



**City of Dallas
Landmark Commission
Monday, November 5, 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

BRIEFING:

1. Routine Maintenance
2. Certificates of Appropriateness
3. Certificates of Demolition and Removal
4. Certificates of Eligibility
5. Green Building Initiative and Historic Properties: Catherine Horsey, Sustainable Places, Sustainable Organizations Consulting Firm
6. Briefing on the Historic Resource List, Mark Doty
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.

CONSENT ITEM:

1. 1318 2ND AVE
Fair Park
CA078-085(MD)
Mark Doty

Request: 1) Conceptual - Replace permanent signage on Museum of Nature and Science buildings.

Applicant: Museum of Nature and Science

Representative: N/A

Date Filed: October 9, 2007

Staff Recommendation: 1) Conceptual - Replace permanent signage on Museum of Nature and Science buildings. - Approve with Conditions - Approve proposed work conceptually with the condition the final details and information be resubmitted to Landmark Commission.

Task Force Recommendation: 1) Conceptual - Replace permanent signage on Museum of Nature and Science buildings. - Approve with Conditions - Conceptual approval of items 1, 2, 4, 6, 7 and 8 as listed. Other items not reviewed. Submit specifics sizes, fonts, methods of attachment and removal. Authorize City Staff to extend deadline for temporary signage as reasonable.

2. 3809 GRAND AVE
Fair Park
CA078-064(MD)
Mark Doty

Request: 1) Planting of 54 trees at Fair Park in various locations. Trees to include Live Oak, Columnar Sweet Gum, Desert Willow, Caddo Maple, Eastern Red Bud, Yaupon Holly and Bur Oak.

Applicant: Dallas Parks and Recreation

Representative: N/A

Date Filed: September 26, 2007

Staff Recommendation: 1) Planting of 54 trees at Fair Park in various locations. - Approve with Conditions - The proposed work is consistent with the criteria for landscaping in the general preservation criteria of Ordinance 19487, Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Staff recommends proposed tree planting is used as part of the Cotton Bowl tree mitigation.

Task Force Recommendation: 1) Planting of 54 trees at Fair Park in various locations. - Approve with Conditions - Support using groove planting. Take care in locating Live Oak near DAR building. Consider placing three Sweet Gums at east end of Automobile Building. To the extent that the source makes it legally acceptable, apply these trees to mitigation due to Cotton Bowl renovation.

CONSENT ITEM:

3. 1704 MAIN ST
Mercantile National Bank
Bldg
CA078-071(MD)
Mark Doty

Request: 1) Revision to previously approved ground level storefront design.
Applicant: Beeler Guest Owens Architects
Representative: Gary Pitts
Date Filed: October 2, 2007
Staff Recommendation: 1) Revision to previously approved ground level storefront design. - Approve - The proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 6.4, is compatible with the building in design and materials and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Revision to previously approved ground level storefront design. - Approve - Approve reinforcing of ground level storefront as submitted.

4. 801 ELM ST
West End Historic District
CA078-070(MD)
Mark Doty

Request: 1) Add 4' x 4' parking attendant booth to parking lot.
Applicant: WEST END SQUARE LTD
Representative: N/A
Date Filed: October 2, 2007
Staff Recommendation: 1) Add 4' x 4' parking attendant booth to parking lot. - Approve with Conditions - Approve as submitted with the condition the paint color be of the four submitted to Staff and with the finding of fact the proposed work meets the standards in Section 3 and 5.1 of Ordinance 22158 and City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Add 4' x 4' parking attendant booth to parking lot. - Approve with Conditions - Approve as submitted with the condition that the parking attendant booth color be selected by Owner and submitted to Staff. Color to be light in hue and not fluorescent.

5. 1701 N MARKET ST Ste:
160
West End Historic District
CA078-073(MD)
Mark Doty

Request: 1) Install new Black Sunbrella awning with white copy. Awning size 12'-9", 4'-0" tall with 4'-0" projection.
Applicant: Bath Junkie
Representative: N/A
Date Filed: October 4, 2007
Staff Recommendation: 1) Install new Black Sunbrella awning with white copy. Awning size 12'-9", 4'-0" tall, 4'-0" projection - Approve - The proposed work is consistent with the criteria for canopy signs in the West End Historic Sign District preservation criteria Section 51A-7.1005 (b), Section 5 of Ordinance 22158 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Install new Black Sunbrella awning with white copy. Awning size 12'-9", 4'-0" tall, 4'-0" projection - Approve with Conditions - Approved as submitted with the condition that fasteners not be placed in bricks and the requirement of the West End sign ordinance be met.
Piwetz abstained.

CONSENT ITEM:

6. 302 N MARKET ST
West End Historic District
CA078-069(MD)
Mark Doty

Request: 1) Add one antenna to each of three existing antenna mounts.
2) Paint existing and new antennae to match brick color on building.

Applicant: Doug Henderson

Representative: N/A

Date Filed: October 2, 2007

Staff Recommendation: 1) Add one antenna to each of three existing antenna mounts. - Approve - The proposed work meets the standards in Section 5 of Ordinance 22158 and in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint existing and new antennae to match brick color on building. - Approve with Conditions - Approve the proposed work with the condition that the existing and new antennas be painted to match the brick color or a darker color and 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) Add one antenna to each of three existing antenna mounts. - Approve - Approve three additional parapet antennas to existing supports.
2) Paint existing and new antennae to match brick color on building. - Approve with Conditions - Paint existing and new antennas black.

7. 5930 JUNIUS ST
Junius Heights
CD078-006(JA)
Jim Anderson

Request: 1) Demolish existing garage.

Applicant: James Corley

Representative: N/A

Date Filed: October 2, 2007

Staff Recommendation: 1) Demolish existing garage. - Approve - The structure is not from the period of significance for Junius Heights. Staff reaffirms the past Landmark Commission action to demolish from the May 7, 2007 Hearing. Dallas Development Code Section 51-A 4.501(h)(F). The Junius heights period of significance is 1900-1940. This garage has been determined to have been built in the 1940's and is not historically or architecturally significant to this district.

Task Force Recommendation: 1) Demolish existing garage. - Approve - Permission to demolish garage. According to task force member Tracey Veneges (contractor) the garage dates from the 1940's -not the period of significance for Junius Heights.

CONSENT ITEM:

8. 5930 JUNIUS ST
Junius Heights
CA078-078(JA)
Jim Anderson

Request: 1) Build new garage and carports.
Applicant: James Corley
Representative: N/A
Date Filed: October 2, 2007
Staff Recommendation: 1) Build new garage and carports. - Approve - Approve garage as shown with the addition of a 1x8 (trim piece) across both gables. (Applicant agrees to tis addition) Ordinance No.26331 Section 9.2
Task Force Recommendation: 1) Build new garage and carports. - Approve - Approve garage as shown with the addition of a 1x8 (trim piece) across both gables. (Applicant agrees to tis addition)

9. 2706 HIBERNIA ST
State Thomas Historic
District
CA078-079(JA)
Jim Anderson

Request: 1) Extend rear two story porch along side of den.
Applicant: Norm Alston
Representative: N/A
Date Filed: October 5, 2007
Staff Recommendation: 1) Extend rear two story porch along side of den. - Approve - Approval. The new porch is appropriate to the structure, which is currently under construction, and is located on the rear half of the side facade and will not be visible from the street. Ordince No. 19084 Section8(a)(3).
Task Force Recommendation: 1) Extend rear two story porch along side of den. - Approve - Task Force comments only (no quorum) Approval as submitted.

10. 5707 SWISS AVE
Swiss Avenue Historic
District
CA078-068(MW)
Marcus Watson

Request: 1) Replace dying bushes in front and plant ground cover in bare areas where grass won't grow per submitted plan.
Applicant: Lisa Maher
Representative: N/A
Date Filed: September 18, 2007
Staff Recommendation: 1) Front landscaping. - Approve - The proposed work is consistent with the criteria for Landscaping in Ordinance #18563, Section 14, Subsection (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Front landscaping. - Approve

CONSENT ITEM:

11. 108 N CLIFF ST
Tenth Street Neighborhood
CA078-080(TC)
Tracey Cox

Request: 1) Install a new front door to match the door installed at 1105 E. 9th Street.

Applicant: Inter City Rehab and Construction

Representative: N/A

Date Filed: October 4, 2007

Staff Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Staff worked with the applicant to select a more appropriate door, which the applicant has agreed to. The new proposed door is compatible with the main structure and complies with section 2.11 of ordinance #21850.

Task Force Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Task Force instructs staff to work with the applicant to find a more appropriate bungalow style door to submit to the Landmark Commission.

12. 110 N CLIFF ST
Tenth Street Neighborhood
CA078-081(TC)
Tracey Cox

Request: 1) Install a new front door to match the door installed at 1105 E. 9th Street.

Applicant: Inter City Rehab and Construction

Representative: N/A

Date Filed: October 4, 2007

Staff Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Staff worked with the applicant to select a more appropriate door, which the applicant has agreed to. The new proposed door is compatible with the main structure and complies with section 2.11 of ordinance #21850.

Task Force Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Task Force instructs staff to work with the applicant to find a more appropriate bungalow style door to submit to the Landmark Commission.

CONSENT ITEM:

13. 112 N CLIFF ST
Tenth Street Neighborhood
CA078-082(TC)
Tracey Cox

Request: 1) Install a new front door to match the door installed at 1105 E. 9th Street.
Applicant: Inter City Rehab and Construction
Representative: N/A
Date Filed: October 4, 2007

Staff Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Staff worked with the applicant to select a more appropriate door, which the applicant has agreed to. The new proposed door is compatible with the main structure and complies with section 2.11 of ordinance #21850.

Task Force Recommendation: 1) Install door - Approve with Conditions - The door that is currently installed on the property is not appropriate and the proposed door is not appropriate. Task Force instructs staff to work with the applicant to find a more appropriate bungalow style door to submit to the Landmark Commission. Task Force is also concerned that one of the front doors has been removed and instructs the applicant to submit an application for next month.

14. 110 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-091(MW)
Marcus Watson

Request: 1) Paint house and garage. Body: Benjamin Moore HC-21; Trim: Benjamin Moore 226; Accent: Benjamin Moore 46-Black Forest Green.
Applicant: Christopher Arnold
Representative: N/A
Date Filed: October 4, 2007

Staff Recommendation: 1) Paint colors. - 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) Paint colors. - Approve - Colors approved. OK.

CONSENT ITEM:

15. 319 N WILLOMET AVE
Winnetka Heights Historic
District
CA078-090(MW)
Marcus Watson

- Request:**
- 1) Replace garage doors with automatic, no-panel (flat) garage doors.
 - 2) Box in eaves of garage roof to match house eaves.
 - 3) Replace existing chain link fence with black epoxy-coated chain link fencing, 5 feet tall.
 - 4) Plant 2 Burr Oaks in parkway on Willomet Ave., per submitted plan.
 - 5) Plant 2 Crape Myrtle trees in front yard, per submitted plan.

Applicant: Elaine Schindler

Representative: N/A

Date Filed: October 3, 2007

- Staff Recommendation:**
- 1) Garage doors. - 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).
 - 2) Garage eaves. - 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) Chain link fence. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18369, Section 9, Subsection (b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 4) Burr Oaks. - Approve - The proposed work is consistent with the criteria for Parkway Plantings in Ordinance #18369, Section 9, Para. (b)(5), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 5) Crape Myrtle trees. - Approve - The proposed work is consistent with the criteria for Landscaping in Ordinance #18369, Section 9, Subsection (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Garage doors. - Approve - Per homeowners' C.A.
 - 2) Garage eaves. - Approve - Per homeowners' C.A.
 - 3) Chain link fence. - Approve - Per homeowners' C.A.
 - 4) Burr Oaks. - Approve - Per homeowners' C.A.
 - 5) Crape Myrtle trees. - Approve - Per homeowners' C.A.

16. 205 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-092(MW)
Marcus Watson

Request: 1) Reconstruction of front porch roof per submitted drawings.

Applicant: Kirk Kirksey

Representative: N/A

Date Filed: September 27, 2007

- Staff Recommendation:**
- 1) Front porch roof. - Approve - The proposed work is consistent with the criteria for Front Entrances and Porches in Ordinance #18369, Section 9, Subsection (a)(11) and Columns in Subsection (a)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:** 1) Front porch roof. - Approve - Retrofit porch to original ghosting.

DISCUSSION ITEM:

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: Approval with conditions.

Task Force Recommendation: Rules of Procedure Committee
Recommendations: Approval

2. 5800 LaVista Court
Edison/La Vista
CA067-403(MD)

Request: 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: 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:

3. 4922 JUNIUS ST
Munger Place Historic
District
CA078-094(MW)
Marcus Watson

Request: 1) Landscaping per plan and plant list.
2) Install stone on porch skirt, steps and column bases.
3) Replace 2x4 balusters on porch railing with 2x2 wood balusters.

Applicant: Brent Dickson

Representative: N/A

Date Filed: September 26, 2007

Staff Recommendation: 1) Landscaping. - Approve - The proposed work is consistent with the criteria for Landscaping in Ordinance #20024, Section 11, Paragraphs (b)(1) and (b)(5), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Stonework. - Approve with Conditions - Brick (or face brick) typical to the style and period of the house and approved by staff should be used instead of stone. Brick should be applied only to the porch "skirt", not to the column bases. Columns should be wood box columns all the way to the floor. 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 Section 11, Paragraphs (a)(10)(B) and (a)(11)(A), which both require that materials be typical of the style and period of the building and the district. The proposed stone is not typical. However, brick or face brick would be typical and meet these standards.
3) Porch railing. - Approve - The proposed work is consistent with the criteria for Front Entrances and Porches in Ordinance #20024, Section 11, Subsection (a)(14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Landscaping. - Approve - OK. Show picture of fountain in back to City staff.
2) Stonework. - Approve with Conditions - Not on column bases, OK on apron of porch.
3) Porch railing. - Approve - Detail OK.

DISCUSSION ITEM:

4. 4801 TREMONT ST
Munger Place Historic
District
CA078-053(MW)
Marcus Watson

Request: 1) Replace windows and doors with vinyl-clad wood windows and wood doors as illustrated.

2) Replace second-story balustrade on front porch.

Applicant: Eliud Villarreal

Representative: N/A

Date Filed: September 13, 2007

Staff Recommendation: 1) Windows and door replacement. - Approve with Conditions - The doors should be more consistent with a Prairie / Arts and Crafts style of house and approved by staff. The proposed work for the windows and the door replacement if conditions are met are consistent with the criteria for Windows and Doors in Ordinance #20024, Section 11, Subsection (a)(19), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The proposed door 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 Section 11, Para. (a)(19)(G)(iii), which requires that doors in the front and side facades be typical of the style and period of the building and the district.
2) Second story railing. - Approve - The proposed work is consistent with the criteria for Columns and for Front Entrances and Porches in Ordinance #20024, Section 11, Subsections (a)(10) and (a)(14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Windows and door replacement. - Approve
2) Second story railing. - Approve

DISCUSSION ITEM:

5. 5207 VICTOR ST
Munger Place Historic
District
CA078-086(MW)
Marcus Watson

Request: 1) Construct new 1026 s.f. addition on rear of structure. Asphalt shingle roof and paint colors to match existing.

Applicant: LARRY O JOHNSON

Representative: N/A

Date Filed: October 4, 2007

Staff Recommendation: 1) Addition. - Approve with Conditions - Site plan should be submitted to determine setbacks and lot coverage. Specifications and/or cut sheets should be submitted for windows and doors. Vinyl-clad wood or wood windows and doors to match original appropriate. Place a vertical strip of 1"x4" trim between old and new construction to differentiate the two. The proposed work as submitted does 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 in Ordinance #20024, Section 10, Paragraphs (e), (g) and (h) and Section 11, Paragraphs (a)(2). Secretary of the Interior Standard #9 requires that new additions...."shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features..." If conditions are met, the proposed work will meet the standards above.

Task Force Recommendation: 1) Addition. - Approve with Conditions - Site plan not shown (setbacks and lot coverage could not be seen). Specify/cut sheets for windows/doors and send to City staff. Vinyl clad or wood windows. Wood doors. Asphalt shingles to match existing. Attic venting (show cut sheet). Foundation vents per code (show cut sheet). Paint colors will match existing. Show a trim between old and new construction (1"x4") or some detail to differentiate the two.

6. 4822 Swiss
Peak's Suburban Addition
CE078-001(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) request for a five-year extension of an existing ten-year owner occupied revitalizing neighborhood tax abatement on 100% of the value of land and improvements.

Applicant: Dolores Serroka

Representative: N/A

Date Filed: October 2, 2007

Staff Recommendation: Approval

Task Force Recommendation: Approval

DISCUSSION ITEM:

7. 1214 E 10TH ST
Tenth Street Neighborhood
CD078-005(TC)
Tracey Cox

Request: 1) Demolition of a structure due to imminent threat to public health and safety in compliance with the court orders dated 8/9/06 and 3/18/07

Applicant: City of Dallas - City Attorney's Office

Representative: N/A

Date Filed: September 26, 2007

Staff Recommendation: 1) Demolition of a main structure - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing 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 - Approve

8. 208 LANDIS ST
Tenth Street Neighborhood
CD078-004(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 3/18/07

Applicant: City of Dallas - City Attorney's Office

Representative: N/A

Date Filed: September 26, 2007

Staff Recommendation: 1) Demolition of main structure - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing 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 main structure - Approve

DISCUSSION ITEM:

9. 3512 DUNBAR ST
Wheatley Place Historic
District
CA078-075(TC)
Tracey Cox

Request:

- 1) Construction of a new single family residence.
 1. The siding shall be 6 inch cementitious siding (hardi plank) with wood grain finish.
 2. Windows shall be vinyl, single hung, 4/1 configuration.
 3. Roof will have a 7/12 pitch and have composition shingles.
 4. 18 inch concrete foundation.
 5. Porch will have wood columns with brick bases and a wood railing.

- 2) Construction of a new single family residence.
 6. Install a front door
 7. Install a 9 foot wide concrete driveway and concrete sidewalks.
 8. Install landscaping as indicated on the landscaping plan, which includes planting two Live Oak trees and one Texas Ash tree.
 9. The house shall be painted: body - Pewter Tankard, trim - Classic Light Buff, and accent - Toile Red.

Applicant: ICDC

Representative: N/A

Date Filed: September 20, 2007

Staff Recommendation:

- 1) New construction of a single family residence - Approve with Conditions - Construction of a new single family residence.
 1. The siding shall be 6 inch cementitious siding (hardi plank) with wood grain finish. - Complies with Section 9.6 and 9.7 - "The color, details, form and materials and general appearance of any new construction .. must be compatible with the existing historic structures".
 2. Windows shall be vinyl, single hung, 4/1 configuration. - Section 5.3 - "replacement doors and windows must express profile, muntin, and mullion size, light configuration, and material to match the historic .. replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials". Staff is concerned that divided light vinyl windows are not compatible with the district because the muntins are typically thinner. Staff recommends that if the windows are vinyl, they be 1/1 configuration. Although multi-light configurations are compatible with the district, the proposed materials are new, and are not compatible with the district. The ordinance says that replacement windows should be wood, therefore staff thinks that the windows are an important part of this structure, and the utilization of this new material would be noticeable, and detract from the structure. Or, if the applicant does want a multi-light configuration, staff suggests that the windows be wood, which would also be compatible with the district.
 3. Roof will have a 7/12 pitch and have composition shingles. - Complies with Section 9.6 and 9.7.
 4. 18 inch concrete foundation. - Complies with Section 9.6 and 9.7.
 5. Porch will have wood columns with brick bases and a wood railing. - Complies with Section 9.3- "Construction of a new main structure must include a front porch appropriate to the neighborhood". The bricks must be of a red or brown shade and must be nominal sized (not king sized) and should be approved by staff prior to installation.

6. Install front door - Proposed front door is not compatible with the craftsman architectural style.
7. Install a 9 foot wide concrete driveway and concrete sidewalks. - Complies with Section 3.3 - "New driveways (full or ribbon strip), sidewalks, steps, and walkways must be constructed of brick, brush finished concrete, or other appropriate material".
8. Install landscaping as indicated on the landscaping plan, which includes planting two Live Oak trees and one Texas Ash tree - Complies with section 3.7 - "landscaping must be appropriate, enhance the structure and surroundings, not obscure significant views of protected facades".
9. The house shall be painted: Sherwin Williams paint. body - Pewter Tankard, trim - Classic Light Buff, and accent - Toile Red. - Complies with Section 4.8.

Additional comment: Applicant must verify that the front yard setbacks are within ten feet of the average front yard setback for the blockface.

2) Construction of a new single family residence. - Approve with Conditions - See above.

Task Force Recommendation:

1) New construction of a single family residence - Approve with Conditions - Applicant must submit the overall height of the structure and that the front yard setback be verified to ensure it is compliant with Section 9.11.a

2) Construction of a new single family residence. - Approve with Conditions - See above.

DISCUSSION ITEM:

10. 3530 DUNBAR ST
Wheatley Place Historic
District
CA078-074(TC)
Tracey Cox

Request:

- 1) Construction of a new single family residence. □
 1. The siding shall be 6 inch cementitious siding (hardi plank) with wood grain finish.
 2. Windows shall be vinyl, single hung, 4/1 configuration.
 3. Roof will have a 7/12 pitch and have composition shingles.
 4. 18 inch concrete foundation.
 5. Porch will have wood columns with brick bases and a wood railing.
- 2) Construction of a new single family residence. □
 6. Install a front door
 7. Install a 9 foot wide concrete driveway and concrete sidewalks.
 8. Install landscaping as indicated on the landscaping plan, which includes planting two Live Oak trees and one Texas Ash tree.
 9. The house shall be painted: body - Renwick olive, trim - Rookwood Dark Brown, and accent - Renwick Golden Oak.

Applicant: ICDC

Representative: N/A

Date Filed: September 20, 2007

Staff Recommendation:

- 1) New construction of a single family residence - Approve with Conditions - Construction of a new single family residence.
 1. The siding shall be 6 inch cementitious siding (hardi plank) with wood grain finish. - Complies with Section 9.6 and 9.7 - "The color, details, form and materials and general appearance of any new construction .. must be compatible with the existing historic structures".
 2. Windows shall be vinyl, single hung, 4/1 configuration. - Section 5.3 - "replacement doors and windows must express profile, muntin, and mullion size, light configuration, and material to match the historic .. replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials". Staff is concerned that divided light vinyl windows are not compatible with the district because the muntins are typically thinner. Staff recommends that if the windows are vinyl, they be 1/1 configuration. Although multi-light configurations are compatible with the district, the proposed materials are new, and are not compatible with the district. The ordinance says that replacement windows should be wood, therefore staff thinks that the windows are an important part of this structure, and the utilization of this new material would be noticeable, and detract from the structure. Or, if the applicant does want a multi-light configuration, staff suggests that the windows be wood, which would also be compatible with the district.
 3. Roof will have a 7/12 pitch and have composition shingles. - Complies with Section 9.6 and 9.7.
 4. 18 inch concrete foundation. - Complies with Section 9.6 and 9.7.

5. Porch will have wood columns with brick bases and a wood railing. - Does not comply with Section 9.3- "Construction of a new main structure must include a front porch appropriate to the neighborhood". The proposed front porch columns are too thin for a craftsman structure. As a predominant feature of the front porch, the columns should have a more predominant presence. Staff suggests that the columns be a wider box column (12") and that the columns be to the porch floor, rather than brick bases. If brick bases are approved, the bricks must be of a red or brown shade and must be nominal sized (not king sized) and should be approved by staff prior to installation.

6. Install front door - Proposed front door is not compatible with the craftsman architectural style.

7. Install a 9 foot wide concrete driveway and concrete sidewalks. - Complies with Section 3.3 - "New driveways (full or ribbon strip), sidewalks, steps, and walkways must be constructed of brick, brush finished concrete, or other appropriate material".

8. Install landscaping as indicated on the landscaping plan, which includes planting two Live Oak trees and one Texas Ash tree - Complies with section 3.7 - "landscaping must be appropriate, enhance the structure and surroundings, not obscure significant views of protected facades".

9. The house shall be painted: Sherwin Williams body - Renwick olive, trim - Rookwood Dark Brown, and accent - Renwick Golden Oak. - Complies with Section 4.8

Additional comments: Applicant must verify that the front yard setbacks are within ten feet of the average front yard setback for the blockface.

2) New construction of a single family residence - Approve with Conditions - See above.

Task Force Recommendation:

1) New construction of a single family residence - Approve with Conditions - Applicant must submit the overall height of the structure and that the front yard setback be verified to ensure it is compliant with Section 9.11.a

2) New construction of a single family residence - Approve with Conditions - See above.

11. Fair Park Ordinance
Revision

Request: Authorization of a public hearing to approve revisions to Fair Park Ordinance and Preservation Criteria.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval of authorization of a public hearing to approve revisions to Fair Park Ordinance and Preservation Criteria.

Task Force Recommendation: Designation Committee Recommendation:
Approval

DISCUSSION ITEM:

12. 325 N. St. Paul and 300 N. Ervay, Republic Bank Center, Tower I **Request:** Authorization of clarification of historic tax exemption and extension for 325 N. St. Paul and 300 N. Ervay, Republic Center, Tower I.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: N/A

Task Force Recommendation: N/A

OTHER BUSINESS:

1. Approval of the Minutes of October 1, 2007.
2. Approval of the Landmark Commission 2007-2008 Calendar.
3. Authorization of clarification of historic tax exemption and extension for 325 N. St. Paul and 300 N. Ervay, Republic Center, Tower I.
4. Appointment of the following applicants as Task Force Members.

Gary Coffman, Jay Firsching, Josh Hedderich, Charles Neel, Carolina Pace, Joseph Piwetz, and Alan Richards to the CBD/West End/Individual Task Force.

Graig Haney, Bob Hilbun, Craig Holcomb, Virginia McAlester, and Nancy McCoy to the Fair Park Task Force.

Laura Koppang, Mary Mesh, Kathleen Ragsdale and Tracey Gibson Venegas to the Junius Heights Task Force.

Yoland Lawson, Thomas McBride, Nancy Smith-Starr and Mark Whitfield to the State Thomas/Wilson Block Task Force.

Kathleen Ragsdale to the Swiss Avenue/Munger Place Task Force.

Willie Charles Cochran and Nancy McCoy to the Wheatley Place/10th Street Task Force.

Richard Fitzgerald, Read Kerr, Mark Martinek, Peter Murgola, Robert Romano, and Linda Ward to the Winnetka Heights/Lake Cliff Task Force.
5. The Designation Commiittee Meetings will be held on the following dates:
Wednesday, November 7, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
Wednesday, November 28, 2007, 5:45 p.m., 1500 Marilla Street, Room 5DN
Wednesday, December, 19, 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]*