



City of Dallas
Landmark Commission
Monday, October 1, 2007
AGENDA

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 CITY SECRETARY
 DALLAS, TEXAS

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 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, Chief Planner
 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 South Blvd./Park Row and Wheatley Place/Tenth Street Historic Districts.

BRIEFING:

1. Summary of tools available to enforce city regulations. Briefing by Chris Bowers, Janet Spugnardi, Frances Pieters, and Kathy Zibilich
2. Executive session related to pending or contemplated litigation, related to: 1) City of Dallas v. Patricia Tompkins; Cause No. 06-10916, CA067-156(MD), 4714 Swiss Avenue; 2) City of Dallas v. 1226 Boswell Street; Cause No. S50-001374, CD067-023(TC), 1226 Boswell Street; 3) Gloria S. Brown, Pamela Jeffrey aka Pamela Jeffrey Battle, and Jana Jeffrey v. City of Dallas; Cause No. 04-02308, CD 067-027(MW) 2532 Park Row Ave; and 4) CA067-403(MD) 5800 LaVista Court.
3. Discussion on South Blvd./Park Row and Wheatly Place/10th Street Historic Districts.
4. Routine Maintenance
5. Certificates of Appropriateness
6. Certificates of Demolition and Removal
7. 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.
8. Other Business

CONSENT ITEM:

1. 2501 FLORA ST
Booker T Washington (Arts
Magnet) High School
CA078-017(MD)
Mark Doty

Request: 1) New monument sign in location of existing sign.
2) New donor recognition sign located at and integrated into new stair/ramp on west side of building.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation: 1) New monument sign in location of existing sign.
- Approve - Approve drawings submitted 9/27/2007 with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New donor recognition sign located at and integrated into new stair on west side of building. - Approve - Approve drawings submitted 9/25/2007 with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New monument sign in location of existing sign.
- Approve with Conditions - Approve signs as submitted with the condition that the sign type 1.1 be relocated closer to either Routh Street or Jack Evans Street and not in front of the historic building at Flora Street elevation.
2) New donor recognition sign located at and integrated into new stair on west side of building. - Approve - Approve as submitted.

CONSENT ITEM:

2. 1318 2ND AVE
Fair Park
CA078-003(MD)
Mark Doty

Request: 1) Repair or replacement of interior rubber flooring.
Applicant: CYNTHIA UKATU
Representative: N/A
Date Filed: August 23, 2007
Staff Recommendation: 1) Repair or replacement of interior rubber flooring.
- Approve the removal of the first floor tile with the conditions that the new tile match the existing in color, finish and design; that any historic material that is salvageable be retained for future repair use, and that water intrusion issues are addressed at the entry doors.
Approve the retention of the second floor tile with the condition that the existing tile is cleaned and resealed, and that any historic tile from the first floor is used for repairs as necessary.
The proposed work is consistent with the criteria for historic interior features in the preservation criteria Section 8.4 (b)(2)(O), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Repair or replacement of interior rubber flooring.
- Approve with Conditions - Retain 2nd floor tile, match with tile salvaged from 1st floor, strip and reseat.
Replace 1st floor to match. Order additional tile for future repairs and for diorama. Pattern and color to match.
Photograph original pattern before removal.
Stockpile salvageable tiles for future repairs.
Correct water infiltration issues at entrance doors.

3. 2821 TURTLE CREEK
BLVD
King Mansion
CA078-018(MD)
Mark Doty

Request: 1) Modifications to previous signage approved. New signage along with nearby low planter walls.
Applicant: Quimby McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: September 6, 2007
Staff Recommendation: 1) Modifications to previous signage approved.
New signage along with nearby low planter walls. - Approve - Approve drawings submitted 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) Modifications to previous signage approved.
New signage along with nearby low planter walls. - Approve - As submitted.

CONSENT ITEM:

4. 3819 MAPLE AVE
Old Parkland Hospital
CA078-021(MD)
Mark Doty

Request: 1) Modify portions of Maple Avenue to provide one additional right-turn lane onto Oak Lawn Avenue. Relocate portions of retaining wall and sidewalk necessary. No trees will be removed.
Applicant: Public Works and Transportation Dept., City of Dallas
Representative: N/A
Date Filed: September 6, 2007
Staff Recommendation: 1) Modify portions of Maple Avenue to provide one additional right-turn lane onto Oak Lawn Avenue. - Approve with Conditions - Approved with the condition that the extent of the excavation for the retaining wall be limited to the backside of the retaining wall as outlined per drawing labeled Appendix D and condition per CA045-435(JA) and with the finding of fact the proposed work is consistent with the criteria for roadway improvements in the preservation criteria Section 51P-262.111, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Modify portions of Maple Avenue to provide one additional right-turn lane onto Oak Lawn Avenue. - Approve with Conditions - Approved as submitted with the condition that the extent of the excavation for the retaining wall be limited to the back side of the retaining wall and the conditions of the CA dated September 14, 2005 still apply.

5. 5800 LA VISTA CT
Edison/La Vista Court
Addition
CA078-004(MD)
Mark Doty

Request: 1) Install 3'-6" tall black aluminum extruded railing for patio on top of attached garage roof.
Applicant: GARY BRENNAN
Representative: N/A
Date Filed: August 28, 2007
Staff Recommendation: 1) Install 3'-6" tall black aluminum extruded railing for patio on top of attached garage roof. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install 3'-6" tall black aluminum extruded railing for patio on top of attached garage roof. - Approve - Railing must be 42".
Recommend more info on railing components.

6. 5508 TREMONT ST
Junius Heights
CA078-029(JA)
Jim Anderson

Request: 1) Replace mercury vapor lights with bronze coachlights.
Applicant: Beverly Pierce
Representative: N/A
Date Filed: September 14, 2007
Staff Recommendation: 1) Replace mercury vapor lights with bronze coachlights. - Approve - Fixture is compatible with the district.

Task Force Recommendation: 1) Replace mercury vapor lights with bronze coachlights. - Approve - Approve to replace fixture as shown. Dimensions to be 13.5 in diameter; length of light to be 18 inches.

CONSENT ITEM:

7. 5536 TREMONT ST
Junius Heights
CA078-026(JA)
Jim Anderson

Request: 1) Replace metal poles on porch and Porte cochere with wood columns.
2) Widen porte cochere.
3) New wood door.
4) Replace aluminum windows on and added door on front facade with three new wood windows.
5) New gable on rear of structure.

Applicant: Tam Pham

Representative: N/A

Date Filed: September 14, 2007

Staff Recommendation: 1) Replace metal poles on porch and Porte cochere with wood columns. - Approve - Replace metal poles on porch and porte cochere with tapered wood box columns (as shown). Ordinance No. 26331 Section 7.3
2) Widen porte cochere. - Approve with Conditions - Driveway width under porte cochere to be no wider than 10 feet. Ordinance No. 26331 8.1 and 8.3. Applicant agreed with 10 foot width.
3) New wood door. - Approve - Approve replacing metal door with a wood and glass door as submitted. Ordinance No. 26331 Section 5.2.
4) Replace aluminum windows on and added door on front facade with three new wood windows. - Approve with Conditions - Approve replacing aluminum windows and extra door with wood double hung windows. Approve adding window to the left of the front door as shown in the drawing if there is evidence that a window existed in that location. Ordinance No. 26331 Section 5.2
5) New gable on rear of structure. - Approve - Approve as shown. Ordinance No. 26331 8.1, 8.3 and 8.5

Task Force Recommendation: 1) Replace metal poles on porch and Porte cochere with wood columns. - Approve - Replace metal poles on porch and porte cochere with tapered wood box columns (as shown)
2) Widen porte cochere. - Approve with Conditions - Driveway width under porte cochere to be no wider than 10 feet.
3) New wood door. - Approve - Approve replacing hollow metal door with a wood and glass door as pictured.
4) Replace aluminum windows on and added door on front facade with three new wood windows. - Approve with Conditions - Approve replacing aluminum windows and extra door with wood double hung windows and adding window to the left of the front door as shown in the drawing.
5) New gable on rear of structure. - Approve - Approve new gable on back as shown in drawing.

CONSENT ITEM:

8. 5326 WORTH ST
Junius Heights
CD078-002(JA)
Jim Anderson

Request: 1) Remove small metal shed.
Applicant: Marti Heflin
Representative: N/A
Date Filed: September 4, 2007
Staff Recommendation: 1) Remove small metal shed. - Approve - Structure is a relatively new, prefabricated building. Section 51-A 4.501(h)(iv)
Task Force Recommendation: 1) Remove small metal shed. - Approve

9. 5326 WORTH ST
Junius Heights
CA072-028(JA)
Jim Anderson

Request: 1) New garage.
2) Wrought iron gate.
Applicant: Marti Heflin
Representative: N/A
Date Filed: September 4, 2007
Staff Recommendation: 1) New garage. - Approve with Conditions - Need more elevations of garage. Setback must be 3 feet from adjacent property with a 11/2 feet overhang encroachment allowance. Ordinance No. 26331 Section 9.9. Hardi board should have a 4 inch lap. Section 9.2 and 9.5. Garage door to be metal flush.
2) Wrought iron gate - Approve with Conditions - Gate to match design at 5420 and 5416 Worth.
Task Force Recommendation: 1) New garage. - Approve with Conditions - Need more details of garage or sketch. Setback must be 3 feet from adjacent property and overhangs must not exceed 11/2 feet encroachment. Section 9.9. Hardi board should have a 4 inch lap. Section 9.2]and 9.5. Garage door to be metal flush.
2) Wrought iron gate - Approve with Conditions - Gate to match design at 5420 and 5416 Worth. Ordinance No. 26331 Sec. 3.6.

10. 302 E 5TH ST
Lake Cliff Historic District
CA078-034(MW)
Marcus Watson

Request: 1) Removed windows on rear facade of accessory building (garage) and match siding.
Applicant: Sharon May
Representative: N/A
Date Filed: September 5, 2007
Staff Recommendation: 1) Removed windows on rear facade of accessory building (garage) and match siding. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #23328, Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Removed windows on rear facade of accessory building (garage) and match siding. - Approve

CONSENT ITEM:

11. 1028 N BECKLEY AVE
Lake Cliff Historic District
CA078-036(MW)
Marcus Watson

Request: 1) Install railing on second story of porch after inappropriate infill is removed.
2) Construct 2-story deck and staircase on rear of house, a non-protected facade.
3) Install new first floor back door on non-protected facade.

Applicant: Jeff Whatley

Representative: N/A

Date Filed: August 24, 2007

Staff Recommendation: 1) Install railing on second story of porch after inappropriate infill is removed. - Approve - The proposed work is consistent with the criteria for balconies in Ordinance #23328, Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct 2-story deck and staircase on rear of house. - Approve - The proposed work is consistent with the criteria for porches and balconies in Ordinance #23328, Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install new first floor back door. - Approve - The proposed work is consistent with the criteria for fenestration and openings in Ordinance #23328, Section 5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install railing on second story of porch after inappropriate infill is removed. - Approve
2) Construct 2-story deck and staircase on rear of house. - Approve
3) Install new first floor back door. - Approve with Conditions - Install door to existing entryway with approved material door and design.

12. 700 N MARSALIS AVE
Lake Cliff Historic District
CA078-038(MW)
Marcus Watson

Request: 1) Construct new detached accessory building in rear yard per submitted plans.

Applicant: Allen Square

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation: 1) Construct new detached accessory building. - Approve with Conditions - Colors must match house. May use cementitious siding with 4- to 6-inch reveal. Proposal meets the requirements in Ordinance #23328, Exhibit A, Section 10: Accessory Structures. [Applicant accepts conditions.]

Task Force Recommendation: 1) Construct new detached accessory building. - Approve with Conditions - Same as / match house.

CONSENT ITEM:

13. 1207 ANNEX AVE
Peak's Suburban Addition
Neighborhood
CA078-006(MD)
Mark Doty

Request: 1) Reconfigure first floor front facade. New door in existing location. Add window (wood, one over one) where door was located.

Applicant: Inter City Rehab and Construction

Representative: N/A

Date Filed: August 29, 2007

Staff Recommendation: 1) Reconfigure front facade. New door in existing location. Add window (wood, one over one). - Approve - The proposed work does not comply with Section 3.10 that prohibits replacement of an original door or window opening, 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 historically accurate, it 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) Reconfigure front facade. New door in existing location. Add window (wood, one over one). - Approve - Approve as submitted.
Note: Photo with application shows a retaining wall has been constructed without a C of A.

14. 4807 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-009(MD)
Mark Doty

Request: 1) Add front landscaping, including new brick walk.
2) Place AC units on side of accessory structure.

Applicant: Traci Orr

Representative: N/A

Date Filed: September 4, 2007

Staff Recommendation: 1) Add front landscaping, including new brick walk. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.3 and 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Place AC units on side of accessory structure. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add front landscaping, including new brick walk. - Approve
2) Place AC units on side of accessory structure. - Approve

CONSENT ITEM:

15. 4724 WORTH ST
Peak's Suburban Addition
Neighborhood
CA078-022(MD)
Mark Doty

Request: 1) Remove Elm tree between driveway and front walkway.
2) Move existing picket fence between driveway and walkway 30".
Repair/repaint picket fence.
3) New concrete runner where brick walkway exists. Move brick walkway over 30".

Applicant: Betty Newman

Representative: N/A

Date Filed: August 6, 2007

Staff Recommendation: 1) Remove Elm tree between driveway and front walkway. - Approve - The proposed work does not comply with Section 2.8 that states existing mature trees in the front yard must be maintained and that unhealthy or damaged trees may be removed if deemed appropriate, 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 will not adversely affect the historic character of the property or the integrity of the historic overlay district.

2) Move existing picket fence between driveway and walkway 30". Repair/repaint picket fence. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New concrete runner where brick walkway exists. Move brick walkway over 30". - 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) Remove Elm tree between driveway and front walkway. - Deny without Prejudice - Cannot remove tree per Section 2.8.
2) Move existing picket fence between driveway and walkway 30". Repair/repaint picket fence. - Approve with Conditions - No objection to relocating/repairing fence but obtain confirmation that exist. fence conforms to ordinance requirements for height and openness.
3) New concrete runner where brick walkway exists. Move brick walkway over 30". - Deny without Prejudice - Not enough information to evaluate changes to drive and walk.

CONSENT ITEM:

16. 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. - Approve - 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.

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.

17. 2706 HIBERNIA ST
State Thomas Historic
District
CA078-025(JA)
Jim Anderson

Request: 1) Add exterior spiral stair on side of structure at the rear.
2) Add brick relief to side elevation and gable end.
Applicant: Norm Alston
Representative: N/A
Date Filed: September 6, 2007

Staff Recommendation: 1) Add exterior spiral stair on side of structure at the rear. - Approve - Approve, staircase is not seen from the street. Ordinance No. 19084 Sec. 8(a)2.
2) Add brick relief to side elevation and gable end. - Approve - Approval of brick detailing. Ordinance No. 19084 Sec.8(a)3.

Task Force Recommendation: 1) Add exterior spiral stair on side of structure at the rear. - Approve with Conditions - Approve rear metal staircase with correct height per code. Note: staircase not seen from the street.
2) Add brick relief to side elevation and gable end. - Approve

18. 110 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-032(MW)
Marcus Watson

Request: 1) Paint house. Body: Glidden Surrey Beige; Trim: Glidden Wishes.
Applicant: Marie L. Galindo
Representative: N/A
Date Filed: August 27, 2007

Staff Recommendation: 1) Paint house. Body: Glidden Surrey Beige; Trim: Glidden Wishes. - Approve - Applicant submitted photo as requested. The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 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: Glidden Surrey Beige; Trim: Glidden Wishes. - Approve with Conditions - Need photos. Colors approved pending final approval by Landmark.

DISCUSSION ITEM:

2. 7035 LAKEWOOD BLVD
C.D. Hutsell House
CA078-015(MD)
Mark Doty

Request: 1) New garage/studio.
2) New addition to main structure.
3) New landscaping plan.

Applicant: Brian Boyd

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation:

1) New garage/studio. - Approve with Conditions - Approve plans submitted with the conditions that the existing garden wall be protected during construction and incorporated into new design and that salvaged materials from historic structure be used on new construction and with the finding of fact the proposed work is consistent with the criteria for Building Site and Landscaping in the preservation criteria Section 3.7 and New Construction and Additions in the preservation criteria Section 10.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New addition to main structure. - Approve - The proposed work is consistent with the criteria for new additions in the preservation criteria Section 10.3, 10.4, 10.5, 10.7 (a), 10.8 and 10.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New landscaping plan. - Approve - Approve site plan and plant photos dated 9/25/07 with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.9 (a) and (b) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) New garage/studio. - Deny without Prejudice - Deny without prejudice the reconstruction of the garage and additions to the main structure due to lack of information on the submitted plans (i.e. specify facade materials, submit samples fo proposed materials, window details, landscape plans, etc.)

Applicant is strongly requested to attend Task Force meeting.

2) New addition to main structure. - Deny without Prejudice - Deny without prejudice the reconstruction of the garage and additions to the main structure due to lack of information on the submitted plans (i.e. specify facade materials, submit samples fo proposed materials, window details, etc.)

Applicant is strongly requested to attend Task Force meeting.

3) New landscaping plan. - Deny without Prejudice - Deny without prejudice the lanscaping plan due to lack of information on the submitted plans.

Applicant is strongly requested to attend Task Force meeting.

DISCUSSION ITEM:

3. 3500 S FITZHUGH AVE
Fair Park
CA078-016(MD)
Mark Doty

Request: 1) Cotton Bowl - Selection of exterior perforated metal panel system.
2) Cotton Bowl - Selection of exterior colors.
3) Cotton Bowl - Selection of interior colors for Concourse, signage and gate/fence details.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation: 1) Cotton Bowl - Selection of exterior perforated metal panel system. - Approve with Conditions - Approve mock-up with perforated metal panel Option 1 with the finding of fact the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Cotton Bowl - Selection of exterior colors. - Approve with Conditions - Approve exterior color SW 6148 - Wool Skein (number 5 per information submitted) with the finding of fact the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Cotton Bowl - Selection of interior colors for Concourse, signage and gate/fence details. - Approve with Conditions - Approve signage, signage colors (SW 1510 'Sky Cap' - Main, SW 1322 'Carob Brown' - Accent) and fence details and color (SW 1322 'Carob Brown') submitted 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 - Selection of exterior perforated metal panel system. - Approve with Conditions - Painted steel framing.
Review mock-up w/two options on corrugated metal.
McCoy recused.
2) Cotton Bowl - Selection of exterior colors. - Approve with Conditions - Color No. 5 for structure.
McCoy recused.
3) Cotton Bowl - Selection of interior colors for Concourse, signage and gate/fence details. - Approve - McCoy recused.

4. 3601 MARTIN LUTHER
KING BLVD
Fair Park
CA078-048(MD)
Mark Doty

Request: 1) Texas Discovery Garden - Remove dying cottonwood tree next to Portland Cement House.

Applicant: Dallas Parks and Recreation

Representative: N/A

Date Filed: September 12, 2007

Staff Recommendation: 1) Texas Discovery Garden - Remove dying cottonwood tree next to Portland Cement House. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Texas Discovery Garden - Remove dying cottonwood tree next to Portland Cement House. - Approve

DISCUSSION ITEM:

5. 1300 ROBERT B
CULLUM BLVD
Fair Park
CA078-019(MD)
Mark Doty

Request: 1) Conceptual - Improvements at Grand Avenue entry.
2) Conceptual - Improvements at Martin Luther King Jr. entry.
3) Conceptual - Improvements to Museum of Nature and Science/Science Place turnaround.

Applicant: Craig Melde

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation: 1) Conceptual - Improvements at Grand Avenue entry. - Approve with Conditions - Conceptual approve with the recommendations that decomposed granite is replaced with concrete or other appropriate hardscape, native trees and landscaping be used instead of proposed, Entry gate option #1, sliding gate opening, and the 'Sentinel' entry booth option. Final drawings and details be re-submitted for final approval.
2) Conceptual - Improvements at Martin Luther King Jr. entry. - Approve with Conditions - Conceptual approve with the recommendations that decomposed granite is replaced with concrete or other appropriate hardscape, native trees and landscaping be used instead of proposed, Entry gate option #1, sliding gate opening, and the 'Sentinel' entry booth option. Final drawings and details be re-submitted for final approval.
3) Conceptual - Improvements to Museum of Nature and Science/Science Place turnaround. - Approve with Conditions - Conceptual approve with the recommendation that native trees and landscaping be used instead of proposed. Final drawings and details be re-submitted for final approval.

Task Force Recommendation: 1) Conceptual - Improvements at Grand Avenue entry. - Approve with Conditions - Consider use of native plant materials.
Use 'Fair Park' building signage standard font and consider adding 'A National Historic Landmark' to pylons.
Consider reducing size of entry booth and lighting at center.
Consider changing decomposed granite to concrete paving.
Recommend use of sliding gate option with swinging gates.
Need to see study showing placement of temporary banners.
Need additional info on glazing systems and glass options for entry booth.
Need study of size of pylons in perspective.
2) Conceptual - Improvements at Martin Luther King Jr. entry. - Approve with Conditions - Consider use of native plant materials.
Use 'Fair Park' building signage standard font and consider adding 'A National Historic Landmark' to pylons.
Consider reducing size of entry booth and lighting at center.
Consider changing decomposed granite to concrete paving.
Recommend use of sliding gate option with swinging gates.
Need to see study showing placement of temporary banners.

Need additional info on glazing systems and glass options for entry booth.

Need study of size of pylons in perspective.

3) Conceptual - Improvements to Museum of Nature and Science/Science Place turnaround. - Approve with Conditions - Consider use of native plant materials.

Review quantity of parking spaces at Museum of Nature and Science with user.

6. 719 PARKMONT ST
Junius Heights
CA078-027(JA)
Jim Anderson

Request: 1) New garage.

Applicant: Trace Beard

Representative: N/A

Date Filed: September 6, 2007

Staff Recommendation: 1) New garage. - Approve - Ordinance No. 26331 Section 9.2

Task Force Recommendation: 1) New garage. - Approve - Approve garage per drawings and materials that were submitted.

DISCUSSION ITEM:

7. 4801 TREMONT ST
Munger Place Historic
District
CA078-043(MW)
Marcus Watson

Request: 1) Replace corner posts of second story railing on entry portico with slab limestone (travertine) posts.
2) Replace second story railing with black iron railing, as submitted, and add matching railing to first floor of entry portico.
3) Install black stationary shutters on second floor windows.
4) Install black canvas awnings on first floor windows.

Applicant: Jason Harlow

Representative: N/A

Date Filed: August 13, 2007

Staff Recommendation: 1) Corner posts of second story. - Deny without Prejudice - Travertine or limestone is not a material typically used on railings or posts, porch details or facades on houses in this historic district. 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. #20024, Sect. 11, Para. A(a)(14)(A) that requires that railings be typical of the style and period of the building.
2) Second story railing. - Deny without Prejudice - The style and material of the proposed railing is not typical of the style and period of the building or the district. 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. #20024, Sect. 11, Para. A(a)(14)(A) that requires that railings be typical of the style and period of the building.
3) Shutters - Deny - 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. #20024, Sect. 11, Para. A.(a)(19)(F) that requires that shutters must be typical of the style and period of the building and must appear to be installed in a manner to perform their intended function.
4) Awnings. - Approve - The proposed work is consistent with the criteria for awnings in Ordinance #20024, Section 11, Para. A(a)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Corner posts of second story. - Approve with Conditions - Approval upon submission of stone sample.
2) Second story railing. - Approve
3) Shutters - Deny
4) Awnings. - Approve

DISCUSSION ITEM:

8. 4711 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA078-014(MD)
Mark Doty

Request: 1) New signage in front yard.
2) Relocate existing accessory structure.
Applicant: ROGERS, DONNA
Representative: N/A
Date Filed: September 6, 2007

Staff Recommendation: 1) New signage in front yard. - Approve with Conditions - Approve sign placement on ST1.02 with the conditions that sign is to face the street, be no more than 4'-0" tall, 5'-0" wide maximum and painted to match house and with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Relocate existing accessory structure. - Approve - The proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 6.1, 6.2, 6.6 and 6.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Although the proposed work does not comply with either Section 6.1 that states accessory structures should be located in the rear yard and Section 6.3 that states that accessory buildings must be at least 8 feet from the main 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 historically accurate, it 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. Staff recommends additional screening and landscape, especially along south facade of structure.

Task Force Recommendation: 1) New signage in front yard. - Approve with Conditions - Sign may be no farther from right side property line (southeast) than 21'-0" and no closer to front property line than 20'-0". Sign to face street. Sign shall be no more than 4'-0" tall, 5'-0" wide max. Colors to match house.

2) Relocate existing accessory structure. - Approve - Storage building location approved as submitted.

DISCUSSION ITEM:

9. 2527 SOUTH BLVD
South Blvd./Park Row
Historic District
CA078-055(MW)
Marcus Watson

Request: 1) 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) 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 recommends a clear glass or Lexan storm door or Lexan attached directly to the door and sidelights over the stained glass, which would not obscure the historic door and can be approved as routine maintenance. Item held over at the September 10, 2007 hearing.

Task Force Recommendation: 1) Install wrought iron security door on front door to protect rare, partially damaged stained glass. - No recommendation.

10. 5744 SWISS AVE
Swiss Avenue Historic
District
CA078-030(MW)
Marcus Watson

Request: 1) Add stone outdoor kitchen with columns and painted cedar pergola roof structure to existing rear patio.
2) Construct stone outdoor fireplace in swimming pool area in rear of property.

Applicant: Steve Ezell

Representative: N/A

Date Filed: August 29, 2007

Staff Recommendation: 1) Outdoor kitchen. - Approve - The location of the proposed work is located in the back interior corner and not visible from the street. The proposed work is consistent with the criteria for additions in Ordinance #18563, Section 14, Para. (a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Fireplace. - Approve - The proposed fireplace is in the rear half of the rear yard, screened by fences. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Outdoor kitchen. - Approve with Conditions - Comments only. Provide a stone sample. No stone above column height. Wood structure only above column height.
2) Fireplace. - Approve

DISCUSSION ITEM:

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.

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 termitic damage, conditions inside the house, etc. before a recommendation can be made.

12. 1024 CHURCH ST
Tenth Street Neighborhood
CA078-013(TC)
Tracey Cox

Request: 1) Install burglar bars on the exterior of windows and rear door of main structure
Applicant: Mrs. Maurice Cokely
Representative: N/A
Date Filed: September 4, 2007
Staff Recommendation:

1) Install burglar bars - Approve with Conditions - The proposed work is not consistent with the regulations in city code section 51A-4.501 and the preservation criteria Section 2.14 in the historic overlay district ordinance number 21850. Ordinance states that "decorative ironwork or burglar bars are permitted only on the rear facades. Interior mounted burglar bars are permitted on protected facades". Staff recommends that on the side façade of the structure, facing I-35, the applicant install interior burglar bars and may install exterior burglar bars on the rear façade only.

Task Force Recommendation: 1) Install burglar bars - Deny without Prejudice - Adequate information regarding the type of burglar bars to be installed has not been submitted. Task Force also suggests that the applicant consider installing interior burglar bars on both the rear and side facades.

DISCUSSION ITEM:

13. 211 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA067-610 (MW)
Marcus Watson

- Request:**
- 1) Repair existing brick fence on south and west side and add wood for extra privacy.
 - 2) Add flower beds and a Red Oak tree to the front of the house. The tree to be located on the north side of the front lawn and the flower beds as submitted.
 - 3) Add decorative stones to existing steps and pathway that surrounds house.
 - 4) Remove non-historic metal porch supports and replace with box columns on square piers clad in siding to match house. Columns to replicate existing historic columns on neighboring house as submitted.
 - 5) Paint house. Body: Trail Print (79oF-6A); Trim: Light Sandstone (ECC-15-2D); Accent: Cherry Bark (ECC-15-3D).

Applicant: Yvonne Tijerina

Representative: N/A

Date Filed: August 13, 2007

- Staff Recommendation:**
- 1) Repair brick fence and add wood. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18369, Sect. 9, Para. (b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 2) Flower beds and tree. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Sect. 9, Para. (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Add decorative stones to existing steps and pathway that surrounds house. - Deny - 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, Para. (b)(9)(iii), which allows only concrete, gravel, or brick for private sidewalks and because stone placed on the steps of the house would have an adverse affect on the structure and the district.
 - 4) Porch supports. - Approve with Conditions - Columns may be in scale to match size of original posts as indicated by "ghosts" on concrete floor but must match neighboring house columns as submitted in proportion, materials, construction and details. The proposed work with these conditions is consistent with the criteria for columns in Ordinance #18369, Section 9, Para. (a)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 5) Paint house. - 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).

- Task Force Recommendation:**
- 1) Repair brick fence and add wood. - Approve
 - 2) Flower beds and tree. - Approve
 - 3) Add decorative stones to existing steps and pathway that surrounds house. - Deny
 - 4) Porch supports. - No recommendation.
 - 5) Paint house. - Approve - Permission to remove shutters.

DISCUSSION ITEM:

14. 232 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-042(MW)
Marcus Watson

Request:

- 1) Paint house and outbuildings (3 options).
- 2) Garage Option #1. Construct two-story detached accessory building in rear of property with 22'x24' driveway, per submitted drawings, and painted to match house.
- 3) Garage Option #2. Construct one-and-a-half story detached accessory building in rear of property with 22'x24' driveway, per submitted drawings, painted to match house.
- 4) Remove existing back gate and portion of fence on alley on side street and replace with wrought iron/metal picket gate across new driveway with pickets straight across top, and add 1x6 topper to entire wood fence.
- 5) Construct shed roof cover over back door (non-protected facade) and small door on garage (once built).

Applicant:

Maria I. Carnes

Representative:

N/A

Date Filed:

September 1, 2007

Staff Recommendation:

- 1) Paint house and outbuildings (3 options). - Approve - All three options are appropriate. The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9, Para. (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Garage Option #1. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18369, Section 9, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Garage Option #2. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18369, Section 9, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Back gate. - Approve with Conditions - Reconfiguration of fence to accommodate new garage appropriate. Iron gate design appropriate. However, gate across driveway may not be possible due to development code requirement for a 20-foot setback. 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).
- 5) Shed roof covers. - Approve with Conditions - Roofing material and roof pitch must match that of the house. [Applicant agrees to condition.] The proposed work is consistent with the criteria for accessory buildings and roof forms in Ordinance #18369, Section 9, Paragraphs (a)(1) and (14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Paint house and outbuildings (3 options). - Approve - All combinations.
- 2) Garage Option #1. - Approve - Construct new 2 story.
- 3) Garage Option #2. - Deny without Prejudice
- 4) Back gate. - Approve with Conditions - Reconfigure rear fence add iron gate 20' setback.
- 5) Shed roof covers. - Approve with Conditions - Composition shingle like house and pitch must match house.

DISCUSSION ITEM:

15. 331 S WINDOMERE AVE
Winnetka Heights Historic District
CA078-031(MW)
Marcus Watson

Request: 1) New construction of new single-family house and detached garage.
Applicant: Christian Chernock
Representative: N/A
Date Filed: September 6, 2007
Staff Recommendation: 1) New construction of new single-family house and detached garage. - Approve with Conditions - 4" wood lap siding [Ord. 18369, Sect. 9, Para. (a)(10)]. Wood windows, no cladding [Ord. 18369, Sect. 9, Para. (a)(17)]. Staff approval of brick required [Ord. 18369, Sect. 9, Para (a)(3)]. Windows must have real window sills and crown molding [Ord. 18369, Sect. 9, Para. (a)(3)]. Door and sidelights must be submitted for Landmark Commission approval. The proposed work with conditions applied is consistent with the criteria for new construction in Ordinance #18369, as cited, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The proposed work as submitted did not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would be inconsistent with the preservation criteria as cited above.

Task Force Recommendation: 1) New construction of new single-family house and detached garage. - Approve with Conditions - 5" lap [wood siding] as opposed to Hardy Board. Need to see sample of coating (windows). Need to sample of bricks. [Gutters] need to be same color - no new color. Window sills deep. Need to specify door/side lights.

16. 127 N WINNETKA AVE
Winnetka Heights Historic District
CA078-041(MW)
Marcus Watson

Request: 1) Paint house. Body: Benjamin Moore Fairmont Green; Trim: BM Philadelphia Cream; Accent: BM Currant Red.
Applicant: Crystal M. Carlton
Representative: N/A
Date Filed: August 24, 2007
Staff Recommendation: 1) Paint house.
Task Force Recommendation: 1) Paint house. - Deny without Prejudice - Green too rich. Red too rich. Need color chips.

17. 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. Landmark Commission Held over at the September 10, 2007 hearing.
Applicant: Gary Brennan
Representative: N/A
Date Filed: April 26, 2007
Staff Recommendation: Approved with conditions: Mortar color to be painted the color of original mortar and paint the brick the color of the original brick. Paint chips shall be submitted to staff for final verification.

Task Force Recommendation: N/A

DISCUSSION ITEM:

18. 500 S ERVAY ST
Butler Building
CR078-001(MD)
Mark Doty

Request: 1) Courtesy Review - Adaptive use of Butler Building into retail/apartments.
Applicant: Merriman Associates/Architects, Inc.
Representative: N/A
Date Filed: September 6, 2007
Staff Recommendation: 1) Courtesy Review - Adaptive use of Butler Building into retail/apartments. - Approve as submitted. City of Dallas Landmark designation is recommended.
Task Force Recommendation: 1) Courtesy Review - Adaptive use of Butler Building into retail/apartments. - Approve with Conditions - Approve concept of Butler Building adaptive use with the following comments;
1) Paint the stucco with a compatible color to the brick color where the stucco cannot be removed.
2) Rebuild the original brick cornice and parapet with brick.
3) New garage height is to be lower than the building height.

19. 1033 YOUNG ST
CR078-002(MD)
Mark Doty

Request: 1) Courtesy Review - Adaptive use of Santa Fe IV into hotel.
Applicant: Santa Fe Hotel IV LP
Representative: N/A
Date Filed: September 5, 2007
Staff Recommendation: 1) Courtesy Review - Adaptive use of Santa Fe IV into hotel. - Approve with Conditions - Approve as submitted with the comments that the applicant must comply with the National Park Service conditions dated 7/27/07. Local City of Dallas Landmark designation is recommended.
Task Force Recommendation: 1) Courtesy Review - Adaptive use of Santa Fe IV into hotel. - Approve with Conditions - Approve the courtesy review presentation of the adaptive use of Santa Fe IV into a hotel with the condition that the adaptive use be in accordance with the National Park Service recommendations attached to this C.A.

OTHER BUSINESS:

1. Approval of September 10, 2007 Minutes.
2. Discussion on South Blvd./Park Row and Wheatly Place/10th Street Historic Districts.
3. Update on the status of 1218 East 10th Street, Tracey Cox.
4. Update on the status of 208 Fleming, Tracey Cox.
5. The Designation Committee Meetings will be held on the following dates:
Wednesday, October 10, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
Wednesday, October 24, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
Wednesday, November 14, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
6. 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]*