



City of Dallas
Landmark Commission
Monday, April 7, 2008
AGENDA

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2008 APR -3 PM 2:56

CITY SECRETARY
DALLAS, TEXAS
11:00 A.M.

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	
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

BUS TOUR - 9:00 A.M.:

1. Bus Tour of the Fair Park and State Thomas Historic District.

BRIEFING:

1. Routine Maintenance
2. Certificates of Appropriateness
3. Certificates of Eligibility
4. 2500 Thomas Avenue, Re-plat lot into 9 lots and conceptual review of 8 new multifamily structures.
5. Briefing on 4949 Swiss Avenue, Kate Singleton.
6. Kiosk in the West End Historic District, Michael Pumphrey
7. Briefing on the on progress of the tax incentive outreach initiative, Tracey Cox
8. 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; Ronnie Guerra, Assistant City Attorney's Office.

CONSENT ITEM:

1. 3500 S FITZHUGH AVE
Fair Park
CA078-312(MD)
Mark Doty

Request: 1) Grand/MLK gates - New signage.
Applicant: Quimby/McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: March 6, 2008

Staff Recommendation: 1) Grand/MLK gates - New signage. - Approve - Approve Option A for the street signage and Option F for the guard booth signage with either letter size with the finding of fact the proposed work meets the standards for the Fair Park Signage package and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Grand/MLK gates - New signage. - Approve with Conditions - Approve the following designs: 01/A1.11, 01/A1.11-A, 02/A1.12, and 06/A1.13. No selection from A1.13-A. Provide mock-up for review of letter sizes. Approve directional sign on A1.14 to match existing.

2. 2905 MAPLE AVE
Mayor Thomas Bradford
House
CA078-283(MD)
Mark Doty

Request: 1) Existing brick monument sign to be expanded from 35" high to 54" at piers, and from 29" high to 50" high at center. New plaques on both sides, 30" high x 48" wide. Black painted acrylic text.
Applicant: Asi-Modulex
Representative: N/A
Date Filed: February 14, 2008

Staff Recommendation: 1) Signage - new height - piers 35" to 54", center portion 29" to 50". New plaques and lettering. - Approve - The proposed work is consistent with the criteria for signs in the preservation criteria Section 10.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Signage - new height - piers 35" to 54", center portion 29" to 50". New plaques and lettering. - Approve with Conditions - Approved with the condition that the Applicant study revising the landscaping in lieu of increasing the height of the sign.

CONSENT ITEM:

3. 1509 ABRAMS RD
Junius Heights
CA078-316(JA)
Jim Anderson

Request: 1) Install soffit vents.

Applicant: James Gudat

Representative: N/A

Date Filed: February 17, 2008

Staff Recommendation: 1) Install soffit vents. - Approve with Conditions - Approve adding soffit vents that are inconspicuous and that match what is currently on the house. Deny metallic decorative vents as they do not match the style of the house. Sample presented is an interior vent. Ordinance No. 26331 Section 4.1(b) and Secretary of Interiors Standard C. The applicant has sent an email stating that he is fine with the recommendation for the simpler vents.

Task Force Recommendation: 1) Install soffit vents. - Approve with Conditions - Approve adding soffit vents that are inconspicuous and that match what is currently on the house as per Section 4.1(b) of the ordinance and Secretary of Interiors Standard C. Deny metallic decorative vents as they do not match the style of the house. Sample presented is an interior vent.

4. 4932 TREMONT ST
Munger Place Historic
District
CA078-308(MW)
Marcus Watson

Request: 1) Eliminate window on right side of house near rear (behind stairwell projection) and feather in siding to match.
2) Eliminate existing single door on rear of house and feather in siding to match.
3) Replace double doors on rear of house with new Prairie-style wood sliding doors.

Applicant: Kristen and Craig Cunningham

Representative: N/A

Date Filed: March 5, 2008

Staff Recommendation: 1) Eliminate window on right side of house near rear and feather in siding to match. - Approve - The proposed work does not create an adverse effect and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Eliminate existing single door on rear of house and feather in siding to match. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace double doors on rear of house with new Prairie-style wood sliding doors. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Eliminate window on right side of house near rear and feather in siding to match. - Approve
2) Eliminate existing single door on rear of house and feather in siding to match. - Approve
3) Replace double doors on rear of house with new Prairie-style wood sliding doors. - Approve

CONSENT ITEM:

5. 4830 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-310(MD)
Mark Doty

Request: 1) Landscape plan for new construction.
Applicant: Clark Mitchell
Representative: N/A
Date Filed: March 6, 2007

Staff Recommendation: 1) Landscape plan for new construction. - Approve - The proposed work is consistent with the criteria for landscaping 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) Landscape plan for new construction. - Approve with Conditions - Live oak too close to existing power lines. Smaller tree species should be specified, or tree should be farther from the power lines.

6. 4314 TRELIS CT
Peak's Suburban Addition
Neighborhood
CA078-295(MD)
Mark Doty

Request: 1) New wood driveway gate, 7'-0" in height, located flush with front facade.
Applicant: Zelman Brounoff
Representative: N/A
Date Filed: March 5, 2008

Staff Recommendation: 1) New wood driveway gate, 7'-0" in height, located flush with front facade. - Approve with Conditions - Approve with the conditions the new gate should be 70% open and located at least 5'-0" back from the back wall of the porch for additional privacy and security and with the finding of fact the proposed work is consistent with the criteria for fencing in the preservation criteria Section 2.11(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
[Applicant was present and agreed to conditions.]

Task Force Recommendation: 1) New wood driveway gate, 7'-0" in height, located flush with front facade. - Approve with Conditions - Gate to be 70% open and located just in front of the second side window.

CONSENT ITEM:

7. 5503 BRYAN ST
Swiss Avenue Historic
District
CA078-297(MW)
Marcus Watson

Request: 1) Landscaping, per plan.
2) Replace front porch steps. Concrete. Increase width from 4 feet to 8 feet.
3) Place wrought iron gate across driveway at rear of building - 6 feet tall, as submitted.

Applicant: Theresa Mobley

Representative: N/A

Date Filed: February 28, 2008

Staff Recommendation: 1) Landscaping, per plan. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18563, Section 14(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace front porch steps. Concrete. Increase width from 4 feet to 8 feet. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Place wrought iron gate across driveway at rear of building - 6 feet tall, as submitted. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18563, Section 14, Para. (b)(2)(C)-(E) and (G), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Landscaping, per plan. - Approve
2) Replace front porch steps. Concrete. Increase width from 4 feet to 8 feet. - Approve
3) Place wrought iron gate across driveway at rear of building - 6 feet tall, as submitted. - Approve

CONSENT ITEM:

8. 5711 SWISS AVE
Swiss Avenue Historic
District
CA078-299(MW)
Marcus Watson

Request: 1) Garage-Close second story door and feather in siding to match.
2) Garage-Extend garage overhang to 12 feet deep.
3) Garage-Eliminate lower east windows and feather in siding to match.
4) Garage - Replace front lower doors and window with garage newly-framed garage door opening and carriage style door and replace existing garage door with same.

Applicant: Elizabeth and Bob Charlap

Representative: N/A

Date Filed: March 4, 2008

Staff Recommendation: 1) Garage-Close second story door and feather in siding to match. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Garage-Extend garage overhang to 12 feet deep. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Garage-Eliminate lower east windows and feather in siding to match. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Replace front lower doors and window with carriage style door and replace other door with same. - Approve with Conditions - Submit final door choices for staff approval. [Applicant agreed with condition.] If condition is met, the proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Garage-Close second story door and feather in siding to match. - Approve
2) Garage-Extend garage overhang to 12 feet deep. - Approve
3) Garage-Eliminate lower east windows and feather in siding to match. - Approve
4) Replace front lower doors and window with carriage style door and replace other door with same. - Approve with Conditions - Define garage doors and window and door to internal stair. [Applicant was present and agreed with condition.]

CONSENT ITEM:

9. 5731 SWISS AVE
Swiss Avenue Historic
District
CA078-298(MW)
Marcus Watson

Request: 1) Replace wood fence to match style, material and color. Side yard fence to be moved forward on lot toward street, per plan, to match neighbors and to avoid trees. Front facing portion to be 4 feet tall.

Applicant: John and Harryette Ehrhardt

Representative: N/A

Date Filed: March 4, 2008

Staff Recommendation: 1) Replace wood fence to match style, material and color. Modified location. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18563, Section 14, Subsection (b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the finding of fact that the proposed fence does not obscure any significant architectural features of the house or neighboring houses.

Task Force Recommendation: 1) Replace wood fence to match style, material and color. Modified location. - Approve - Ok on the fence. Per Preservation Criteria, it does not obscure architectural features of the house.

CONSENT ITEM:

10. 419 N EDGEFIELD AVE **Request:**
Winnetka Heights Historic
District
CA078-319(MW)
Marcus Watson

- 1) Remodel non-historic front porch to Prairie style, per plans and elevations. Brick: Lakewood Grand Bank Blend modular (same as new Grand Bank in Lake Cliff).
- 2) Paint exterior. If stone is removed from facade - Body: Rookwood Jade (SW2812), Trim: Dogwood Blossom (521-1), Accent: Roycroft Copper Rod (SW2839). If stone is not removed from facade - Body: Chalkware (Pittsburgh 317-4); Trim: Angel Food (318-1); and Accent: Ancient Copper (328-7).
- 3) Replace roof: Timberline Ultra "Weathered Wood."
- 4) Replace doors with Prairie-style door as submitted.
- 5) Construct carport and driveway in back yard, per plan.
- 6) Replace fence, as shown on plan, with a 6 ft. wood privacy fence, bringing it forward for added security and to enclose back patio.
- 7) Landscaping and sidewalk, per plan.

Applicant: Craig Peebles

Representative: N/A

Date Filed: March 6, 2008

Staff Recommendation:

- 1) Remodel non-historic front porch to Prairie style, per plans and elevations. - Approve - Applicant has provided drawing of 3-column plan and brick sample. The proposed work is consistent with the criteria for porches and entrances in Ordinance #18369, Section 9, Para. (a)(3) and (a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with a finding of fact that the existing balcony is a non-historic alteration and the Sanborn map shows a full-width 2-story porch likely in the same footprint as the existing concrete porch floor.
- 2) Paint exterior. - Approve - The proposed work is consistent with the criteria for color in Ordinance #18369, Section 9, Para. (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace roof: Timberline Ultra "Weathered Wood." - Approve - The proposed work is consistent with the criteria for roof materials and colors in Ordinance #18369, Section 9, Para. (a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Replace doors. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9, Para. (a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Construct carport and driveway in back yard, per plan. - Approve with Conditions - Carport to be set back 20 feet from 7th Street and meet all other setback and lot coverage requirements. Carport to have a hipped roof, rather than a gabled roof. [Applicant agrees.] If conditions are met, the proposed work is consistent with the criteria for in Ordinance #18369, Section 9, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Replace fence - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18369, Section 9, Para. (b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the finding of fact that the fence does not screen any significant architectural feature and that more screening is necessary to ensure privacy due to unusually high

necessity to ensure privacy and to adequately light pedestrian traffic.

7) Landscaping and sidewalk, per plan. - Approve with Conditions - Walkway must be solid, brush-finish concrete, waterfall steps to be retained. [Applicant agrees.] If condition is met, the proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Remodel non-historic front porch to Prairie style, per plans and elevations. - Approve with Conditions - 3 columns of brick on lower porch and 3 columns above on wood. [Applicant agrees.]
- 2) Paint exterior. - Approve - If stone is left on suggestion is to be as provided. If stone is removed, color scheme to be as above.
- 3) Replace roof: Timberline Ultra "Weathered Wood." - Approve
- 4) Replace doors. - Approve - Door suggested ok.
- 5) Construct carport and driveway in back yard, per plan. - Approve with Conditions - Carport to be set back 20 feet off 7th Street. Hip roof on carport. [Applicant was present and agreed with conditions.]
- 6) Replace fence - Approve - Fence ok.
- 7) Landscaping and sidewalk, per plan. - Approve - Landscape ok.

CONSENT ITEM:

11. 402 S MONTCLAIR AVE
Winnetka Heights Historic District
CA078-300(MW)
Marcus Watson.

- Request:**
- 1) Front porch renovation (existing previously modified), per elevations.
 - 2) Paint exterior Choice #1. Body: Wheat Grass (SW6408), Trim: Antique White (SW6119) and Accent: Courtyard (SW6440).
 - 3) Paint exterior Choice #2. Body: Grassland (SW6163), Trim: Creamy (SW7012) and Accent: Fireweed (SW6328).
 - 4) Remodel of rear and addition, per plans. Choice #1: Uncovered porch.
 - 5) Remodel of rear and addition, per plans. Choice #2: Covered porch.
 - 6) Replace roof in composition shingle in "Weathered Grey."
 - 7) Replace and add new sidewalks and driveway, per plan.

Applicant: David Tart

Representative: N/A

Date Filed: March 4, 2008

- Staff Recommendation:**
- 1) Front porch renovation (existing previously modified), per elevations. - Approve - The proposed work is consistent with the criteria for porches and entrances in Ordinance #18369, Section 9, Para. (a)(3) and (a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 2) Paint Choice #1. Body: Wheat Grass, Trim: Antique White, Accent: Courtyard. - Approve - The proposed work is consistent with the criteria for color in Ordinance #18369, Section 9, Para. (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Paint Choice #2. Body: Grassland, Trim: Creamy, Accent: Fireweed. - Approve - The proposed work is consistent with the criteria for color in Ordinance #18369, Section 9, Para. (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 4) Remodel of rear and addition, per plans. Choice #1: Uncovered porch. - Approve - The proposed work is consistent with the criteria for additions in Ordinance #18369, Section 9, Para. (a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the finding of fact that the roof of the addition meets Secretary of the Interior Standard #9.
 - 5) Remodel of rear and addition, per plans. Choice #2: Covered porch. - Approve - The proposed work is consistent with the criteria for additions in Ordinance #18369, Section 9, Para. (a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 6) Replace roof in composition shingle in "Weathered Grey." - Approve - The proposed work is consistent with the criteria for roof materials and color in Ordinance #18369, Section 9, Para. (a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 7) Replace and add new sidewalks and driveway, per plan. - Approve - The proposed work is consistent with the criteria for sidewalks and driveways in Ordinance #18369, Section 9, Para. (b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Front porch renovation (existing previously modified), per elevations. - Approve
 - 2) Paint Choice #1. Body: Wheat Grass, Trim:

- Antique white, Accent: Courtyard. - Approve
- 3) Paint Choice #2. Body: Grassland, Trim: Creamy, Accent: Fireweed. - Approve
- 4) Remodel of rear and addition, per plans. Choice #1: Uncovered porch. - Approve
- 5) Remodel of rear and addition, per plans. Choice #2: Covered porch. - Approve
- 6) Replace roof in composition shingle in "Weathered Grey." - Approve
- 7) Replace and add new sidewalks and driveway, per plan. - Approve

12. 211 S WINDOMERE AVE
 Winnetka Heights Historic District
 CA078-323(MW)
 Marcus Watson

Request: 1) Landscaping, per plan.
Applicant: Yvonne Tijerina
Representative: N/A
Date Filed: March 6, 2008
Staff Recommendation: 1) Landscaping, per plan. - Approve with Conditions - For installation of beds only. Edging material to be submitted at a later date [per applicant]. The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Landscaping, per plan. - Approve with Conditions - Edging to be natural stone not unlike retaining wall. Limited to 1 layer. [Per conversation 3/17/08, applicant has withdrawn edging materials for future submittal.]

DISCUSSION ITEM:

1. 6038 BRYAN PARKWAY
 Swiss Avenue
 CE078-015(TC)
 Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$47,760 of work spent on rehabilitation prior to the issuance of the CE.
Applicant: Glenn MArIe Offutt
Representative: Larry Offutt
Date Filed: February 26, 2008
Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$47,760 of work spent on rehabilitation prior to the issuance of the CE.
Task Force Recommendation: N/A

2. 120 N. EDGEFIELD
 Winnetka Heights
 CE078-014(TC)
 Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$12,788 of work spent on rehabilitation prior to the issuance of the CE.
Applicant: Joseph Flynn
Representative: Joseph Flynn
Date Filed: February 18, 2008
Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$12,788 of work spent on rehabilitation prior to the issuance of the CE.
Task Force Recommendation: N/A

DISCUSSION ITEM:

3. 3000 MARTIN LUTHER
KING JR BLVD
James Madison High
School
CA078-302(MD)
Mark Doty

Request: 1) Sidewalk replacement, stair repair, new brick walkways and plaza.
2) Tree removal.
3) New landscaping, including flagpoles and statue. Custom cast satin aluminum 6" upper case letters and 4" lower case letter, Times New Roman Font - Width of letters is 5.5", depth 3/4" that reads 'The Great James Madison High School' on statue base.

Applicant: Dallas Independent School District

Representative: N/A

Date Filed: March 4, 2008

Staff Recommendation: 1) Sidewalk replacement, stair repair, new brick walkways and plaza. - Approve with Conditions - Approve with the condition that the proposed brick pavers closest to the street are contained within the existing sidewalks and with the finding of fact 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).

2) Tree removal - Approve with Conditions - Approve with the condition that the City Arborist has approved the removal of the trees and any proper tree mitigation and with the finding of fact 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).

3) New landscaping, including flagpoles and statue. Signage on statue base. - Approve - The proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Sidewalk replacement, stair repair, new brick walkways and plaza. - 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).

2) Tree removal - Approve with Conditions - Arborist to study trees to determine if trees can be brought back to good health in lieu of removal.

3) New landscaping, including flagpoles and statue. Signage on statue base. - Approve with Conditions - Provide photos of historic landscaping for review by Landmark Commission.

DISCUSSION ITEM:

4. 2501 N HARWOOD ST
St. Ann's School
CA078-311(MD)
Mark Doty

Request:

- 1) New doors and windows on protected facades to match existing.
- 2) New east elevation addition.
- 3) Replace roof and add 5'-0" high Boxwood planters around perimeter to screen any roof equipment.
- 4) New building signage. 18" to 24" charcoal grey, matte finish letters attached to building.
- 5) Site work - enhanced paving, crushed granite, and new landscaping.

Applicant:

IC Development IX, Ltd.

Representative:

N/A

Date Filed:

March 6, 2008

Staff Recommendation:

1) New doors and windows on protected facades to match existing. - Approve - Approve drawings dated 3/25/2008 with the finding of fact the the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New east elevation addition. - Approve - Approve drawings dated 3/25/2008 with the finding of fact that although the proposed work does not comply with Section 9.3 that prohibits horizontal additions to the building, 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 and with the additional finding of fact that the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Secretary of the Interior Standard 9.

3) Replace roof and add 5'-0" high Boxwood planters around perimeter to screen any roof equipment. - Approve with Conditions - Approve drawings dated 3/25/2008 with the condition that the boxwood hedges would not exceed 5'-0" in height and with the finding of fact that although the proposed work does not comply with Section 6.4 that prohibits mechanical equipment on the roof, 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.

4) New building signage. 18" to 24" charcoal grey, matte finish letters attached to building. - Approve with Conditions - Approve with the condition that the new signage should be attached to the building using existing mortar joints and holes should not be drilled into the brick facade and with the finding

be added into the brick facade and with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 10.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Site work - enhanced paving, crushed granite, and new landscaping. - Approve - Approve drawings dated 3/25/2008 with the finding of fact the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.4 and 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Deny without prejudice the proposed lighting along Moody Street with the finding of fact 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 Section 3.6 that states outdoor lighting must be appropriate. Proposed lighting could be placed in the outdoor courtyard.

Task Force Recommendation:

1) New doors and windows on protected facades to match existing. - Deny - Deny the new doors and windows on the protected facades because they do not match the historic design required by the design guidelines in the Ordinance.

2) New east elevation addition. - Deny without Prejudice - Deny the design of the new east elevation without prejudice because it is noncompliant with the historic building.

3) Replace roof and add 5'-0" high Boxwood planters around perimeter to screen any roof equipment. - Deny without Prejudice - Approved the roof replacement as submitted but deny without prejudice the boxwood filled planters and recommend the mechanical equipment be placed in the center of the roof.

4) New building signage. 18" to 24" charcoal grey, matte finish letters attached to building. - Deny without Prejudice - Deny the proposed signage without prejudice and suggest the signage be placed on ground mounted signs.

5) Site work - enhanced paving, crushed granite, and new landscaping. - Approve - Approve the site work as submitted.

DISCUSSION ITEM:

5. 2608 THOMAS AVE
State Thomas Historic
District
CA078-315(JA)
Jim Anderson

Request: 1) Install retaining walls on sides and rear.

Applicant: Robert Burns

Representative: N/A

Date Filed: March 5, 2008

Staff Recommendation: 1) Install retaining walls on sides and rear. - Approve with Conditions - That the applicant meet with the adjoining property owners to find a solution with landscaping and screening. The applicant must submit additional information including elevations, surveys that show the heights of the walls and if the walls can be lowered. Show the heights of finished floors. The overall building height must conform the ordinance. (The applicant fulfilled these conditions) Finding of fact: It is required by Building Code that this lot not drain onto adjacent lots. This retaining wall system is the best solution to this concern. The retaining walls cannot readily be seen from the street. Ordinance No. 19084 Section 8)b)(7). The landmark commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district. Section 51A-4.501(g)(6)(B).

Task Force Recommendation: 1) Install retaining walls on sides and rear. - Approve with Conditions - 1. Reduction of wall height as per plan or as such other as may be acceptable to adjacent property owners, as described in drawings SK-1, SK-2, SK-3, dated 3/24/08, by Burns, Nettle Architects. Fence material to be selected in consultation with the adjacent homeowners, and presented with landscape plan. 3. fence height may not exceed 9 '0" in height, as per ordinance, as measured from adjoining property, or base of wall, and as shown on landscape plan, 4. landscape plan for side yards to be presented in future. 5. drainage on 2604-2608 must drain to the street, not to adjacent lots.

DISCUSSION ITEM:

6. 4946 SWISS AVE
Swiss Avenue Historic
District
CA078-301(MW)
Marcus Watson

Request: 1) Front yard landscape plan, including paving and stone edging.
Applicant: Renee Skinner
Representative: N/A
Date Filed: March 5, 2008
Staff Recommendation:

1) Front yard landscape plan, including paving and stone edging. - Approve with Conditions - The existing waterfall steps and walkway must be retained in place and replaced in kind only if evidence is shown for disrepair. The original straight "ceremonial" style of approach is integral to this house, its front yard and the street overall. Planting bed planned near sidewalk and parkway trees must be adjusted to accommodate existing walkway. Freeform bed planned around magnolia tree on the left side of the yard should be circular in nature and not connect along Collett with the bed along the fence behind it. Walk from driveway to front steps may be solid or "stepped" as in stepping stones. If conditions are met, the proposed work is consistent with the criteria for sidewalks and landscaping in Ordinance #18563, Section 14(b), Paragraphs (1), (4) and (7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the finding of fact that Pennsylvania Blue stone is similar in color and texture to slate when laid as a sidewalk.

Task Force Recommendation: 1) Front yard landscape plan, including paving and stone edging. - Approve with Conditions - Conditions: 1) Sidewalk to be solid. Curved ok. 2) Walk from driveway to front steps paved over in existing location. 3) Approach waterfall steps to line up with left opening of porch. Recommendations: 1) Use Red Oak instead of Live Oak for new tree. Consider 3 street trees. 2) In TF opinion, blue stone appears in texture and color like slate and is appropriate. [Applicant present and agreed to conditions.]

7. 5210 SWISS AVE
Swiss Avenue Historic
District
CA078-296(MW)
Marcus Watson

Request: 1) Plant additional trees, per plan.
Applicant: Jeff Woodson
Representative: N/A
Date Filed: February 26, 2008
Staff Recommendation:

1) Plant additional trees, per plan. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18563, Section 14 (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Plant additional trees, per plan. - Approve with Conditions - Substitute another tree typical to the neighborhood. Maple-"Autumn Blaze" is not suitable. Recommend Red Oak, Cedar Elm, or Pecan. Consideration of type, species, and spacing of other trees in the parkway. Other trees other than parkway are approved.

OTHER BUSINESS:

1. Approval of the March 3, 2008 Minutes.

OTHER BUSINESS:

2. Task Force Appointments and Resignations.

List available in the Department of Development Services.

3. The Landmark Commission Designation Committee will meet on the follow dates,

Wednesday, April 9, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

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.

Wednesday, May 7, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 14, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 21, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 28, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

4. Briefing on the on progress of the tax incentive outreach initiative, Tracey Cox

5. Establishment of a Committee to update the Historic Preservation Plan.

6. Establishment of Economic review panel and appointment of Landmark Commission representative.

7. 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]*