with condition that color description or number be submitted at Landmark Commission.

6. 718 DUMAS ST
Junius Heights
CA078-239(JA)
Jim Anderson

Request: 1) New covered walkway between the house and garage.
Applicant: Ernest Belmore
Representative: N/A
Date Filed: February 4, 2007

Staff Recommendation: 1) New covered walkway between the house and garage. - Approve - This addition is compatible with the structure. Ordinance No. 26331 Section 8.5.

Task Force Recommendation: 1) New covered walkway between the house and garage. - Approve - Approve the covered walkway between house and the garage.

7. 718 NESBITT DR
Junius Heights
CA078-242(JA)
Jim Anderson

Request: 1) Rear addition.
Applicant: Donald Buchanan
Representative: N/A
Date Filed: January 28, 2008

Staff Recommendation: 1) Rear addition. - Approve - Approval as submitted. The addition is compatible with the structure. Ordinance No. 26331 Section 8.3(b)

Task Force Recommendation: 1) Rear addition. - Approve - Approve rear addition with the materials as shown.

CONSENT ITEM:

8. 720 NESBITT DR
Junius Heights
CA078-240(JA)
Jim Anderson

Request: 1) Gable the existing hip roof on East elevation.
2) Add shed dormer to South elevation.
3) Add 2 shed dormers to North-East elevation.
Applicant: Karl Braddick
Representative: N/A
Date Filed: January 11, 2008

Staff Recommendation: 1) Gable the existing hip roof on East elevation. - Approve - Approve plans as submitted as per Ordinance No. 26331 Section 8.3(b). The gable roof is typical to the Tudor style
2) Add shed dormer to South elevation. - Approve - Approve plans as submitted as per Ordinance No. 26331 Section 8.3(b). The shed dormer is typical to the Tudor style.
3) Add 2 shed dormers to North-East elevation. - Approve - Approve plans as submitted as per Ordinance No. 26331 Section 8.3(b). The shed dormers are typical to the Tudor style.

Task Force Recommendation: 1) Gable the existing hip roof on East elevation. - Approve - Approve plans as submitted as per Section 8.3(b)
2) Add shed dormer to South elevation. - Approve - Approve plans as submitted as per Section 8.3(b)
3) Add 2 shed dormers to North-East elevation. - Approve - Approve plans as submitted as per Section 8.3(b)

9. 4830 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-238(MD)
Mark Doty

Request: 1) Erect 8' tall wrought iron gate and fence, 70% open, at interior side yards.
Applicant: Clark Mitchell
Representative: N/A
Date Filed: February 5, 2008

Staff Recommendation: 1) Erect 8' tall wrought iron gate and fence, 70% open, at interior side yards. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Erect 8' tall wrought iron gate and fence, 70% open, at interior side yards. - Approve

CONSENT ITEM:

10. 4104 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-236(MD)
Mark Doty

Request: 1) Revisions to exterior elevations previously approved.
2) New landscaping plan.

Applicant: Fred Owens

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Revisions to exterior elevations previously approved. - Approve - The proposed work is consistent with the criteria for new construction in the preservation criteria Section 4.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New landscaping plan. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revisions to exterior elevations previously approved. - Approve
2) New landscaping plan. - Approve

11. 4638 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-233(MD)
Mark Doty

Request: 1) Wood deck and ADA ramp on rear facade of structure.

Applicant: Matthew McBride

Representative: N/A

Date Filed: February 1, 2008

Staff Recommendation: 1) Wood deck and ADA ramp on rear facade of structure. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Wood deck and ADA ramp on rear facade of structure. - Approve

CONSENT ITEM:

12. 6005 BRYAN PKWY
Swiss Avenue Historic
District
CA078-255(MW)
Marcus Watson

Request: 1) Place wood pre-fabricated storage shed in back yard, per plan, painted Antique Sterling, per specs.
2) Replace existing rear door with double french doors, as submitted.

Applicant: Jeff & Christy Barker

Representative: N/A

Date Filed: February 5, 2008

Staff Recommendation: 1) Place wood pre-fabricated storage shed in back yard, per plan, painted as submitted. - Approve with Conditions - The proposed work must meet the required setbacks in the development standards in Ordinance #18563, Section 16. If condition is met, the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace existing rear door with double french doors, as submitted. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18563, Section 14, Subsection (a)(16), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Place wood pre-fabricated storage shed in back yard, per plan, painted as submitted. - Approve with Conditions - Structure to be located on building setback lines. If possible, shingles to match roof of existing house, color approved as submitted.
2) Replace existing rear door with double french doors, as submitted. - Approve - Approval of double french doors as submitted.

13. 5711 SWISS AVE
Swiss Avenue Historic
District
CA078-226(MW)
Marcus Watson

Request: 1) Add wrought iron gate to fence at rear of porte cochere per submitted design.

Applicant: Bob Charlap

Representative: N/A

Date Filed: January 14, 2008

Staff Recommendation: 1) Add wrought iron gate to fence at rear of porte cochere per submitted design. - Approve - The proposed work is consistent with the criteria for gates on porte cocheres in Ordinance #18563, Section 14, Para. (a)(13), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add wrought iron gate to fence at rear of porte cochere per submitted design. - Approve - Approval of gate as submitted. No other comments.

CONSENT ITEM:

14. 201 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-253(MW)
Marcus Watson

Request: 1) Revision to approved plans to change design of doors to second floor front balcony.
Applicant: Anna M. Albers
Representative: N/A
Date Filed: January 9, 2008
Staff Recommendation: 1) Revision to approved plans to change design of doors to second floor front balcony. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Revision to approved plans to change design of doors to second floor front balcony. - Approve

15. 311 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-246(MW)
Marcus Watson

Request: 1) Construct 169 sq. ft. rear addition, matching materials and details to existing historic, including materials, siding, roofing, rafter tails, and wood windows. Roof pitch matches existing.
Applicant: Rex Romano
Representative: N/A
Date Filed: February 6, 2008
Staff Recommendation: 1) Construct 169 sq. ft. rear addition, matching materials and details to existing historic. - Approve - The proposed work is consistent with the criteria for additions in Ordinance #18369, Section 9(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Construct 169 sq. ft. rear addition, matching materials and details to existing historic. - Approve with Conditions - Pending setback requirements.

16. 225 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-257(MW)
Marcus Watson

Request: 1) Landscape plan with fencing, an arbor and paths.
Applicant: Russ Aikman
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) Landscape plan with fencing, an arbor and paths. - Approve with Conditions - Fence to be 9 feet tall or less with flat top. All wooden structural posts must be at least four inches in diameter. The side of a fence facing a public street must be the finished side. Stain or paint color must be approved by the Commission. If conditions are met, the proposed work is consistent with the criteria for landscaping and fences in Ordinance #18369, Section (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Landscape plan with fencing, an arbor and paths. - Approve with Conditions - Condition to be as in code. Fence to be up to 9' with flat top and specify material.

CONSENT ITEM:

17. 311 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-258(MW)
Marcus Watson

Request: 1) Paint colors. Body: Behr 770D-4 (Clay Pebble); Trim, Soffit and Accents: Behr W-D-320 1822 (Navajo White).

Applicant: Triple J Construction

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Paint colors. Body: Clay Pebble; Trim, Soffit and Accents: Navajo White. - Approve with Conditions - No unpainted brick may be painted. Otherwise, the proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9 (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint colors. Body: Clay Pebble; Trim, Soffit and Accents: Navajo White. - Approve with Conditions - No unpainted brick may be painted.

DISCUSSION ITEM:

1. Landmark Commission
Rules of Procedure.

Request: Approval of the Landmark Commission Rules of Procedure.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Rules of Procedure Committee Recommendation: Approval

2. 1810 Commerce Street
Mercantile Continental
Building

Request: Consider termination of the designation process.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Deny

Task Force Recommendation: Designation Committee Recommendation: Deny

DISCUSSION ITEM:

3. Consider Amendments to Development and Use Regulations in PD57/H15 (Winnetka Heights District Overlay).

Request: Approval of Amendments to Planned Development District No. 87, Exhibit C and Ordinance #25552, to place lots bounded on the north by Davis St., on the west by North Winnetka Ave., on the south by West 7th St. and on the east by the alley within Tract IIIb, to allow multi-family use.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: The proposal is for a change in use with minimal changes to the exterior. The proposed change meets Secretary of the Interior's Standard for Rehabilitation #1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Task Force Recommendation: Deny
Designation Committee Recommendation: Pursue the concept of changing current ordinance to create a Tract 3-a allowing residential, live/work use for this property.

4. 11210 COX LN
Cox Farmhouse
CA078-231(MD)
Mark Doty

Request: 1) Relocate house to back corner of Cox Farmhouse property.

Applicant: Janis Baldwin

Representative: N/A

Date Filed: January 31, 2008

Staff Recommendation: 1) Relocate house to back corner of Cox Farmhouse property. - Approve with Conditions - Approve relocation as submitted with the condition that all zoning ordinances, special exceptions and variances are approved with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Relocate house to back corner of Cox Farmhouse property. - Approve with Conditions - Approve relocation of home at 11310 Cox Lane to the property at 11210 Cox Lane with the condition that the home not be located within the no build zone of the Cox Farmhouse Historic Overlay District.

DISCUSSION ITEM:

5. 1462 1ST AVE
Fair Park
CA078-270(MD)
Mark Doty

Request: 1) Aquarium - Replace all skylights and upgrade to current energy code.
2) Aquarium - Add a semi-permanent banner attachment system to front portico interior.

Applicant: CITY OF DALLAS PARK DEPT

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Aquarium - Replace all skylights and upgrade to current energy code. - Approve - The proposed work is consistent with the general preservation criteria in Section 3.4(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Aquarium - Add a semi-permanent banner attachment system to front portico interior. - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that allows appropriate banner system design. Preservation criteria Section 9.4(c).

Task Force Recommendation: 1) Aquarium - Replace all skylights and upgrade to current energy code. - Approve - Approve as submitted.
McCoy obtained.

2) Aquarium - Add a semi-permanent banner attachment system to front portico interior. - Deny without Prejudice - Suggest re-submittal as non-building attached system per graphics/signage standards.
McCoy obtained.

DISCUSSION ITEM:

6. 3500 S FITZHUGH AVE
Fair Park
CA078-268(MD)
Mark Doty

Request: 1) Cotton Bowl - Temporary substitute proposal for exterior perforated metal panel system.
2) Cotton Bowl - Location of electrical transformer.
Applicant: Quimby/McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: February 7, 2008

Staff Recommendation: 1) Cotton Bowl - Temporary substitute proposal for exterior perforated metal panel system. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Cotton Bowl - Location of electrical transformer. - Approve with Conditions - Approve location with no screening with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Cotton Bowl - Temporary substitute proposal for exterior perforated metal panel system. - Approve with Conditions - Performed metal - re-submit with plan for partial screening of both end zones as budget allows.
McCoy obtained.
Skotnicki opposed.
2) Cotton Bowl - Location of electrical transformer. - Approve with Conditions - Location approved, no screening required.
McCoy obtained.
Skotnicki opposed.

7. 3500 S FITZHUGH AVE
Fair Park
CA078-266(MD)
Mark Doty

Request: 1) Grand/MLK Gates - Color selection
2) Grand/MLK Gates/Parking lot - Landscaping
3) Grand/MLK Gates - Revision to design of fencing
Applicant: Quimby/McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: February 7, 2008

Staff Recommendation: 1) Grand/MLK Gates - Color selection - Approve - Color selection; SW 6108 Latte. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Grand/MLK Gates/parking lot - Landscaping - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Grand/MLK Gates - Revision to design of fencing - Approve - Approve as submitted with the finding of fact The proposed work is consistent with the criteria for fencing in the preservation criteria Section 3.11(b)(d)(e)(h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Grand/MLK Gates - Color selection - Approve - McCoy abstained.
2) Grand/MLK Gates/parking lot - Landscaping - Approve - McCoy abstained.
3) Grand/MLK Gates - Revision to design of fencing - Deny without Prejudice - Delete curved tops, use all horizontal.
McCoy abstained.

DISCUSSION ITEM:

8. 3500 S FITZHUGH AVE
Fair Park
CA078-269(MD)
Mark Doty

Request: 1) Texas Discovery Garden - Retain and restore original skylights.
2) Texas Discovery Garden - Revision to slope on new skylights on 1969 addition.
3) Texas Discovery Garden - Removal of wire mesh between posts of corners and along side of 1957 addition.

Applicant: CITY OF DALLAS PARK DEPT

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Texas Discovery Garden - Retain and restore original skylights. - Approve - The proposed work is consistent with the general preservation criteria Section 3.1 and 3.4(d)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Texas Discovery Garden - Revision to slope on new skylights on 1969 addition. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Texas Discovery Garden - Removal of wire mesh between posts of corners/along side of 1957 addition. - Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would have an adverse effect on the architectural features of the structure.

Task Force Recommendation: 1) Texas Discovery Garden - Retain and restore original skylights. - Approve - Approve as submitted.
Haney, McCoy abstained.
2) Texas Discovery Garden - Revision to slope on new skylights on 1969 addition. - Approve - Approve as submitted.
Haney, McCoy abstained.
3) Texas Discovery Garden - Removal of wire mesh between posts of corners/along side of 1957 addition. - Deny - Haney, McCoy abstained.

DISCUSSION ITEM:

9. 6220 WORTH ST
Parks Estate
CA078-265(MD)
Mark Doty

Request: 1) Revisions to previously approved fence.
2) Exterior color selections.
3) Exterior light fixtures.

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Revisions to previously approved fence. - Approve - The proposed work is consistent with the criteria for fences in the preservation criteria Section 4.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Exterior color selections. - Approve - The proposed work is consistent with the criteria for facade of the main building in the preservation criteria Section 5.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Exterior light fixtures. - Deny without Prejudice - The proposed work is not consistent with the regulations in city code section 51A-4.501. Applicant is asked to re-submit lighting fixtures that are more compatible with the architectural design of the main building.

Task Force Recommendation: 1) Revisions to previously approved fence. - Approve - As submitted.
2) Exterior color selections. - Approve - As submitted.
3) Exterior light fixtures. - Deny without Prejudice - Deny without prejudice the exterior light fixtures and resubmit additional fixtures which are more compatible with the style of the submitted front porch light fixture and the design of the house.

10. 1601 S LAMAR ST
Sears Buildings
CA078-250(MD)
Mark Doty

Request: 1) Revision to first floor window mullions previously approved.

Applicant: CORGAN ASSOC,INC

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Revision to first floor window mullions previously approved. - Approve - The proposed work does not comply with Section 21.5 that states replacement windows must express muntin and mullion size of historic, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Revision to first floor window mullions previously approved. - Approve - Singleton abstain due to conflict.

DISCUSSION ITEM:

11. 711 ELM ST
West End Historic District
CA078-267(MD)
Mark Doty

Request: 1) New fabric awnings, 11' and 17' in length, 36" deep, rectangular with black fabric to match existing awnings.
2) Removal of window frames and glazing on Elm and Austin facades for security reasons. Windows will be stored on site for future re-use.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) New fabric awnings, 11' and 17' in length, 36" deep, rectangular with black fabric to match existing - Approve with Conditions - Approve as submitted with the condition that the proposed awnings fit within the existing curved openings and with the finding of fact the proposed work is consistent with the criteria for canopy signs in Section 51A-7.1005(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Removal/storage of window frames and glazing on Elm and Austin facades for security reasons. - Deny - The proposed work is not consistent with the regulations in city code section 51A-4.501 and the preservation criteria in the historic overlay district ordinance Section 5.

Task Force Recommendation: 1) New fabric awnings, 11' and 17' in length, 36" deep, rectangular with black fabric to match existing - Approve with Conditions - Approve the two new awnings as submitted with the condition that the top of the awnings be curved to fit within the existing arched openings.
2) Removal/storage of window frames and glazing on Elm and Austin facades for security reasons. - Deny without Prejudice - Deny without prejudice the removal of the existing windows because the removal of the windows violates Section 5 of the preservation criteria for 711 Elm Street.

DISCUSSION ITEM:

12. 6016 JUNIUS ST
Junius Heights
CA078-272(JA)
Jim Anderson

Request: 1) Restore or replace original windows.
2) Replace two front doors.

Applicant: Frances Worley

Representative: N/A

Date Filed: January 29, 2008

Staff Recommendation: 1) Restore or replace original windows. - Approve with Conditions - Approval with conditions. Windows should be retained and repaired. Resubmit if there are certain conditions that cannot be repaired. Ordinance No. 26331 Section 5.1 and Secretary of Interior's Standard No. 6. Deteriorated historic features shall be repaired rather than replaced.
2) Replace two front doors. - Approve with Conditions - Approval of the two Craftsman style doors with the condition that the applicant submit photographs of other similar houses with two Craftsman doors similar to those proposed. With the finding of fact: The applicant has stated that the french doors are not original. Ordinance No. 26331 Section 5.2.

Task Force Recommendation: 1) Restore or replace original windows. - Deny without Prejudice - Deny without prejudice replacing windows and approve repairing windows.
2) Replace two front doors. - Approve - Approve replacing front doors with Craftsman doors with plain or beveled glass. Due to a finding of fact that the existing french doors are not original. There were 2 desenting votes. There basis for opposition was: Finding of fact needed that existing french doors are not original or that the style is not original to the house. French-styled doors are commonin Junius Heights. In the application to Landmark Commission include photos of existing houses, with the the proposed doors, should be submitted. i.e. Is it possible to have one door a french door and the other a Craftsman.

DISCUSSION ITEM:

13. 724 LIPSCOMB AVE
Junius Heights
CA078-271(JA)
Jim Anderson

Request:

- 1) Revision to design of side dormer.
- 2) Windows: Due to fire code, two windows were installed on the dormer instead of three; and three windows were installed on the gable instead of four.
- 3) Garage: Add 4' to the length of the garage. The width will remain the same; wall will be moved/replaced (along with some of the roof). Replace and repaint damaged siding, framing and gutters. Doors, windows and flooring to be repaired and/or replaced as needed. Instal new 2 car garage door.
- 4) Change hip roof to gable roof on garage. Gable end will be stucco and half timber.
- 5) Landscaping: Install vase in front of the chimney on the side of the house and by the driveway. Vase will overflow with water into a small 2 ft. diameter pool (dry river bed, rocks and shrubs). Water feature will be the start of a dry riverbed, constructed of granite.
- 6) Brick accent to front walk.
- 7) Columns on side porch Redesign columns to be of the three columns will be trimmed out with a recessed panel.
- 8) Side patio: Inlay several 18" squares of Pennsylvania Blue Stone into the side patio, matching the slate roof colors.
- 9) Add gas lantern on the side patio.
- 10) Install new front door.

Applicant:

Jim Higgins

Representative:

N/A

Date Filed:

February 6, 2008

Staff Recommendation:

- 1) Revision to design of side dormer. - Approve - Approve revision of design of side gable from shingle siding to half timbers and stucco. Ordinance No. 26331 Section 8.5
- 2) Install windows on dormer and rear gable. - Approve - Approve the change in the number of windows on the side dormer from 3 to 2 because of fire code. Approve the revision of the rear gable from 4 to 3 windows because of fire code. The window configuration as built are compatible and appropriate to the structure. Ordinance No. 26331 Section 8.5.
- 3) Garage: Add 4' to the length of the garage. Replace damaged siding. Instal new 2 car garage door. - Approve with Conditions - Approve adding 4 feet to the front of the garage as shown. Expand front door to allow for 2 cars with the pedestrian door moved to the side. The garage is compatible with the main building. Ordinance No. 26331 Section 9.2
- 4) Change hip roof to gable roof on garage. Gable end will be stucco and half timber. - Approve
- 5) Landscaping: Install vase in front of the chimney on the side of the house and by the driveway. Vas - Approve - Approve the proposed fountain and landscaping. Applicant has removed the dry creek bed in the front yard and has submitted a landscape plan with plant materials as requested by task force. Ordinance No. 26331 Section 3.5(b)
- 6) Brick accent to front walk. - Approve - Approval of brick edged sidewalk as submitted. Applicant has agreed with the denial of the request for brick in driveway. Submit brick to staff prior to the Landmark Commission hearing. Ordinance No. 26331 Section 3.2.
- 7) Columns on side porch Redesign columns to be of the three columns will be trimmed out with a recess. Approve with Conditions. Approval of the

recess - Approve with Conditions - Approval of the square box columns as submitted. Ordinance No. 26331 Section 4.2

8) Side patio: Inlay several 18" squares of Pennsylvania Blue Stone into the side patio, matching the s - Approve - Approval of 2 bluestone accents as shown. Ordinance No. 26331 Section 7.4.

9) Add gas lantern on the side patio. - Approve - Approval of gas lantern as submitted. Ordinance No. 26331 Section 3.5(a)

10) Install new front door. - Approve - Approval of new front door. This door is appropriate to this Tudor structure. Ordinance No. 26331 Section 5.2

Task Force Recommendation:

1) Revision to design of side dormer. - Approve - Approve revision of design of side gable from shingle siding to half timbers and stucco.

2) Install windows on dormer and rear gable. - Approve - Approve the change in the number of windows on the side dormer from 3 to 2 because of fire code. Approve the revision of the rear gable from 4 to 3 windows because of fire code.

3) Garage: Add 4' to the length of the garage. Replace damaged siding. Install new 2 car garage door. - Approve - Approve adding 4 feet to the front of the garage as shown. The expanded area must be entirely located in the required 3 foot sideyard setback. Expand front garage door to allow for 2 cars with the pedestrian door moved to the side.

4) Change hip roof to gable roof on garage. Gable end will be stucco and half timber. - Approve - Approve replacing hip garage roof with a gable style roof to match those on the house. The gable roof form will be compatible with the gables on the main house. Ordinance No. 26331 section 9.2

5) Landscaping: Install vase in front of the chimney on the side of the house and by the driveway. Vase - Approve with Conditions - Approve the proposed fountain and landscaping but disapprove the dry creek bed in the front per section 3.5. Suggest applicant supply a specific list of plants in proposal to the Landmark Commission.

6) Brick accent to front walk. - Approve with Conditions - Approve brick edged sidewalk as submitted. Disapprove brick in driveway. Color of brick to be submitted to the Landmark Commission.

7) Columns on side porch Redesign columns to be of the three columns will be trimmed out with a recess - Approve - Approval of the three columns in the side porch to be trimmed out with a recess panel as shown in submitted photo as per 4.2

8) Side patio: Inlay several 18" squares of Pennsylvania Blue Stone into the side patio, matching the s - Approve - Approve the 2 bluestone accents on side porch floor only.

9) Add gas lantern on the side patio. - Approve - Approve the installation of gas lantern on side patio as shown.

10) Install new front door. - Approve - Approval of new front door as shown

DISCUSSION ITEM:

14. 4715 SWISS AVE
Peak's Suburban Addition
Neighborhood
CD078-015(MD)
Mark Doty

Request: 1) Demolition of non-contributing accessory structure built in the 1950's.
Applicant: CLARK MITCHELL
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) Demolition of non-contributing accessory structure built in the 1950's. - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.
Task Force Recommendation: 1) Demolition of non-contributing accessory structure built in the 1950's. - Approve

15. 4715 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-252(MD)
Mark Doty

Request: 1) New 1,199 square foot accessory structure/garage.
2) Remove existing asphalt driveway and replace with new brushed finished concrete driveway.
Applicant: CLARK MITCHELL
Representative: N/A
Date Filed: February 7, 2008
Staff Recommendation: 1) New 1,199 square foot accessory structure/garage. - Approve with Conditions - The proposed work with the following conditions; 1) New column should be a simple box column or round column, not to match the house. 2) Revise the small roof over the side door to a simple shed roof and simplify the wood support brackets. 3) The windows on the rear of the dormer shed should all be size C as indicated on the elevation. 4) The wood shakes in the gables on the side elevations should match the plain siding and with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Secretary of the Interior's Standard 9.
2) Remove existing asphalt driveway and replace with new brushed finished concrete driveway. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) New 1,199 square foot accessory structure/garage. - Approve
2) Remove existing asphalt driveway and replace with new brushed finished concrete driveway. - Approve

DISCUSSION ITEM:

16. 2706 HIBERNIA ST
State Thomas Historic
District
CA078-243(JA)
Jim Anderson

Request: 1) Brick details on the fire place.
2) Transomes above doors at rear second floor balcony.

Applicant: Carlton Cole

Representative: N/A

Date Filed: January 15, 2008

Staff Recommendation: 1) Brick details on the fire place. - Approve with
Conditions - Approval of the chimney as
redesigned to raise up the wider chimney base to
the bottom of the second floor windows.
Ordinance No. 19084 Section 8(a)(3).
2) Transomes above doors at rear second floor
balcony. - Approve - Approval as submitted
Ordinance No. 19084 Section 8(a)(16)(F)(iii)

Task Force Recommendation: 1) Brick details on the fire place. - Approve -
Approval of revised chimney (top and face detail)
as presented on attached sketch.
2) Transomes above doors at rear second floor
balcony. - Approve - Approval of transomes as
presented.

DISCUSSION ITEM:

17. 6009 BRYAN PKWY
Swiss Avenue Historic
District
CA078-264(MW)
Marcus Watson

Request: 1) Construct new garage/carriage house/guesthouse in rear, per plan Option #1 (1 story).
2) Construct new garage/carriage house/guesthouse in rear, per plan Option #2 (2 story).

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Construct new garage/carriage house/guesthouse in rear, per plans. - Approve with Conditions - Eliminate sidelights from door system. If condition is met, the proposed work is consistent with the development standards in Ordinance #18563, Section 16 and the preservation criteria in Section 17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct new garage/carriage house/guesthouse in rear, per plan Option #2 (2 story). - Approve with Conditions - Eliminate sidelights from door system. If condition is met, the proposed work is consistent with the development standards in Ordinance #18563, Section 16 and the preservation criteria in Section 17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct new garage/carriage house/guesthouse in rear, per plans. - Approve with Conditions - Approve either one or two story carriage house with the following condition: roof shall be a gable design in lieu of hip. Trim, brackets, attic vent shall match roof of existing house. Color scheme to match existing house.
2) Construct new garage/carriage house/guesthouse in rear, per plan Option #2 (2 story). - Approve with Conditions - Approve either one or two story carriage house with the following condition: roof shall be a gable design in lieu of hip. Trim, brackets, attic vent shall match roof of existing house. Color scheme to match existing house.

18. 6014 BRYAN PKWY
Swiss Avenue Historic
District
CA078-259(MW)
Marcus Watson

Request: 1) Revision of approved plans to allow 18" cementitious shingle skirting at sides and back in lieu of 10" cementitious siding as approved.

Applicant: Alisa Moore Hake

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Revision to allow 18" cementitious shingle skirting in lieu of 10" cementitious siding on skirt. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to allow 18" cementitious shingle skirting in lieu of 10" cementitious siding on skirt. - Deny without Prejudice - Agree with height of skirting. Committee requests detail explanation of choice of pattern. Reason for not use of lap siding as previously approved. Resubmit to committee.

DISCUSSION ITEM:

19. 6127 BRYAN PKWY
Swiss Avenue Historic
District
CA078-256(MW)
Marcus Watson

Request: 1) Revision to previously approved plan to change exterior siding from novelty #117 to brick (Hanover Modular) with coordinating revisions to trim and to revise column, cornice and window design.

Applicant: JOHN TRENT

Representative: N/A

Date Filed: February 7, 2008

Staff Recommendation: 1) Revision to previously approved plan to change exterior siding from novelty #117 to brick. - Approve - Applicant has submitted brick sample, revised elevations and photos of surrounding houses. The proposed work is consistent with the criteria for architectural detail, columns, facade materials, porches and windows in Ordinance #18563, Section 14, Paragraphs (a)(3), (a)(9), (a)(10) and (a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to previously approved plan to change exterior siding from novelty #117 to brick. - Deny without Prejudice - Applicant to submit brick samples, revised exterior elevations illustrating brick facade [brick sample submitted and elevations revised as requested]. Suggest redesign of windows with less Prairie style mullion design [windows revised as requested].

DISCUSSION ITEM:

20. 1414 W 10TH ST
Winnetka Heights Historic
District
CA078-254(MW)
Marcus Watson

Request: 1) Repaint house. Body: Behr 220D-7A (Miami Spice).
2) Repaint fence Behr 220F-6A (Chocolate Curl).
3) Cover existing concrete retaining wall in stone, as submitted.

Applicant: JOYCE HAYNES

Representative: N/A

Date Filed: January 29, 2008

Staff Recommendation: 1) Repaint house. Body: Behr 220D-7A (Miami Spice). - Deny without Prejudice - Color is too dark and/or too saturated. Lighter color should be submitted. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria, Ord. 18369, Sect. 9(a)(8) that requires all colors to be complementary of each other and the overall character of this district.
2) Repaint fence Behr 220F-6A (Chocolate Curl). - Deny without Prejudice - Color of main structure must be determined before fence color can be chosen so that it coordinates appropriately. Photos of the fence should be submitted. Without the main structure color determined, the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria, Ord. 18369, Sect. 9(b)(2)(G)(iii), that requires that paint color on a wooden fence be complementary to the main building.
3) Cover existing concrete retaining wall in stone, as submitted. - Deny without Prejudice - Existing wall should be repaired where needed with like materials. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district and on the basis that Sec. of the Interior Standard (F) states that deteriorated historic features will be repaired rather than replaced.

Task Force Recommendation: 1) Repaint house. Body: Behr 220D-7A (Miami Spice). - Deny without Prejudice - Resubmit with Craftsman colors.
2) Repaint fence Behr 220F-6A (Chocolate Curl). - Deny without Prejudice - Resubmit with photos of fence to be painted - with Craftsman colors.
3) Cover existing concrete retaining wall in stone, as submitted. - Deny without Prejudice - Repair existing wall with like material.

DISCUSSION ITEM:

21. 104 S EDGEFIELD AVE
Winnetka Heights Historic
District
CD078-013(MW)
Marcus Watson

Request: 1) Demolish structure damaged by fire in late 2005 and remove all debris.
Applicant: Laura Foster
Representative: N/A
Date Filed: December 31, 2007
Staff Recommendation: 1) Demolish structure damaged by fire in late 2005 and remove all debris. - Deny without Prejudice - The engineer's report states that a full evaluation has not been conducted. This needs to be done before an approval is granted. The two properties must be evaluated separately. A more descriptive and/or itemized rehabilitation cost analysis must be provided. The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the applicant has not shown that the demolition or removal is required to alleviate the threat to public health and safety or that there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation: 1) Demolish structure damaged by fire in late 2005 and remove all debris. - Deny - Application does not meet criteria on application.

22. 108 S EDGEFIELD AVE
Winnetka Heights Historic
District
CD078-014(MW)
Marcus Watson

Request: 1) Demolish structure damaged by fire in late 2005 and remove all debris.
Applicant: Laura Foster
Representative: N/A
Date Filed: December 31, 2007
Staff Recommendation: 1) Demolish structure damaged by fire in late 2005 and remove all debris. - Deny without Prejudice - The engineer's report states that a full evaluation has not been conducted. This needs to be done before an approval is granted. The two properties must be evaluated separately. A more descriptive and/or itemized rehabilitation cost analysis must be provided. The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the applicant has not shown that the demolition or removal is required to alleviate the threat to public health and safety or that there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation: 1) Demolish structure damaged by fire in late 2005 and remove all debris. - Deny - Application does not meet criteria for demo application.

OTHER BUSINESS:

1. Approval of the Minutes of February 4, 2008.
2. Approval of the resignation of Nancy McCoy from the Fair Park Task Force.

OTHER BUSINESS:

3. The Landmark Commission Designation Committee will meet on the follow dates, including site visits:

Wednesday, March 19, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, March 26, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Site Visit: Saturday, March 29, 2008, Haymarket Cemetery (Dallas Baptist Missionary Church Cemetery), 33 Haymarket Rd., Time: TBD - please see posted designation committee agenda.

Wednesday, April 16, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Site Visit: Saturday, April 26, 2008, Haymarket Rd. Cemetery (Dallas Baptist Missionary Church Cemetery), 33 Haymarket Rd., Time: TBD - please see posted designation committee agenda.

Wednesday, April 30, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

4. Questions and comments about any routine maintenance request approved by city staff and provided to the Landmark Commission for review. List of properties receiving routine maintenance approvals are available at the Department of Developments Services from Luann Taylor.

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]*