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CITY SECRETARY
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REVISED

City of Dallas

Landmark Commission

Monday, September 10, 2007

AGENDA

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chamber, 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, Chief Planner
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING:

1. Routine Maintenance
2. Landmark Commission Rules of Procedure
3. Certificates of Appropriateness
4. Certificates for Demolition and Removal
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, Kathy Zibilich, Assistant City Attorney.
6. Other Business

CONSENT ITEM:

1. 2700 CANTON ST
Adam's Hat
CA067-551(MD)
Mark Doty

Request: 1) Addition of cellular antennae to roof.

Applicant: PETER KAVANAGH

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Addition of cellular antennae to roof. - Approve - Approve with the finding of fact that the proposed work meetings requirements per Ordinance 23110, Items 3.7, 6.4 and 8.2.

Task Force Recommendation: 1) Addition of cellular antennae to roof. - Approve with Conditions - Task Force recommends that Applicant determines if it is technically possible to move the antennas farther away from the parapet at each location.

CONSENT ITEM:

2. 2501 FLORA ST
Booker T Washington (Arts
Magnet) High School
CA067-565(MD)
Mark Doty

Request: 1) Installation of new sidewalks, street lighting, seat wall, and replication of historic sidewalk steps leading to building entrances.
Applicant: JJR, Inc.
Representative: N/A
Date Filed: August 2, 2007
Staff Recommendation:

1) Installation of new sidewalks, street lighting, seat wall, replication of historic sidewalk steps. - Approve - Approve drawings and exhibits submitted with the finding of fact that the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 1.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Installation of new sidewalks, street lighting, seat wall, replication of historic sidewalk steps. - Approve with Conditions - 1. Submit details of street lighting fixtures.
2. No digging toward building beyond existing cut. Existing cutline and depth be properly documented on Engineering drawings.

3. 2501 FLORA ST
Booker T Washington (Arts
Magnet) High School
CA067-571(MD)
Mark Doty

Request: 1) Revisions to design of new ramp at corner of Flora and Jack Evans Streets, including extending the historic stoop and steps in front of west entrance.
Applicant: Quimby McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: August 2, 2007
Staff Recommendation:

1) Revisions to design of new ramp at corner of Flora and Jack Evans Streets. - Approve - Approve drawings and exhibits submitted with the finding of fact that the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 1.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revisions to design of new ramp at corner of Flora and Jack Evans Streets. - Approve with Conditions - 1. Relook at design of wing walls beside steps to entry on West elevation.
2. Recommend an Arborist examine root damage to Flora Street pecan tree and recommend program to restore root structure and an ongoing maintenance program to insure that tree does not die.
3. Include an irrigation specification requirements for not evasive ditch evacuation for pipes, (i.e. Air Spade) which will not damage existing pecan tree root system.
Neal recused.

CONSENT ITEM:

4. 2821 TURTLE CREEK
BLVD
King Mansion
CA067-572(MD)
Mark Doty

Request:

- 1) Re-surface existing exposed aggregate concrete paving at vehicular court with new pavers (paver type A, Jewell Concrete Products, Ardennes Grey and Brittany Beige blend) laid in a fish-pattern)
- 2) Widen walkway at perimeter of vehicular court area and resurface with new pavers (paver type B, Quartzite pavers, 6" x 6" x 1/4" in a flamed finish, color 'Sage Green'.)
- 3) New cast stone planters and metal benches at perimeter of walkway.
- 4) New landscaping in Entry Courtyard main circular landscaping bed.
- 5) Removal of 10" caliper Live Oak tree in Entry Courtyard circular landscaping bed.
- 6) Review and modify tree lighting in Entry Courtyard and Terrace. Tree lighting at Entry Courtyard approved as 'Routine maintenance' only.
- 7) Install new gas lights at top of entry walls.
- 8) Remove existing non-compliant ramp and handrails at Hotel and replace with new accessible ramp and continuous handrails.
- 9) Remove existing brass handrails at Hotel entry steps and replace with new metal handrails with flat black finish.
- 10) Remove portion of existing, non-historic Terrace semi-circular wall, fountain and adjacent planting bed and replace wall with ornamental guardrail and two 'fire bowls'.
- 11) Add new guardrails at existing entry areas at doors to Restaurant to Terrace, metal, painted flat black.
- 12) Add egress walkway from Terrace to adjacent parking lot.
- 13) New monument sign at corner of site; sign to be curved in form, to complement style of curved wall of Terrace beyond. Location to be field verified.

Applicant:

Quimby McCoy Preservation Architecture LLP

Representative:

N/A

Date Filed:

August 2, 2007

Staff Recommendation:

- 1) Re-surface existing exposed aggregate concrete paving at vehicular court with new pavers. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 2) Widen walkway at perimeter of vehicular court area and resurface with new pavers. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 3) New cast stone planters and metal benches at perimeter of walkway. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 4) New landscaping in Entry Courtyard main circular landscaping bed. - Approve - The proposed work is consistent with the criteria for landscaping in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Removal of 10" caliper Live Oak tree in Entry Courtyard circular landscaping bed. - Approve
- 6) Review and modify tree lighting in Entry Courtyard and Terrace. - Approve - The proposed work is consistent with the criteria for lighting in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

the criteria for lighting in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 8) Remove existing non-compliant ramp and handrails at Hotel and replace with new accessible ramp. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 9) Remove existing brass handrails at Hotel entry steps and replace with new metal handrails with flat - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 10) Remove portion of existing, non-historic Terrace semi-circular wall and replace with new guardrail. - Approve with Conditions - Approve with the condition that the proposed work be revised as outlined per email correspondence dated 8/20/2007 and with the finding of fact the proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 11) Add new guardrails at existing entry areas at doors to Restaurant to Terrace, metal, flat black. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 12) Add egress walkway from Terrace to adjacent parking lot. - Approve - The proposed work meets the standards in Section 51A-4.501(g)(6)(C)(i).
- 13) New monument sign at corner of site; sign to be curved in form, to complement style of terrace. - Approve with Conditions - Approve with the condition that the final placement for the signage be submitted for review and with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Re-surface existing exposed aggregate concrete paving at vehicular court with new pavers. - Approve - Approve as submitted.
- 2) Widen walkway at perimeter of vehicular court area and resurface with new pavers. - Approve - Approved as submitted.
- 3) New cast stone planters and metal benches at perimeter of walkway. - Approve - Approve as submitted.
- 4) New landscaping in Entry Courtyard main circular landscaping bed. - Approve - Approve as submitted.
- 5) Removal of 10" caliper Live Oak tree in Entry Courtyard circular landscaping bed. - Approve
- 6) Review and modify tree lighting in Entry Courtyard and Terrace. - Approve - Approve as submitted.
- 7) Install new gas lights at top of entry walls. - Approve - Approve as submitted.
- 8) Remove existing non-compliant ramp and handrails at Hotel and replace with new accessible ramp. - Approve - Approve as submitted.
- 9) Remove existing brass handrails at Hotel entry steps and replace with new metal handrails with flat - Approve - Approve as submitted.
- 10) Remove portion of existing, non-historic Terrace semi-circular wall and replace with new guardrail. - Approve - Approve as submitted.
- 11) Add new guardrails at existing entry areas at doors to Restaurant to Terrace, metal, flat black. - Approve - Approve as submitted.

- 12) Add egress walkway from terrace to adjacent parking lot. - Approve - Approve as submitted.
13) New monument sign at corner of site; sign to be curved in form, to complement style of terrace. - Approve - Approve as submitted.

5. 5507 TREMONT ST
Junius Heights
CA067-567(JA)
Jim Anderson

Request: 1) New garage.
2) Rear concrete patio.

Applicant: Gaither Hicks

Representative: N/A

Date Filed: July 17, 2007

Staff Recommendation: 1) New garage. - Approve - Approve plans for garage as shown. (Driveway should be brush finish concrete.) Ordinance No. 26331 Section 3.2 Applicant was in agreement with this concern. Accessory buildings must be compatible with the scale, shape, roof form, detailing and color of the main building. Section 9.2
2) Rear concrete patio. - Approve - Approve plans for the patio as described.

Task Force Recommendation: 1) New garage. - Approve - Approve plans for garage as shown. (Driveway should be brush finish concrete.) Ordinance No. 26331 Section 3.2 Applicant was in agreement with this concern. Accessory buildings must be compatible with the scale, shape, roof form, detailing and color of the main building. Section 9.2
2) Rear concrete patio. - Approve - Approve plans for the patio as described. Plans to be submitted to staff.

6. 5818 VICTOR ST
Junius Heights
CA067-566(JA)
Jim Anderson

Request: 1) Add small portion of concrete to front drive.
2) Add concrete walk from drive to front walk.

Applicant: Juanita Lara

Representative: N/A

Date Filed: July 17, 2007

Staff Recommendation: 1) Add small portion of concrete to front drive. - Approve - Approval of new poured driveway as shown in photo. Ordinance No. 26331 section 3.2
2) Add concrete walk from drive to front walk. - Approve - Approval of new sidewalk bordering flower bed between driveway and front walk, no greater than 3 feet with brush finished concrete. (The applicant was at the task force meeting and agreed to these concerns.)

Task Force Recommendation: 1) Add small portion of concrete to front drive. - Approve - Approval of new poured driveway as shown in photo. Ordinance No. 26331 section 3.2
2) Add concrete walk from drive to front walk. - Approve - Approval of new sidewalk bordering flower bed between driveway and front walk, no greater than 3 feet with brush finished concrete. (The applicant was at the task force meeting and agreed to these concerns.)

CONSENT ITEM:

7. 5115 TREMONT ST
Munger Place Historic
District
CA067-559(MW)
Marcus Watson

Request: 1) Construct new detached one-story, 1,066 sq. ft. accessory structure.
Applicant: Douglas Ness
Representative: N/A
Date Filed: July 31, 2007
Staff Recommendation:

1) Construct new detached one-story garage. - Approve with Conditions - The garage door should be flat panels, not raised panel, and the applicant may add a ridge vent for ventilation of the attic. The proposed work is consistent with the criteria for accessory buildings in Ordinance #20024 Section 11. A. (a) (1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Applicant agrees to conditions.

Task Force Recommendation: 1) Construct new detached one-story garage. - Approve with Conditions - Recommend approval of new garage, provide flat panel door for garage in lieu of raised panels. Provide ridge vent for attic ventilation. (Applicant present and agreed to conditions.)

8. 2717 PARK ROW AVE
South Blvd./Park Row
Historic District
CA067-563(MW)
Marcus Watson

Request: 1) Reroof. Owens Corning (or similar), 30 yr., Architectural Shingles, Color: Terra Cotta.
2) Replace non-historic metal porch supports with boxed columns and add wood railing.
Applicant: Michael Jones
Representative: N/A
Date Filed: August 2, 2007
Staff Recommendation:

1) Reroof. Owens Corning (or similar), 30 yr., Architectural Shingles, Color: Terra Cotta. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace non-historic metal porch supports with boxed columns and add wood railing. - Approve with Conditions - The box columns must have a minimum width of 1/6th their height per Ordinance #15512, Sect. 3, Para. (b)(4). They are appropriate to the style and period of the structure and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). However, the wood railing should not be added as it would be a conjectural feature not consistent with the Secretary of the Interior's Standard for Rehabilitation (C). Applicant accepts the conditions.

Task Force Recommendation: 1) Reroof. Owens Corning (or similar), 30 yr., Architectural Shingles, Color: Terra Cotta. - The one member in attendance had to recuse himself on this item.
2) Replace non-historic metal porch supports with boxed columns and add wood railing.

CONSENT ITEM:

9. 2727 PARK ROW AVE.
South Blvd./Park Row
Historic District
CA067-562(MW)
Marcus Watson

Request: 1) Reroof. Owens Corning or similar - 30 yr. - Architectural Shingle, Color: Teak.
2) Add wood porch railing between porch piers.

Applicant: Michael Jones

Representative: N/A

Date Filed: August 2, 2007

Staff Recommendation: 1) Reroof. Owens Corning or similar - 30 yr. - Architectural Shingle, Color: Teak. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Add wood porch railing between porch piers. - Deny without Prejudice - The wood railing should not be added as it would be a conjectural feature not consistent with the Secretary of the Interior's Standard for Rehabilitation (C). Applicant accepts this determination.

Task Force Recommendation: 1) Reroof. Owens Corning or similar - 30 yr. - Architectural Shingle, Color: Teak. - The one member in attendance had to recuse himself on this item.
2) Add wood porch railing between porch piers.

10. 2604 THOMAS AVE
State Thomas Historic
District
CA067-568(JA)
Jim Anderson

Request: 1) Revisions and supplements to elevations and details of a previously approved project.

Applicant: Robert Burns

Representative: N/A

Date Filed: July 25, 2007

Staff Recommendation: 1) Revisions to previously approved application. - Approve - The new design and details are appropriate to the structure and the district. These details are an improvement over the original design and are typical to the district. Ordinance No. 19084 Section 8(a)(3).

Task Force Recommendation: 1) Revisions to previously approved application. - Approve - Comments only No Quorum. The plan revisions result in making the building more compatible with the neighborhood.

CONSENT ITEM:

11. 5124 SWISS AVE
Swiss Avenue Historic
District
CA067-575(MW)
Marcus Watson

Request: 1) Replace walkway, terrace and steps with brush-finish concrete.
2) Rebuild brick wall in brick or stucco with brick coping in same location but extend in back to alley on Munger side, painted to match trim color on house approved by staff August 2, 2007.

Applicant: Deborah Meyer

Representative: N/A

Date Filed: August 2, 2007

Staff Recommendation: 1) Replace walkway, terrace and steps with brush-finish concrete. - Approve with Conditions - Provide expansion lines, not wood expansion joints, at regular intervals in the style of early concrete sidewalks. The proposed work is consistent with the criteria for sidewalks in Ordinance #18563, Sect. 14, Para. (b)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Applicant accepts condition.

2) Rebuild brick wall in same location but extend in back to alley on Munger side. - Approve - Site plan has been provided as requested by Task Force. The proposed work is consistent with the criteria for fences in Ordinance #18563, Sect. 14, Paragraphs (b)(2)(E) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Applicant accepts condition.

Task Force Recommendation: 1) Replace walkway, terrace and steps with brush-finish concrete. - Approve with Conditions - Recommend approve. Show sidewalk plan to illustrate joints and detail.
2) Rebuild brick wall in same location but extend in back to alley on Munger side. - Approve with Conditions - Recommend approval. Applicant to provide site plan to show full extent of proposed wall.

12. 5640 SWISS AVE
Swiss Avenue Historic
District
CA067-554(MW)
Marcus Watson

Request: 1) Replace garage doors with Clopay Gallery Collection Carriage House style doors in Almond color.

Applicant: Kyle Phillips

Representative: N/A

Date Filed: July 9, 2007

Staff Recommendation: 1) Replace garage doors. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Sect. 14, Para. (a)(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace garage doors. - Approve - Recommend approval as submitted. No qualifications.

CONSENT ITEM:

13. 3622 DUNBAR ST
Wheatley Place Historic
District
CA067-545(TC)
Tracey Cox

Request: 1) Construction of a rear yard accessory structure. Structure shall have an 11' by 14' footprint, shall not exceed 12' in height, and shall be constructed of stucco and wood siding.

Applicant: ALCARAZ ANTONIO &

Representative: N/A

Date Filed: July 30, 2007

Staff Recommendation: 1) Construction of a rear yard accessory structure.
- Approve with Conditions - The proposed work as shown in the sketch prepared during the 8-7-07 Task Force meeting is consistent with the criteria for accessory buildings in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The majority of the structure will not be visible due to a rear yard privacy fence. Section 10.2 says accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building. The accessory structure shall meet the following conditions: it will be in the rear yard located 3' from the side and rear yard fence lines, it shall have an 11' by 14' footprint on the ground, the maximum height to the roof ridge line shall be 12', stucco (up to 5' high from the ground) and wood siding, composition shingle roofing, wood trim, rake boards and soffits, metal door, metal window, clear glass, roof pitch to match the pitch of the main structure, 1' minimum eave overhang. All materials shall be painted white / off white. Shingle roof shall be brown color similar to the main structure.

Task Force Recommendation: 1) Construction of a rear yard accessory structure.
- Approve with Conditions - Per sketch prepared during the meeting on 8-7-07, the accessory structure shall meet the following requirements: it will be in the rear yard located 3' from the side and rear yard fence lines, it shall have an 11' by 14' footprint on the ground, the maximum height to the roof ridge line shall be 12', stucco (up to 5' high from the ground) and wood siding, composition shingle roofing, wood trim, rake boards and soffits, metal door, metal window, clear glass, roof pitch to match the pitch of the main structure, 1' minimum eave overhang. All materials shall be painted white / off white. Shingle roof shall be brown color similar to the main structure.

CONSENT ITEM:

14. 401 S CLINTON AVE
Winnetka Heights Historic
District
CA067-557(MW)
Marcus Watson

Request: 1) Remove bottom rows of siding, install metal skirt and raise soil level on north and south sides to prevent water penetration.

Applicant: Robert Kucharski

Representative: N/A

Date Filed: July 27, 2007

Staff Recommendation: 1) Remove bottom rows of siding, install metal skirt and raise soil level on north and south sides. - Approve with Conditions - Partially cover metal flashing from existing siding down with one row of widest plank available in cementitious siding material to minimize visibility of the flashing. Cementitious siding is not normally acceptable under Ordinance #18369, Sect. 9, Para. (a)(10)(A). However, under City Code 51A-4.501, Para. (g)(6)(B), the Commission may approve work that does not strictly meet the preservation criteria and does not adversely affect the district with the findings of fact that the existing siding is asbestos shingle, not wood, and not easily replicated, and that a similar request was recently approved on another house in the same district. Applicant accepts condition.

Task Force Recommendation: 1) Remove bottom rows of siding, install metal skirt and raise soil level on north and south sides. - Approve with Conditions - Comments only. Task Force did not have a quorum. One row of Hardi Board to ground from existing siding - Hardi Board back side out. [Applicant attended and accepted condition.]

15. 307 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CA067-587(MW)
Marcus Watson

Request: 1) Install windows where windows were previously removed from rear upper facade. (see photos and drawings)

Applicant: TRACY VENEGAS

Representative: N/A

Date Filed: August 2, 2007

Staff Recommendation: 1) Install windows where windows were previously removed from rear upper facade. - Approve with Conditions - Windows to be placed as shown in submitted drawing. Windows and trim should match existing. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Applicant accepts conditions.

Task Force Recommendation: 1) Install windows where windows were previously removed from rear upper facade. - Approve with Conditions - Comments only. Task Force did not have a quorum. Windows must match existing. [Applicant attended and accepted condition.]

CONSENT ITEM:

16. 204 N ROSEMONT AVE
Winnetka Heights Historic District
CA067-576(MW)
Marcus Watson

Request: 1) Replace concrete porch with wood porch as described in submitted letter dated August 6, 2007, stained grey.
Applicant: John H. Heidt
Representative: N/A
Date Filed: August 1, 2007
Staff Recommendation:

1) Replace concrete porch with wood porch, painted grey. - Approve with Conditions - Skirting should be wood and match existing siding. Cementitious siding is not an appropriate facade treatment per Ordinance #18369, Sect. 9, Para. (a)(10)(A). Otherwise, the proposed work is consistent with the criteria for porches and color in Ordinance #18369, Sect. 9, Para. (a)(8), (10) and (11) , and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace concrete porch with wood porch, painted grey. - Approve with Conditions - No Hardi - use matching existing siding on porch.

17. 402 N ROSEMONT AVE
Winnetka Heights Historic District
CA067-556(MW)
Marcus Watson

Request: 1) Paint house. Body: Benetello (KM4046-3); Trim: Bare Bone (KM4041-1); Accent: Theatre Red (SW7584).
Applicant: Kenneth Chris Blake
Representative: N/A
Date Filed: July 22, 2007
Staff Recommendation:

1) Paint house. Body: Benetello (KM4046-3); Trim: Bare Bone (KM4041-1); Accent: Theatre Red (SW7584). - Approve - The proposed work is consistent with the criteria in Ordinance #18369, Sect. 9, Para. (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. Body: Benetello (KM4046-3); Trim: Bare Bone (KM4041-1); Accent: Theatre Red (SW7584). - Approve - Comments only. Task Force did not have a quorum. Approved as submitted. Accent color goes where blue accent presently exists.

18. 322 S ROSEMONT AVE
Winnetka Heights Historic District
CA067-558(MW)
Marcus Watson

Request: 1) Remove hackberry tree leaning on side of house.
Applicant: Duncan Graham
Representative: N/A
Date Filed: July 30, 2007
Staff Recommendation:

1) Remove hackberry tree leaning on side of house. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Remove hackberry tree leaning on side of house. - Approve

DISCUSSION ON LANDMARK COMMISSION RULES OF PROCEDURE:

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: Approve with conditions.
Task Force Recommendation: Landmark Commission Rules Committee Recommendation: Approval

DISCUSSION ITEM:

1. 1601 S LAMAR ST
Sears Buildings
CD067-024(MD)
Mark Doty

Request: 1) Demolish single story brick structure non-contributing due to period of significance.
Applicant: CORGAN ASSOC,INC
Representative: N/A
Date Filed: August 1, 2007
Staff Recommendation: 1) Demolish single story brick structure non-contributing due to period of significance. - 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 (Sanborn Map, 1952); the structure is newer than the period of historic significance for the historic overlay district (1913-25); 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) Demolish single story brick structure non-contributing due to period of significance. - Approve - Approve as submitted. Richards recused.

DISCUSSION ITEM:

2. 1601 S LAMAR ST
Sears Buildings
CD067-025(MD)
Mark Doty

Request: 1) Demolish collapsed contributing storage shed due to imminent threat to public health and safety. Brick masonry wall along Arnold Street to remain.

Applicant: CORGAN ASSOC, INC

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Demolish collapsed contributing storage shed due to imminent threat to public health and safety - Approve with Conditions - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner. Conditions that the Arnold Street facade be temporarily protected and supported during demolition as outlined per email correspondence dated 8/20/07 and that a final Certificate of Appropriateness be submitted for the permanent support for the Arnold Street facade.

Task Force Recommendation: 1) Demolish collapsed contributing storage shed due to imminent threat to public health and safety - Approve with Conditions - Submit details showing how Arnold Street facade will be protected and supported during demolition. Also, any mortar replacement will be done in accordance with the design criteria.
Richards recused.

DISCUSSION ITEM:

3. 1601 S LAMAR ST
Sears Buildings
CA067-553(MD)
Mark Doty

Request:

- 1) Replace existing aluminum, non-historic windows with new aluminum metal windows.
- 2) Repaint masonry elevations.
- 3) Remove non-contributing skybridge.
- 4) Remove existing non-historic entrance canopy on South Lamar and restore entrance.
- 5) Remove canopy on non-protected west facade.
- 6) Alter loading dock.
- 7) Remove rolling doors on north facade of 'Building B' along Arnold Avenue and replace with metal infill panels.
- 8) Remodel courtyard.

Applicant:

CORGAN ASSOC, INC

Representative:

N/A

Date Filed:

August 1, 2007

Staff Recommendation:

1) Replace existing aluminum, non-historic windows with new metal windows. - Approve - Approve drawings LC-1, LC-2, and LC-3 dated 8/16/07, painted black, with the finding of fact that the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Sections 21.4 and 21.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Repaint masonry elevations. - Approve with Conditions - Approve paint colors for previously painted surfaces as submitted, Benjamin Moore HC-173 'Edgecomb Gray' for the stone work and Benjamin Moore HC-71 'Hasbrouck Brown' for the brick with the finding of fact that the proposed work is consistent with the criteria for protected facades in the preservation criteria Section 20.1(e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and with the condition that non-painted brick surfaces shall remain non-painted per Section 20.1 (e).

3) Remove non-contributing skybridge. - Approve with Conditions - Approve as submitted with the finding of fact that the structure is considered 'non-contributing' per preservation criteria Exhibit 'B' and removal of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district and with the condition that a Certificate of Appropriateness form be applied for Section 'A' of 1409 S. Lamar.

4) Remove existing non-historic entrance canopy on South Lamar and restore entrance. - Approve - Approve Drawings 4 and 8 dated 8/5/2007 with the finding of fact the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 21.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Remove canopy on non-protected west facade. - Approve - Approve with the finding of fact that the proposed work is consistent with the criteria for non-protected facades in the preservation criteria

district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) Alter loading dock. - Approve - Approve Drawing 2 dated 8/5/2007 with the finding of fact that the proposed work is consistent with the criteria for non-protected facades in the preservation criteria Section 20.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) Remove rolling doors on north facade of 'Building B' and replace with metal infill panel. - Approve with Conditions - Approve Drawings 5 and LC-4, painted light to mid-grey with the finding of fact that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8) Remodel courtyard. - Approve with Conditions - Conceptually approve the courtyard layout with the condition that the final design, details and landscaping design be submitted at a later date. Approval of the new painted steel fence, 8'-0" in height shown on Drawing 2 with the finding of fact that the proposed work is consistent with the criteria for Building Site and Landscaping in the preservation criteria Sections 19.11, 19.12, 19.13 and Exhibit D, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Replace existing aluminum, non-historic windows with new metal windows. - Approve with Conditions - Submit details and sections of proposed replacement windows.
- 2) Repaint masonry elevations. - Approve with Conditions - Determine the original color of the original brick and cast stone and match the original color for the proposed facade paint. Paint only those surfaces which have paint in accordance with the design criteria.
- 3) Remove non-contributing skybridge. - Approve
- 4) Remove existing non-historic entrance canopy on South Lamar and restore entrance. - Approve
- 5) Remove canopy on non-protected west facade. - Approve
- 6) Alter loading dock. - Approve
- 7) Remove rolling doors on north facade of 'Building B' and replace with metal infill panel. - Approve with Conditions - Submit details of metal panels which are proposed to cover rolling door openings on Arnold Street facade.
- 8) Remodel courtyard. - Approve with Conditions - Submit design and signage to be submitted at a later date.

DISCUSSION ITEM:

4. 2600 MUNGER AVE
St. Paul United Methodist
Church
CA067-552(MD)
Mark Doty

Request: 1) Repair and repointing of existing masonry.
2) Restoration of stained glass windows and wood frames.
3) Conceptual - Removal and replacement of rear entry porch.
4) Conceptual - New elevator tower addition.

Applicant: DUNCAN FULTON

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Repair and repointing of existing masonry. -
Approve with Conditions - Approve with the
condition that the new mortar should match the
existing in material, consistency and color and that
the proposed work meets the standards in City
Code Section 51A-4.501(g)(6)(C)(i).
2) Restoration of stained glass windows and wood
frames. - Approve with Conditions - Approve with
the condition that the window and wood frame
restoration meet requirement per Section 2, Items
2 and 5(B) with the color of trim to be submitted for
approval and that the proposed work meets the
standards in City Code Section
51A-4.501(g)(6)(C)(i).
3) Conceptual - Removal and replacement of rear
entry porch. - Approve with Conditions -
Conceptual approval with the condition that the
Applicant resubmits final elevations, plans and
details for approval.
4) Conceptual - New elevator tower addition. -
Approve with Conditions - Conceptual approve the
plan and location of the proposed elevator tower
addition with the condition that that more
differentiation occur between the new tower and
the existing building and that the design of the new
tower be simplified. There is the concern that the
proposed design mimics the current building,
which is in direct contradiction to Standard 9.
Final floor plans, elevations, and details to be
submitted for final approval.

Task Force Recommendation: 1) Repair and repointing of existing masonry. -
Approve
2) Restoration of stained glass windows and wood
frames. - Approve
3) Conceptual - Removal and replacement of rear
entry porch. - Deny without Prejudice - Email
exchange dated 8/14/2007
Provide more details on location, design, and
potential windows affected by the new design.
4) Conceptual - New elevator tower addition. -
Deny without Prejudice - Email exchange dated
8/14/2007
Provide more details on location, design, and
potential windows affected by the new design.

DISCUSSION ITEM:

5. 3500 S FITZHUGH AVE
Fair Park
CA067-570(MD)
Mark Doty

Request: 1) Cotton Bowl - Expansion of seating/deck structures with new facade screens and concourses in north/south endzones, renovation of existing concourse spaces, and renovation/expansion of south end zone locker rooms/new media center and related facilities.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: August 2, 2007

Staff Recommendation: 1) Cotton Bowl - Expansion and renovation of seating/deck structures w/new facade screens/concourses. - Approve with Conditions - Approve drawings dated 8/21/2007 with the conditions that final paint colors and metal panel material be resubmitted for final approval and with the finding of fact that although the proposed work does not comply with proposed preservation criteria Section 5.3(b)(1)(D)(i) that prohibits additions being visible behind the State of Texas building, it is compliant with Items 5.3(b)(1)(D)(i), (ii), (iii), and (v) and 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) Cotton Bowl - Expansion and renovation of seating/deck structures w/new facade screens/concourses. - Approve with Conditions - Approved with following items to be reviewed at next meeting:
1) Paint color for opaque elements.
2) Material and finish for perforated metal.
Recommend that metals do not have painted finish due to maintenance.
Hilbun, McCoy recused.

DISCUSSION ITEM:

6. 718 DUMAS ST
Junius Heights
CA067-574(JA)
Jim Anderson

Request: 1) New garage.
2) Reconstruction of rear addition.
3) Add rear gable to roof.

Applicant: Lee Main

Representative: N/A

Date Filed: July 30, 2007

Staff Recommendation: 1) New garage. - Approve - Approve plans as submitted for garage as shown. Driveway should be brushed concrete. Ordinance No. 26331 Section 3.2. Accessory structures must be compatible with the scale, shape, roof form materials, detailing and color of the main building. Section 9.2, Cementitious siding is allowed on accessory buildings 9.5. Setbacks are in accordance with 9.8 and 9.9.
2) Reconstruction of rear addition. - Approve with Conditions - Accept plans as submitted with the conditions that the siding on the rebuilt rear section to be changed to wood novelty or lap siding as per ordinance No. 26331 Section 4.3 wood siding, trim and detailing must be restored if practical and 8.12 Cementitious siding is not permitted as cladding of an addition. Vinyl windows are acceptable as they are on a non protected facades. Ordinance No. 26331 8.4 The materials, details and general appearance of new construction must be compatible.
3) Add rear gable to roof. - Approve with Conditions - Approval of gable end with real stucco, Hardi board stucco board is not permitted. Ordinance No. 26331 8.12 Cementitious siding is not permitted as cladding of an addition. Vinyl windows are acceptable as they are on a non protected facades. Section 8.4

Task Force Recommendation: 1) New garage. - Approve - Approve plans as submitted for garage as shown. Driveway should be brushed concrete. Ordinance No. 26331 Section 3.2. Accessory structures must be compatible with the scale, shape, roof form materials, detailing and color of the main building. Section 9.2, 9.5. Setbacks are in accordance with 9.8 and 9.9.
2) Reconstruction of rear addition. - Approve with Conditions - Accept plans as submitted with the note that the planking on the rebuilt rear section needs to be changed to 117 novelty siding as per section 4.3 in the ordinance. - Accept plans as submitted with the note that the planking on the rebuilt rear section needs to be changed to 117 novelty siding as per section 4.3 in the ordinance.
3) Add rear gable to roof. - Approve - Gable end treatment is acceptable. Windows as placed are acceptable as they are on a non protected facades.

DISCUSSION ITEM:

7. 4700 GASTON AVE
Peak's Suburban Addition
Neighborhood
CD067-026(MD)
Mark Doty

Request: 1) Demolition of existing structure due to imminent threat to public health and safety and in compliance with court orders dated 1/10/07 and 6/26/07.

Applicant: City of Dallas - City Attorney's Office

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Demolition of existing structure due to imminent threat to public health and safety. - Approve - Approve with the finding of fact the structure does constitute an imminent threat to public health and safety and that a potential buyer for the property has never materialized. See email correspondence dated 8/20/07.

Task Force Recommendation: 1) Demolition of existing structure due to imminent threat to public health and safety. - Approve - Comments only. There was not a voting quorum. Alston recused.

8. 2532 PARK ROW AVE
South Blvd./Park Row
Historic District
CD067-027(MW)
Marcus Watson

Request: 1) Execute demolition in compliance with court order dated 12/29/06.

Applicant: City of Dallas

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Execute demolition in compliance with court order dated 12/29/06. - Hold under advisement because a likely purchaser has come forward with the intent to secure the property immediately and restore the structure. This constitutes a reasonable way, other than demolition or removal, to eliminate the threat in a timely manner under City Code 51A-4.501, Para. (h)(4)(C)(iii).

Task Force Recommendation: 1) Execute demolition in compliance with court order dated 12/29/06. - The one member in attendance had to recuse himself on this item.

DISCUSSION ITEM:

9. 2527 SOUTH BLVD
South Blvd./Park Row
Historic District
CA067-561(MW)
Marcus Watson

Request: 1) Replace garage doors with overhead doors (Amarr L2 Lucern Closed Square), painted in house colors.
2) Install wrought iron gates on each side of rear of property and rear of porte cochere.
3) Install wrought iron security door on front door to protect rare and partially damaged stained glass.

Applicant: Kevin and Jacqueline Longshaw

Representative: N/A

Date Filed: August 2, 2007

Staff Recommendation: 1) Replace garage doors with overhead doors (Amarr L2 Lucern Closed Square), painted like house. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install wrought iron gates on each side of rear of property and rear of porte cochere. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install wrought iron security door on front door to protect rare, partially damaged stained glass. - 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 by obscuring the historic stained glass door. Staff has recommended a clear glass storm door, which would not obscure the historic door and can be approved as routine maintenance.

Task Force Recommendation: 1) Replace garage doors with overhead doors (Amarr L2 Lucern Closed Square), painted like house. - The one member in attendance had to recuse himself on this item.
2) Install wrought iron gates on each side of rear of property and rear of porte cochere.
3) Install wrought iron security door on front door to protect rare, partially damaged stained glass.

DISCUSSION ITEM:

10. 1104 E 10TH ST
Tenth Street Neighborhood
CD067-022(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety in compliance with the court orders dated 8/9/06 and 3/28/07.

Applicant: City Attorney's Office

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Demolition of a main structure due to imminent threat to public health and safety. - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as noncontributing in the ordinance. The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation: 1) Demolition of a main structure due to imminent threat to public health and safety. - Approve - Task Force suggests that the City work on clearing the titles of endangered historic properties so that they can be sold to someone interested in repairing and maintaining them. Task Force suggests HABS documentation prior to demolition.

11. 1226 BOSWELL ST
Tenth Street Neighborhood
CD067-023(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety in compliance with the court orders dated 8/9/06 and 3/28/07.

Applicant: City Attorney's Office

Representative: N/A

Date Filed: August 1, 2007

Staff Recommendation: 1) Demolition of a main structure due to imminent threat to public health and safety. - Approve with Conditions - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner. Staff recommends that HABS documentation be performed prior to demolition.

Task Force Recommendation: 1) Demolition of a main structure due to imminent threat to public health and safety. - Approve - Task Force suggests that the City work on clearing the titles of endangered historic properties so that they can be sold to someone interested in repairing and maintaining them. Task Force suggests HABS documentation prior to demolition. **DISSENTING OPINION:** Denial without prejudice - Provide additional information of the condition of 3/4 of the house that does not exhibit obvious damage, approx. date of fire, whether there has been terminite damage, conditions inside the house, etc. before a recommendation can be made

DISCUSSION ITEM:

12. 5800 LaVista Court
CA067-403(MD)
Ediston LaVista

Request: 1) Paint exterior brick.
Item remanded back to Landmark Commission by the City Plan Commission on August 23, 2007.

Applicant: Gary Brennan

Representative: N/A

Date Filed: June 4, 2007

Staff Recommendation: Approved with conditions: Paint colors to be approved by Landmark Commission

Task Force Recommendation: N/A

OTHER BUSINESS:

1. Approval of the Minutes of August 6, 2007
2. Update on the Historic Preservation Tax Incentive August 28, 2007 Community Meeting - Tracey Cox.
3. 4928 Bryan Street Apartments, Recommendation to the Texas Historical Commission regarding the Nomination to the National Register of Historic Places.
Staff Recommendation: Approval
4. 4320 Gaston, Potential Demolition by Neglect. Mark Doty
5. Briefing on revisions to the Fair Park Ordinance and Preservation Criteria, Mark Doty.
6. Briefing on potential survey of Trolley Stop Commercial Buildings in Dallas - Mark Doty
7. The Historic Preservation Tax Incentive Committee Meeting will be held on the following dates:
Wednesday, September 5, 2007, 8:00 a.m., 1500 Marilla Street, Room 5DN
Wednesday, September 12, 2007, 8:00 a.m., 1500 Marilla Street, Room 5DN
Wednesday, September 19, 2007, 8:00 a.m., 1500 Marilla Street, Room 5DN
Wednesday, September 26, 2007, 8:00 a.m., 1500 Marilla Street, Room 5DN
Wednesday, October 3, 2007, 8:00 a.m., 1500 Marilla Street, Room 5DN
8. The Designation Committee Meetings will be held on the following dates:
Wednesday, September 12, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
Wednesday, September 26, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
9. 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 Development 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]*