



City of Dallas

Landmark Commission

Monday, December 5, 2005

AGENDA

BRIEFING	L1FN Conference Center Auditorium	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, L1FN Conference Center Auditorium	12:30 P.M.

* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
Janet Tharp, Interim Assistant Director
Leif Sandberg, Planning Manager
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

BRIEFING:

1. Historic Tax Abatement Program, Joyce Collazo
2. Re-use and Replacement of Historic Windows, Jim Anderson
3. Certificates of Eligibility
4. Certificates of Appropriateness
5. Certificates for Demolition

CONSENT ITEM:

1. 1114 COMMERCE ST
Ste:168
Sante Fe 1
CA056-012(JA)
Jim Anderson

Request: 1) Roof replacement and repair.
2) Exterior wall repairs: Repointing mortar joints, new custom mortar, and cleaning walls
Applicant: Steve Kline
Representative: N/A
Date Filed: October 31, 2005

Staff Recommendation: 1) Roof replacement and repair. - Approve with Conditions - Cleaning methods are to follow the U.S. Government Secretary of the Interior's Guidelines. Cleaning will start with a low pressure technique so as to not damage the facade material and continue to increase until the surface is either clean or begins to show damage to the surface material. Ordinance No. 20222, Section 3.1
2) Exterior Wall Repairs - Approve with Conditions - If the building is subject to Section 106, then the improvements are to be submitted to the Texas Historical Commission for review. Ordinance No. 20222, Section 2.2-2.4.

Task Force Recommendation: 1) Roof replacement and repair. - Approve with Conditions - Cleaning methods are to follow the U.S. Government Secretary of the Interior's Guidelines. Cleaning will start with a low pressure technique so as to not damage the facade material and continue to increase until the surface is either clean or begins to show damage to the surface material.
2) Exterior Wall Repairs - Approve with Conditions - If the building is subject to Section 106, then the improvements are to be submitted to the Texas Historical Commission for review.

2. 3201 WENDOVER RD
Bromberg Patterson House
CA056-018(JA)
Jim Anderson

Request: 1) Construction of a new entry gate at Hillbrook located on south west corner of site (rear entry to site).
Applicant: Marcel Quimby Architecture/Preservation Inc.
Representative: N/A
Date Filed: November 3, 2005

Staff Recommendation: 1) New entry gate. - Approve - Ordinance No. 25637, Section 4.5

Task Force Recommendation: 1) New entry gate. - Approve

3. 4927 TREMONT ST
Munger Place Historic District
CA056-021(JA)
Jim Anderson

Request: 1) Request approval of entry door and brick.
Applicant: DAVID WILLIAMS
Representative: N/A
Date Filed: November 3, 2005

Staff Recommendation: 1) Entry door and brick. - Approve with Conditions - Brick Style to be with square corners (not provided or rough and or distressed). Brick size to be modular. Recommend brick color to be red/brown (no purple hues). Doors presented are acceptable. Ordinance No. 20024, Section 11(a)(19), 11(a)(12)

Task Force Recommendation: 1) Entry door and brick. - Approve with Conditions - Brick Style to be well defined as retangular with square corners (not provided or rough and/or distressed). Brick size to be modular. Recommend brick color to be red/brown (no purple hues). Doors presented are acceptable.

CONSENT ITEM:

4. 5011 JUNIUS ST
Munger Place Historic
District
CA056-014(JA)
Jim Anderson

Request: 1) Plant two red oak trees in parkway between the street and side walk.
Applicant: Matthew Johnson
Representative: N/A
Date Filed: November 2, 2005
Staff Recommendation: 1) Plant two red oak trees. - Approve - Ordinance No. 20024, Section 11(b)(5)
Task Force Recommendation: 1) Plant two red oak trees. - Approve with Conditions - New trees in easement present no known conflict and will be typical for the street. Should use an approved tree, such as red oak, as presented.

5. 5521 SWISS AVE
Swiss Avenue Historic
District
CA056-024(JA)
Jim Anderson

Request: 1) Replace tree in front yard blown down by storm.
Applicant: Robert Summerhays
Representative: N/A
Date Filed: November 3, 2005
Staff Recommendation: 1) Replace tree. - Approve - Ordinance No. 18563, Section 6(b)
Task Force Recommendation: 1) Replace tree. - Approve - Replacement (red oak) seems to be an appropriate choice for lost hackberry tree.

6. 406 N CLINTON AVE
Winnetka Heights Historic
District
CA056-015(JA)
Jim Anderson

Request: 1) Paint exterior. Trim color: prairie grass, around doors, windows and eaves; accents color, crimson.
Applicant: Annie Griffin
Representative: N/A
Date Filed: November 2, 2005
Staff Recommendation: 1) Paint exterior. - Approve - Paint trim Prairie grass (green); siding remains cream; door/window sashes/detail on window pediment (red). Ordinance No. 19369, Section 9(a)(8)(c)
Task Force Recommendation: 1) Paint exterior. - Approve - Paint trim Prairie grass (green); siding remains cream; door/window sashes/detail on window pediment (red).

DISCUSSION ITEM:

1. Certificate of Eligibility
4724 Worth
Peak's Suburban
CE056-125(JC)

Request: A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on 100% of the value of land and improvements on the property located at 4724 Worth in the Peak's Suburban Addition Historic Overlay District.
Applicant: Thomas R. Newman III and Betty L. Newman
Representative: N/A
Date Filed: November 2, 2005
Staff Recommendation: Approval
Task Force Recommendation: Approval

DISCUSSION ITEM:

2. Certificate of Eligibility
4609 Swiss
Peak's Suburban
CE056-126(JC)

Request: A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on 100% of the value of land and improvements on the property located at 4609 Swiss in the Peak's Suburban Addition Historic Overlay District.

Applicant: Ronald D. Hardy Jr.

Representative: N/A

Date Filed: November 3, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

3. Certificate of Eligibility
4313 Worth
Peak's Suburban
CE056-127(JC)

Request: A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on 100% of the value of land and improvements on the property located at 4313 Worth in the Peak's Suburban Addition Historic Overlay District.

Applicant: Robert Granado

Representative: N/A

Date Filed: October 24, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

4. Certificate of Eligibility
4803 Sycamore
Peak's Suburban
CE056-129(JC)

Request: A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on a 50% decrease in taxes on the land and improvements on the property located at 4803 Sycamore in the Peak's Suburban Historic Overlay District.

Applicant: Kathleen Crockett Caruso

Representative: N/A

Date Filed: November 2, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

5. Certificate of Eligibility
1100 E. 8th Street
Wheatley Place/Tenth
Street
CE056-128(JC)

Request: A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on 100% of the value of land and improvements on the property located at 1100 E. 8th Street in the Tenth Street Historic Overlay District.

Applicant: Judy A. Alexander

Representative: N/A

Date Filed: October 25, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

DISCUSSION ITEM:

6. 100 S HOUSTON ST
West End
CA056-010(JA)
Jim Anderson

Request: 1) Design and installation of one primary identification sign.
2) Installation of three secondary identification directional signs
3) Installation of one parking directional sign.

Applicant: Dan Savage

Representative: N/A

Date Filed: October 26, 2005

Staff Recommendation: 1) 1 Primary Identification Sign - Approve
2) 3 Secondary Directional Signs - Approve
3) 1 Parking Directional Sign. - Approve - This sign has been determined to be a governmental sign as per Section 51 A-7.207.

Task Force Recommendation: 1) 1 Primary Identification Sign - Approve
2) 3 Secondary Directional Signs - Approve
3) 1 Parking Directional Sign. - Approve

7. 2008 COMMERCE ST
Harwood Historic District
CA056-016(JA)
Jim Anderson

Request: 1) Rehabilitation of front, side and rear facades. 2nd floor windows, 1st floor transoms, new doors and new store front.
2) Roof repair.

Applicant: HSC Harcom Investments

Representative: Cornerstone HPS

Date Filed: November 3, 2005

Staff Recommendation: 1) Rehab. facades. - Approve with Conditions - Elevation drawings need to indicate more detail. Ordinance No. 20575, Section 3.1, 3.2
2) Roof repair. - Approve with Conditions - Roof top stairwell enclosures are denied in favor of roof hatches. Include roof top mechanical equipment screening. Continue search for historic photographic evidence of building. Other items found during demolition to be submitted and reviewed by staff. Ordinance No. 20575, Section 3.3

Task Force Recommendation: 1) Rehab. facades. - Approve with Conditions - Elevation drawings need to indicate more detail.
2) Roof repair. - Approve with Conditions - Roof top stairwell enclosures are denied in favor of roof hatches. Include roof top mechanical equipment screening. Continue search for historic photographic evidence of building. Other items found during demolition to be submitted and reviewed by staff.

DISCUSSION ITEM:

8. 2012 COMMERCE ST
Harwood Historic District
CA056-017(JA)
Jim Anderson

Request: 1) Rehabilitation of front, side, rear facades, windows and doors.
2) Roof repair.
Applicant: HSC Harcom Investments
Representative: Cornerstone HPS
Date Filed: November 3, 2005

Staff Recommendation: 1) Rehab. the facades. - Approve with Conditions - Elevation drawings need to indicate more detail. Ordinance No. 20575, Section 3.1, 3.2
2) Roof repair. - Approve with Conditions - Roof top stairwell enclosures are denied in favor of roof hatches. Include roof top mechanical equipment screening. Continue search for historic photographic evidence of building. Other items found during demolition to be submitted and reviewed by staff. Ordinance No. 20575, Section 3.3

Task Force Recommendation: 1) Rehab. the facades. - Approve with Conditions - Elevation drawings need to indicate more detail.
2) Roof repair. - Approve with Conditions - Roof top stairwell enclosures are denied in favor of roof hatches. Include roof top mechanical equipment screening. Continue search for historic photographic evidence of building. Other items found during demolition to be submitted and reviewed by staff.

9. 400 S CENTRAL EXPY
Olive and Myers
Manufacturing Buildings
CA056-019(JA)
Jim Anderson

Request: 1) New wood sashes in 4-story section. Frames do exist.
Applicant: BILL MANNING
Representative: N/A
Date Filed: November 3, 2005

Staff Recommendation: 1) New wood sashes. - Approve with Conditions - New wood windows with nine over nine to match adjacent building (4 story section). Aluminum applied muntin is approved. Staff will review color in future. Ordinance No. 24537, Section 5.3

Task Force Recommendation: 1) New wood sashes. - Approve with Conditions - New wood windows with multiple sashes over multiple sashes to match adjacent building (4 story section). Aluminum applied muntin is approved. Staff review of color.

10. 402 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA056-013(JA)
Jim Anderson

Request: 1) Install retaining wall made of of stone at the southwest corner of the house. Wall will be 2 feet in height.
Applicant: Honorio Barrientos
Representative: N/A
Date Filed: October 26, 2005

Staff Recommendation: 1) Install 2' retaining wall. - Deny without Prejudice - Submit more information to staff. Need photos of property. Documentation of erosion/foundation problems. Need samples of stone. Ordinance No. 18369, Section 9(b)(8)

Task Force Recommendation: 1) Install 2' retaining wall. - Deny without Prejudice - Submit more information to staff. Need photos of property. Documentation of erosion/foundation problems. Need samples of stone.

DISCUSSION ITEM:

11. 4517 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-027(MF)
Margaret Fiskell

Request: 1) Change exterior colors. Body color: Olympic - Oyster Shell #D14-4; Trim color: Olympic - Heavy Cream #C14-2; Accent color: Olympic - Merlot #C36-6.
2) Exterior lighting plan.
A. Lavery Lighting/ Outdoor Exterior Coach Latern #8561-51 in a copper finish.
B. Under eave down lights (30 watt) installed in soffit.
3) Porch ceiling fans.
4) Landscape plan
5) Fence: 8 foot wrought iron for returns (see attached drawing). 8 foot side by side wood fence (finished side out) in side-yard and rear-yard.

Applicant: J.W. Brasher

Representative: N/A

Date Filed: November 6, 2005

Staff Recommendation: 1) Change exterior colors. - Approve - Ordinance No. 22352, Section 3.7
2) Exterior lighting plan. - Approve with Conditions - A. Approve Lavery Lighting/Outdoor Exterior Coach Latern #8561-51 in a copper finish. B. Approve with conditions: The proposed under eave down lights would need to be flush and painted to match soffit color. Section 2.5
3) Porch ceiling fans - Approve with Conditions - Applicant to submit specification sheet for ceiling fans proposed and the finish.
4) Landscape plan. - Approve - Section 2.6
5) Fence location plan. - Approve with Conditions - Solid wood fence in the rear 50% of the cornerside facade behind the bump out (with paired windows) may be allowed by the Landmark Commission per Ordinance #22352 Section 2.12(a) - 2.12(b). - Location of fence in rear 50% of the corner side-yard can be permitted due to high volume foot traffic for the bus stop location.

Task Force Recommendation: 1) Change exterior colors. - Approve
2) Exterior lighting plan. - Approve
3) Porch ceiling fans - Approve with Conditions - Submit info on ceiling fans.
4) Landscape plan. - Approve
5) Fence location plan. - Approve with Conditions - Corner side-yard fence: Recommend Landmark Commission permit corner side-yard fence up to rear 50% of house as allowed by 2.12. - Task force felt this exception was OK because house is new construction and this location has high volume foot traffic.

DISCUSSION ITEM:

12. 4604 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA056-023(MF)
Margaret Fiskell

Request: 1) Wood siding
2) Windows
3) New doors.
Applicant: NORMAN ALSTON
Representative: N/A
Date Filed: November 3, 2005

Staff Recommendation: 1) Wood siding - Approve with Conditions - Original House: All new wood siding to match historic Victorian siding in size, profile and materials. OK to salvage historic Victorian siding from both additions for reinstallation on the original house. Ordinance No. 22352, Section 3.2, 3.6
Addition 1- West elevation: Ok to salvage historic Victorian siding for reinstallation on the original house. Agree with applicant's contention that this material probably was salvaged from the original house when the addition was built. In its place, ok to use new modern custom wood siding.
Addition 1- East Elevation: Retain existing historic Victorian siding. Replace missing or damaged pieces with new siding to match original in size, profile and material.
Addition 2 - West elevation: Retain and restore existing #117 wood siding on this elevation. Install new #117 wood siding to match on this elevation.
Addition 2 - East Elevation - Ok to leave and utilize existing modern custom wood siding.
NOTE: All transitions at Additions shall retain 1x transition trim as historically used and as evidenced on the siding.
Rear Addition: Ok to leave and utilize existing modern custom wood siding.
2) Windows - Approve with Conditions - Sizes arrangement and detailing of windows OK as submitted. Wood windows with 2/2 pattern on original house.
Wood windows with a 1/1 window pattern on both additions. Window trim OK. Section 3.10, 3.13
3) Doors - Approve - Doors - Recommend approval as submitted. Section 3.10
- The proposed front door is the original configuration.
Applicant to submit future CA for paint colors, landscaping, and roofing materials.

Task Force Recommendation: 1) Wood siding - Approve with Conditions - Original House: All new wood siding to match historic Victorian siding in size, profile and materials. OK to salvage historic Victorian siding from additions for reinstallation on original house.
Addition 1- West elevation: Ok to salvage historic Victorian siding for reinstallation on original house. Agree with applicant's contention that this material probably was salvaged from the original house when the addition was built. In its place, ok to use new custom wood siding.
Addition 1- East Elevation: Retain existing historic Victorian siding. Replace missing or damaged pieces with new siding to match original in size, profile and material.
Addition 2 - West elevation: Retain and restore existing #117 wood siding on this elevation. Install new #117 wood siding to match on this elevation to match historic.

Addition 2 - East Elevation - OK to leave and utilize existing modern custom wood siding.

NOTE: All transitions at Additions shall retain 1x transition trim as historically used and as evidenced on the siding.

Rear Addition: OK to leave and utilize existing modern custom wood siding.

2) Windows - Approve with Conditions - Windows: Size, arrangement and detailing OK as submitted. Wood windows with 2/2 pattern on original house. 1/1 (window pattern) on additions. Window trim OK.

3) Doors - Approve - Doors - Recommend approval as submitted.

Applicant to submit future CA for paint colors.

13. 4836 GASTON AVE
Peak's Suburban Addition
Neighborhood
CD056-002(MF)
Margaret Fiskell

Request: 1) Requested demolition of structure. Criteria: Imminent threat to health and safety.

Applicant: Elizabeth Lindley Whisenant Trust II

Representative: David Whisenant

Date Filed: November 2, 2005

Staff Recommendation: 1) Demolition - Deny - The photo documentation submitted does not support Mr. Reedy's site condition report assessment. Section 51A-4.501(h)(4)(C)

Task Force Recommendation: 1) Demolition - Deny - Denial of request for demolition. Case for imminent threat to health and safety not made. Need more visual documentation.
Landmark Commission may want to inspect the property to evaluate the structure.

14. 4803 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA056-011(MF)
Margaret Fiskell

Request: 1) Paint brick apartment building: Body - Balcony Brown 90YR 13/140; Trim - Seed Pearl 40YY 75/084.
2) New canvas awnings in Sunbrella black #4608.

Applicant: Braden Power

Representative: N/A

Date Filed: October 13, 2005

Staff Recommendation: 1) Paint brick building. - Deny without Prejudice - Painting brick surfaces not previously painted is not allowed per Ordinance #22352 Section 3.4. This apartment building is non-contributing to the historic district.
2) Awnings - Approve - Awning installation is reversible.

Task Force Recommendation: 1) Paint brick building. - Deny - Painting of brick not allowed per 3.4.
2) Awnings - Approve

DISCUSSION ITEM:

15. 6321 BRYAN PKWY
Swiss Avenue Historic
District
CD056-003(JA)
Jim Anderson

Request: 1) Demolish garage. Imminent threat to health and public safety.
Applicant: DAVID WILLIAMS
Representative: N/A
Date Filed: November 3, 2005
Staff Recommendation: 1) Demolish garage. - Approve - Structure appears to be structurally unsound and not feasible to repair. The structure also is non-contributing because it was built in the 1950's. Section 51A-4.501(h)(4)(C)
Task Force Recommendation: 1) Demolish garage. - Approve - Task Force recommend demo of existing building as a non contributing addition from 1950's. This garage is unstable and not economically feasible to renovate. (See structural assessment with request.)

16. 6321 BRYAN PKWY
Swiss Avenue Historic
District
CA056-020(JA)
Jim Anderson

Request: 1) Building new garage.
Applicant: DAVID WILLIAMS
Representative: N/A
Date Filed: November 3, 2005
Staff Recommendation: 1) Building new garage. - Approve with Conditions - Structure not to become living quarters or rentable space. Roof should complement the roof of the existing structure, i.e. hip roof with minimum 2' eaves. See Task Force notes on plan details regarding materials which should match or complement the house. Need to present site plan. Ordinance No. 18563, Section 14(a)(I)(B)
Task Force Recommendation: 1) Building new garage. - Approve with Conditions - Proposed new living space over double garage appears well suited for the property and neighborhood. (Not to become living quarters or rentable space.) Roof should complement the roof of the existing structure, i.e. hip roof with minimum 2' eaves. See Task Force notes on plan details regarding materials which should match or complement the house. Need to present site plan.

17. 6326 BRYAN PKWY
Swiss Avenue Historic
District
CD056-001(JA)
Jim Anderson

Request: 1) Demolish garage.
Applicant: William Turner
Representative: N/A
Date Filed: November 1, 2005
Staff Recommendation: 1) Demolish garage. - Approve - Section 51A-4.501(h)(4)(c)
Task Force Recommendation: 1) Demolish garage. - Approve - Task Force supports this application for the removal (demo) of the structure.

18. 3829 Hall Street
Hair Salon

Request: Designation
Applicant: N/A
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Approval

OTHER BUSINESS:

1. Approval of the Minutes of November 7, 2005.

OTHER BUSINESS:

2. Public Hearing to receive comments on the Proposed Historic Designation of the Junius Heights Neighborhood, Jim Anderson
3. Approval of the appointment of task force members.
4. 2036 Commerce Street - Recommendation to the Texas Historical Commission pertaining to the National Register Nomination of the Bluit Sanitarium.

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]*