



City of Dallas

Landmark Commission
Monday, November 2, 2009

AGENDA

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CITY SECRETARY
DALLAS, TEXAS

Table with 3 columns: Activity (BRIEFING, LUNCH, PUBLIC HEARING), Location (Dallas City Hall, 1500 Marilla Street, Room 5/E/S, Council Chambers, 6th floor), and Time (11:00 A.M., 1:00 P.M.). Includes a note: \* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
Jim Anderson, Senior Planner
Mark Doty, Senior Planner

BRIEFING:

- 1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.
2. Update on the proposed amendments to the Oak Cliff Gateway Land Use Plan, David Whitley

CONSENT ITEM:

1. 302 N MARKET ST
West End Historic District
CA090-038(MD)
Mark Doty

Request: 1) Installation of three antennae sets on parapet walls.
2) Installation of radio cabinet on center of roof.
Applicant: Clearwater Technologies
Representative: N/A
Date Filed: September 17, 2009

Staff Recommendation: 1) Installation of three antennae sets on parapet walls. - Approve with Conditions - Approve drawings submitted with the condition the proposed antennae and existing equipment are painted to match the brick color with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Installation of radio cabinet on center of roof. - Approve - Approve drawings 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) Installation of three antennae sets on parapet walls. - Approve with Conditions - Approve with the following conditions;
1) All the antennae shall be painted (both existing and new ones).
2) Paint to match color of brickwork of the wall on which they are mounted.
Recommendation that standards be developed for future placement, size and number of antennae sets.
2) Installation of radio cabinet on center of roof. - Approve

**CONSENT ITEM:**

2. 603 MUNGER AVE  
West End Historic District  
CA090-060(MD)  
Mark Doty

**Request:** 1) Canopy signage and banner signage for exhibition in building.  
**Applicant:** Leslie Rice  
**Representative:** N/A  
**Date Filed:** September 28, 2009  
**Staff Recommendation:**

1) Canopy signage and banner signage for exhibition in building. - Approve with Conditions - Approve as submitted with the condition that proposed signage meets all requirements for the West End Historic Sign District, Division 51A-7.1000 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) Canopy signage and banner signage for exhibition in building. - Approve with Conditions -  
1) Subject to a special events sign permit.  
2) If any attachment to the building are needed, they will be with eyelets in mortar joints.  
3) If any attachments are needed, these will be repaired when signs are removed.

3. 707 GLENDALE ST  
Junius Heights  
CA090-065(JA)  
Jim Anderson

**Request:** 1) Build new two-car garage and driveway.  
**Applicant:** Jeff Van Buskirk  
**Representative:** N/A  
**Date Filed:** September 30, 2009

**Staff Recommendation:** 1) Build new two-car garage and driveway. - Approve - The garage and driveway are compatible with the main structure with the finding of fact that the garage and siding are consistent with ordinance # 26331, Section 9.2 and 9.5 and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Build new two-car garage and driveway. - Approve - Garage and driveway approved as drawn per Section 9.2 and 9.4. Cementitious siding approved in keeping with the style and materials of the main building per Section 9.5

4. 5015 TREMONT ST  
Munger Place Historic District  
CA090-068(JA)  
Jim Anderson

**Request:** 1) New garden structure.  
**Applicant:** Travis Rohde  
**Representative:** N/A  
**Date Filed:** September 30, 2009

**Staff Recommendation:** 1) New garden structure. - Approve - The open air garden structure is compatible with the main structure with the finding of fact that it is consistent with Ordinance No. 20024 Section 11(a)(1)(B) and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) New garden structure. - Approve - Approve as submitted

**CONSENT ITEM:**

5. 2619 HIBERNIA ST  
State Thomas Historic  
District  
CA090-062(JA)  
Jim Anderson

**Request:** 1) New rear addition including stairs and handicapped ramp.  
2) Expansion of driveway to exit onto Boll  
3) New brick front porch steps.

**Applicant:** Eric Marye

**Representative:** N/A

**Date Filed:** October 1, 2009

**Staff Recommendation:** 1) New rear addition including stairs and handicapped ramp. - Approve with Conditions - Approve the staircase and rear balcony porch with the conditions that the structure be primarily wood with a wood railing that is compatible with the main structure and wood box columns that are 6" by 6" square with the finding of fact that rear additions must be compatible with the main structure in shape, materials and detailing and consistent with Ordinance No. 19084, Section 8(a)(2) and City Code Section 51A-4.501(g)(6(C)(i).  
2) Expansion of driveway to exit onto Boll - Approve - The added driveway connection to Boll is compatible with the district with the finding of fact that it is consistent with Ordinance #19084, Section 8(b)(8) and City Code Section 51A-4.501(g)(6(C)(i).  
3) New brick front porch steps. - Approve - The brick steps and walk are typical of the district with the finding of fact that it is consistent with Ordinance #19084, Section 8(a)(3) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) New rear addition including stairs and handicapped ramp. - Approve with Conditions - Staircase (and rear porch) should be reworked. It is visible from Boll Street so it should be in character with the house. Add verticle wood spindles on banisters. Columns should be 6 inches by 6 inches.  
2) Expansion of driveway to exit onto Boll - Approve - Approval of driveway going through from Hibernia to Boll.  
3) New brick front porch steps. - Approve

6. 5816 SWISS AVE  
Swiss Avenue Historic  
District  
CA090-015(JA)  
Jim Anderson

**Request:** 1) Replace porte cochere chain link gate to motorized wrought iron gate and front fence.

**Applicant:** Allan Moore

**Representative:** N/A

**Date Filed:** September 4, 2009

**Staff Recommendation:** 1) Replace porte cochere chain link gate to motorized wrought iron gate and front fence. - Approve - The wrought iron gate is compatible with the main structure with the finding of fact that it is consistent with Ordinance No.18563 Section 14(b)(2)(G)(i) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Replace porte cochere chain link gate to motorized wrought iron gate and front fence. - Approve - Gate submitted approved

**CONSENT ITEM:**

7. 5928 SWISS AVE  
Swiss Avenue Historic  
District  
CA090-067(JA)  
Jim Anderson

**Request:** 1) Add rear addition.  
2) Remove window located on rear second floor, right side of inset.

**Applicant:** Lauren Christensen

**Representative:** N/A

**Date Filed:** September 22, 2009

**Staff Recommendation:** 1) Add rear addition. - Approve - The rear addition is compatible with the main structure with the finding of fact that it is consistent with Ordinance No.18563, Section 14(a)(2) and City Code Section 51A-4.501(g)(6(C)(i).  
2) Remove window located on rear second floor, right side of inset. - Approve - The removal of the window on the rear facade is required for the rear addition with the finding of fact that it is consistent City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Add rear addition. - Approve - Approved as submitted  
2) Remove window located on rear second floor, right side of inset. - Approve - Approved as submitted

8. 122 S MONTCLAIR AVE  
Winnetka Heights Historic  
District  
CA090-069(JA)  
Jim Anderson

**Request:** 1) Replace right front door with window as original.  
2) Paint exterior.  
3) Replace front door with new Craftsman door.

**Applicant:** Chris Blake

**Representative:** N/A

**Date Filed:** September 24, 2009

**Staff Recommendation:** 1) Replace right front door with window as original. - Approve - Restoring the original window in the existing door opening is the appropriate restoration of the front facade with the finding of fact that opening was originally a window that balanced with the window located on the other side of the front door. The window is consistent with Ordinance No. 18369 Section, 9(a)(17) (A)and (F) (i)and(iii) and City Code Section 51A-4.501(g)(6(C)(i).  
2) Paint exterior. - Approve - The paint colors -Trim: Chatroom SW6171 and Stucco: Cocoon SW6173 are appropriate to the district with the finding of fact that they are consistent with Ordinance No. 18369, Section 9(a)(9)(C) and City Code Section 51A-4.501(g)(6(C)(i).  
3) Replace front door with new Craftsman door. - Approve - The new front door is typical of the district with the finding of fact it is consistent with Ordinance No. 18369, Section 9(a)(17)(F)(iii) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Replace right front door with window as original. - Approve - Proposed window to replace with a door approved  
2) Paint exterior. - Approve - Proposed paint colors and locations approved.  
3) Replace front door with new Craftsman door. - Approve - Proposed door and stain approved.

**CONSENT ITEM:**

9. 233 S WINDOMERE AVE  
Winnetka Heights Historic  
District  
CA090-063(JA)  
Jim Anderson

**Request:** 1) Install a new Blue Atlas Cedar in the front yard.  
**Applicant:** Andres Calderon  
**Representative:** N/A  
**Date Filed:** October 1, 2009  
**Staff Recommendation:** 1) Install a new Blue Atlas Cedar in the front yard. -  
Approve - The Blue Atlas Cedar is appropriate to  
the district with the finding of fact that the tree is  
consistent City Code Section 51A-4.501(g)(6(C)(i)).  
**Task Force Recommendation:** 1) Install a new Blue Atlas Cedar in the front yard. -  
Approve - Request for Blue Atlas Cedar o.k.

**DISCUSSION ITEM:**

1. 718 PARKMONT ST  
Junius Heights  
CA090-064(JA)  
Jim Anderson

**Request:** 1) Garage door as installed.  
**Applicant:** George Shipp  
**Representative:** N/A  
**Date Filed:** October 1, 2009  
**Staff Recommendation:** 1) Garage door as installed. - Deny without  
Prejudice - Carriage doors are compatible with the  
main structure with the finding of fact that the  
carriage doors are consistent with the Landmark  
Commision's action from April 6, 2009 and  
consistent with ordinance # 26331 Section 9.2 and  
City Code Section 51A-4.501(g)(6(C)(i)).  
**Task Force Recommendation:** 1) Garage door as installed. - This was a tie vote  
so there was not a recommendation. These are  
the written comments from the task force.  
1. Allow the existing garage door to remain. It  
does not oppose the ordinance.  
  
Basis for oposition: Landmark Commission had  
earlier required a carriage door. Section 9.2  
Accessory structures must be compatible with the  
detailing of the main structure.

**OTHER BUSINESS:**

1. Approval of Minutes for October 5, 2009.
2. The Landmark Commission Designation Committee is scheduled to meet on the following dates:  
Thursday, November 5, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N  
Thursday, November 12, 2009, 5:45 p.m., Dallas City hall, Room 5/D/N  
Thursday, November 19, 2009, 5:45 p.m., Dallas City hall, Room 5/D/N  
Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at  
[www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time changes.

## **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]*