



City of Dallas
Landmark Commission
Monday, June 2, 2008
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

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

BRIEFING:

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, and Certificates of Eligibility.
2. Briefing on Certificates of Appropriateness (CA) Procedures.
3. Briefing on setting date for the Landmark Commission Retreat.
4. 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, Chapter 176 of the Local Government Code - Conflict of Interest Questionnaire and Local government Officer Conflicts Disclosure Statement; Ronnie Guerra, Assistant City Attorney's Office.

CONSENT ITEM:

1. 7035 Lakewood Blvd
CE078-017(TC)
Individual
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years.
Applicant: Brian and Lynne Boyd
Representative: N/A
Date Filed: May 7, 2008
Staff Recommendation: Approval
Task Force Recommendation: N/A

CONSENT ITEM:

2. 137 S. Montclair
CE078-016(TC)
Winnetka Heights
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$43,463 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Sarah Jackson and Tania Crumpier

Representative: N/A

Date Filed: April 29, 2008

Staff Recommendation: Approval

Task Force Recommendation: N/A

3. 3500 S FITZHUGH AVE
Fair Park
CA078-456(MD)
Mark Doty

Request: 1) Poultry Building - Seven (7) bollard placement around pylon.
2) Poultry Building - Install one foot wide landscaping area around pylon and plant with Texas Sage.

Applicant: NED DURBIN

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Poultry Building - Seven (7) bollard placement around pylon. - Approve with Conditions - Approve as submitted with the condition the seven (7) 3'-0" high, 6" inch diameter bollards be unpainted galvanized metal and with the finding of fact he proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Poultry Building - Install one foot wide landscaping area around pylon and plant with Texas Sage. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Poultry Building - Seven (7) bollard placement around pylon. - Approve with Conditions - Steel Pipe bollards to be unpainted galvanized steel.
2) Poultry Building - Install one foot wide landscaping area around pylon and plant with Texas Sage. - Approve

CONSENT ITEM:

4. 4931 JUNIUS ST
Munger Place Historic
District
CA078-449(MW)
Marcus Watson

Request: 1) Non-contributing structure. Replace upper windows on front (street) facade with fixed, single-light french doors and balconette with railing to match existing railings on building, as submitted.
2) Replace decking on upper walkway with non-skid porcelain tile (Daltile Egyptian Beige).

Applicant: ROBERT BLACKWELL

Representative: N/A

Date Filed: April 29, 2008

Staff Recommendation: 1) Non-cont. Replace upper windows on front w/ fixed, single-light french doors and balconette. - Approve - This is a non-contributing structure. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Replace decking on upper walkway with non-skid porcelain tile (Daltile Egyptian Beige). - Approve - This is a non-contributing structure. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Non-cont. Replace upper windows on front w/ fixed, single-light french doors and balconette. - Approve - Recommend approval as submitted. Submit corrected drawing of second floor balcony railing.
2) Replace decking on upper walkway with non-skid porcelain tile (Daltile Egyptian Beige). - Approve - Recommend approval as submitted.

5. 5124 WORTH ST
Munger Place Historic
District
CA078-450(MW)
Marcus Watson

Request: 1) Add railing to front porch to replicate next door neighbor's as shown in photographs.

Applicant: Tory Cronin

Representative: N/A

Date Filed: April 29, 2008

Staff Recommendation: 1) Add railing to front porch to replicate next door neighbor's. - Approve with Conditions - All components must be wood, painted to match house color scheme. If condition is met, the proposed work is consistent with the criteria for architectural detail, colors, porches in Ordinance #20024, Section 11(a)(3), (9) and (14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add railing to front porch to replicate next door neighbor's. - Approve with Conditions - Approved as submitted. All railing components to be wood. Height comparable with railing at neighbor's house. Paint to match existing house color.

CONSENT ITEM:

6. 1015 N CARROLL AVE
Peak's Suburban Addition
Neighborhood
CA078-455(MD)
Mark Doty

Request: 1) New entrance door and pedestrian canopy on southeast elevation of existing non-contributing building.
Applicant: Allan Brown
Representative: N/A
Date Filed: April 30, 2008
Staff Recommendation: 1) New entrance door and pedestrian canopy on southeast elevation of existing non-contributing building - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation: 1) New entrance door and pedestrian canopy on southeast elevation of existing non-contributing building - Approve

7. 2706 HIBERNIA ST
State Thomas Historic
District
CA078-462(JA)
Jim Anderson

Request: 1) New wrought iron rails at front steps.
Applicant: Villarreal Toi
Representative: N/A
Date Filed: May 1, 2008
Staff Recommendation: 1) New wrought iron rails at front steps. - Approve
Task Force Recommendation: 1) New wrought iron rails at front steps. - Approve - Approval of the rail design submitted. It is a simple, basic rail and can be removed with minimal impact to the property.

8. 2414 ROUTH ST.
State Thomas Historic
District
CA078-454(JA)
Jim Anderson

Request: 1) New sign.
Applicant: Kristyn Smith
Representative: N/A
Date Filed: April 30, 2008
Staff Recommendation: 1) New sign. - Approve
Task Force Recommendation: 1) New sign. - Approve - Approval per Ordinance No. 18290 Section 8(a)(15) The sign does not obscure the building and is compatible with the structure.

9. 412 N CLINTON AVE
Winnetka Heights Historic
District
CA078-474(MW)
Marcus Watson

Request: 1) Install two windows, one each on the north and south sides of garage.
Applicant: MARK A CROSSLIN
Representative: N/A
Date Filed: May 1, 2008
Staff Recommendation: 1) Install two windows on north and south sides of garage. - Approve - The proposed work is consistent with the criteria for accessory structures in Ordinance #18369, Section 9(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Install two windows on north and south sides of garage. - Approve

CONSENT ITEM:

10. 201 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-398(MW)
Marcus Watson

Request: 1) Place rock edging around front and side yards to contain mulch. Each stone is approximately 3" high by 2-3" wide.

Applicant: ANNA M ALBERS

Representative: N/A

Date Filed: April 4, 2008

Staff Recommendation: 1) Place rock edging around front and side yards to contain mulch. 3 inches high by 2-3" wide. -
Approve - The proposed work is consistent with the criteria for landscape edging in Ordinance #18369, Section 9(b)(6), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Place rock edging around front and side yards to contain mulch. 3 inches high by 2-3" wide. -
Approve

CONSENT ITEM:

11. 222 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-482(MW)
Marcus Watson

Request:

- 1) Install walkway and driveway.
- 2) Install front porch, per drawings.
- 3) Install new door in existing front door opening, per submitted photo.
- 4) Paint exterior per submitted photograph.
- 5) Install two wood windows on first floor in existing openings, same design as 2nd floor.

Applicant:

Joe Rodriguez

Representative:

N/A

Date Filed:

May 1, 2008

Staff Recommendation:

- 1) Install walkway and driveway. - Approve with Conditions - Walkway must be 36"-48" wide, brush-finish concrete straight from center of porch to public sidewalk with replicated waterfall steps to match existing slope of lawn. Driveway must be a maximum width of 10 feet. Walkway must extend from front porch steps to street and include section previously removed between public sidewalk and street. Abandoned curb cut where driveway was removed must be removed and curb restored. If conditions are met, the proposed work is consistent with the criteria for sidewalks and driveways in Ordinance #18369, Section 9(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install front porch. - Deny without Prejudice - Scale drawing must be submitted to complete application.
- 3) Install new door. - Approve - Per submitted photograph. The proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9(a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Paint exterior per submitted photograph. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install two windows on first floor, same design as 2nd floor. - Approve with Conditions - Windows must exactly match existing second story windows in design and materials and must exactly fit the original window openings in the facade. If conditions are met, the proposed work is consistent with the criteria for windows in Ordinance #18369, Section 9(a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install walkway and driveway. - Approve with Conditions - Walkway must be at least 4 feet wide with waterfall steps to be in compatibility with slope. Driveway max. width to be 10 feet.
- 2) Install front porch. - Approve with Conditions - One door on front elevation - picture provided.
- 3) Install new door. - Approve with Conditions - One door on front elevation - picture provided.
- 4) Paint exterior per submitted photograph.
- 5) Install two windows on first floor, same design as 2nd floor. - Approve with Conditions - Match window on second floor-to all be the same design.

CONSENT ITEM:

12. 305 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-466(MW)
Marcus Watson

Request: 1) Add handrails to front/side porch. Porch rails to be painted using existing trim and detail colors.

Applicant: Fabian Errol Miller

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Add handrails to front/side porch. - Approve - The proposed work is consistent with the criteria for detailing and porches in Ordinance #18369, Section 9(a)(3 and 11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add handrails to front/side porch. - Approve - Approved as submitted.

13. 317 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-414(MW)
Marcus Watson

Request: 1) Add brick pad to front concrete porch.

Applicant: BARBARA MARTINEZ

Representative: N/A

Date Filed: April 16, 2008

Staff Recommendation: 1) Add brick pad to front concrete porch. - Approve - This is a non-contributing structure due to alterations. The proposed work is consistent with the criteria for porches in Ordinance #18369, Section 9(a)(11)(D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add brick pad to front concrete porch. - Approve

14. 337 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-483(MW)
Marcus Watson

Request: 1) Paint exterior of house. Body: SW6143 (Basket Beige); Trim: SW6145 (Dapper Tan); and Door/Accent: SW 6146 (Umber).
2) Change driveway.

Applicant: Lorenzo Ramirez

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Paint exterior. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Change driveway. - Deny without Prejudice - Site plan and detailed description of work not provided; not enough information to review.

Task Force Recommendation: 1) Paint exterior. - Approve - Paint colors approved
2) Change driveway. - Deny without Prejudice - No information.

CONSENT ITEM:

15. 209 S ROSEMONT AVE
Winnetka Heights Historic
District
CA078-443(MW)
Marcus Watson

Request: 1) Replace porch columns and decking.
2) Paint. Body: Belle Grove Light Amber (Valspar); Trim: Cream
in my Coffee (Valspar); Accent: Fly-by-Night Blue (Valspar).
Applicant: Aron Johnson
Representative: N/A
Date Filed: April 25, 2008

Staff Recommendation: 1) Replace porch columns and decking. - Approve
with Conditions - Wrap base of column with lap
siding, topped with water table to match design
and height of skirting, as previously existed. If
condition is met, the proposed work is consistent
with the criteria for columns and porches in
Ordinance #18369, Section 9(a)(9 and 11) and
Secretary of the Interior Standard #6, and it meets
the standards in City Code Section
51A-4.501(g)(6)(C)(i).
2) Paint. Body: Belle Grove Light Amber (Valspar);
Trim: Cream in my Coffee; Accent: Fly-by-Night
Blue. - Approve - The proposed work is consistent
with the criteria for colors in Ordinance #18369,
Section 9(a)(8), and it meets the standards in City
Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace porch columns and decking. - Approve
with Conditions - Base of column to be covered by
lap siding and continue tapered skirt to cover
porch beam.
2) Paint. Body: Belle Grove Light Amber (Valspar);
Trim: Cream in my Coffee; Accent: Fly-by-Night
Blue. - Approve - Paint colors ok as submitted.

16. 205 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-446(MW)
Marcus Watson

Request: 1) Install low profile stone edging around flowerbeds in parkway to
replace rusty metal edging.
Applicant: Christine Escobedo
Representative: N/A
Date Filed: April 25, 2008

Staff Recommendation: 1) Install low profile stone edging around
flowerbeds in parkway to replace rusty metal
edging. - Approve - The proposed work is
consistent with the criteria for parkway plantings,
landscape edging and planter boxes in Ordinance
#18369, Section 9(b)(5-7), and it meets the
standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install low profile stone edging around
flowerbeds in parkway to replace rusty metal
edging. - Approve

CONSENT ITEM:

17. 308 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-453(MW)
Marcus Watson

Request: 1) Install new storage shed - 10' x 8' (8'4") height at back corner of yard. Paint to match existing house color - Behr Stallion (main) and birch candle (trim).
2) Replace existing chain link gate with new black vinyl chain link gate 4 feet in height.
3) Stain privacy fence 'ready seal-light brown'.

Applicant: Sue Hounsel

Representative: N/A

Date Filed: April 30, 2008

Staff Recommendation: 1) Install new storage shed. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18369, Section 9(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace chain link gate. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18369, Section 9(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Stain privacy fence 'ready seal-light brown'. - Approve - The proposed work is consistent with the criteria for fence color in Ordinance #18369, Section 9(b)(2)(G)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install new storage shed. - Approve
2) Replace chain link gate. - Approve
3) Stain privacy fence 'ready seal-light brown'. - Approve

DISCUSSION ITEM:

1. 3500 S FITZHUGH AVE
Fair Park
CA078-468(MD)
Mark Doty

Request: 1) Conceptual - Design and location of new 500' Observation Tower/ride.

Applicant: State Fair of Texas

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Conceptual - Design and location of new Observation Tower/ride. - Approve with Conditions - Items recommended to Applicant for final approval include: 1) Texas Historical Commission reviews and approves this project before it comes back to Landmark Commission; 2) Explore a design that is more expressive of modern architectural style; 3) Final drawings, including a rendering of proposed tower/ride in relation to Fair Park site, re-submitted for Landmark Commission approval.

Task Force Recommendation: 1) Conceptual - Design and location of new Observation Tower/ride. - Approve - Conceptual approval for location and basic design only. Submit additional information on actual design, materials and colors.

DISCUSSION ITEM:

2. 3500 S FITZHUGH AVE
Fair Park
CA078-477(MD)
Mark Doty

Request: 1) Esplanade Fountain reconstruction.
2) Parry Avenue gate restoration.
Applicant: Quimby/McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: May 1, 2008

Staff Recommendation: 1) Esplanade Fountain reconstruction. - Approve with Conditions - Approve the proposed work with the condition the final paint color selection be re-submitted and with the finding of fact the proposed work is consistent with the criteria for Esplanade of State subdistrict in the preservation criteria Section 4.2 (b)(7), the General Preservation Criteria Section 3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Parry Avenue gate restoration. - Approve with Conditions - Approve the proposed work with the condition final paint color selection is re-submitted and with the finding of fact the proposed work is consistent with the criteria for Esplanade of State Subdistrict in the preservation criteria Section 4.2 (b)(8), the General Preservation Criteria Section 3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Esplanade Fountain reconstruction. - Approve
2) Parry Avenue gate restoration. - Approve

3. 555 N Ross Avenue/
302 N Houston
West End
CD078-022(MD)
Mark Doty

Request: Remove foundation remnants and rubble at MKT Freight Station site.
Applicant: Dorbet, Inc.
Representative: N/A
Date Filed: June 8, 2008

Staff Recommendation: Remove foundation remnants and rubble at MKT Freight Station site.

Task Force Recommendation: Remove foundation remnants and rubble at MKT Freight Station site.

DISCUSSION ITEM:

4. 218 N BEACON ST
Ste:101
Junius Heights
CA078-478(JA)
Jim Anderson

Request: 1) Remove water damaged wood siding and paint cinder block to match siding color.
2) Plant climbing vines in front of cinder block wall.

Applicant: Robert Fragosa

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation:

1) Remove water damaged wood siding and paint cinder block to match siding color. - Deny without Prejudice - Denial without prejudice. Painting the concrete block is not compatible with the district. Either wood, hardi-board siding or brick would be appropriate and compatible with the district. Recommend repositioning the sprinklers to alleviate the potential for future rot of the siding. Dallas Development Code 51.A-4.501(g)(C)(ii) Work on non-contributing structures must be compatible with the historic overlay district.
2) Plant climbing vines in front of cinder block wall.
- Deny without Prejudice

Task Force Recommendation: 1) Remove water damaged wood siding and paint cinder block to match siding color. - Deny - Deny request to remove siding and repaint underlying concrete blocks. Task force supports replacing siding with cementitious lap siding or wood siding over the concrete blocks.
2) Plant climbing vines in front of cinder block wall.
- Deny

5. 5811 REIGER AVE
Junius Heights
CA078-410(JA)
Jim Anderson

Request: 1) fence.

Applicant: Debra Gonzales

Representative: N/A

Date Filed: April 14, 2008

Staff Recommendation:

1) fence. - Approve with Conditions - Approval with the condition that the fence on the right side of the property not be located further forward than 5 feet back from the the first floor wall. Ordinance No. 26331 Section 3.6(a)(2). With the finding of fact that this structure is non-contributing and the property adjacent is a vacant lot.

Task Force Recommendation: 1) fence. - Deny without Prejudice - Denial without prejudice until more information is available.

DISCUSSION ITEM:

6. 5825 REIGER AVE
Junius Heights
CA078-409(JA)
Jim Anderson

Request: 1) Fence
Applicant: Debra Gonzales
Representative: N/A
Date Filed: April 14, 2008

Staff Recommendation: 1) Fence - Approve with Conditions - Approve with the conditions that the fence return on the right side of the property be located at least five feet back from the first floor building wall. Ordinance No. 26331 Section 3.6(a)(2). With the finding of fact that this structure is non-contributing and the property adjacent to the right is also non-contributing.

Task Force Recommendation: 1) Fence - Deny without Prejudice - Denial without prejudice until more information is available.

7. 5921 WORTH ST
Junius Heights
CA078-464(JA)
Jim Anderson

Request: 1) Install 8 foot fence from house to neighbor's fence.
Applicant: Elizann Carroll
Representative: N/A
Date Filed: April 30, 2008

Staff Recommendation: 1) Install 8 foot fence from house to neighbor's fence. - Approve - Recommend the fence be located further forward than the mid point. fence to be located approximately 17 feet from the front of house as shown on plan. Ordinance No. 26331 Section 3.6(a)(2). With the finding that more screening is required for additional security and screening.

Task Force Recommendation: 1) Install 8 foot fence from house to neighbor's fence. - Approve - Majority of fence request to go to Jim Anderson for staff review. Return on non-driveway side to be back from the front of the house 17 feet(as shown on plan) because of security considerations. Fence not to exceed allowance in 3.6 (2). Consideration to be given to have the fence partially open

DISCUSSION ITEM:

8. 6000 WORTH ST
Junius Heights
CA078-465(JA)
Jim Anderson

Request: 1) Add on to side deck.
2) Add landscape beds.
3) Concrete driveway.
4) New front and side doors.

Applicant: Karen Johnson

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Add on to side deck. - Deny without Prejudice
2) Add landscape beds. - Approve - Approval.
Ordinance No. 26331 Section 3.5(b) Landscaping must be appropriate and not screen significant views of protected facades.
3) Concrete driveway. - Approve - Approval.
Ordinance No. 26331 Section 3.2. brush finished concrete driveways are appropriate to the district.
4) New front and side doors. - Approve with Conditions - Approval with the condition that an appropriate Craftsman style door be submitted for Landmark Commission review.

Task Force Recommendation: 1) Add on to side deck. - Approve with Conditions - Approval with conditions the request to add on to side deck to rear of house but not to the front per 4.1(a)
2) Add landscape beds. - Approve - Approval as submitted.
3) Concrete driveway. - Approve
4) New front and side doors. - Approve with Conditions - Approval of replacing non-conforming front door with appropriate craftsman style door on front and side. Submit drawing to Landmark Commission.

9. 419 E 6TH ST
Lake Cliff Historic District
CA078-430(MW)
Marcus Watson

Request: 1) Replace front windows with aluminum 6-over-6 windows. All other windows, with exception of kitchen windows, were previously replaced with aluminum units.

Applicant: Hector Moureal

Representative: N/A

Date Filed: April 23, 2008

Staff Recommendation: 1) Replace front windows with aluminum 6/6 windows. Other windows are older aluminum. - Deny without Prejudice - 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. 23328, Paragraphs 5.2 and 5.3, which require that the windows express muntin and mullion size, light configuration, and material to match the historic and recommends appropriate replacement of windows that have been altered and not longer match the historic.

Task Force Recommendation: 1) Replace front windows with aluminum 6/6 windows. Other windows are older aluminum. - Deny without Prejudice - Section 5.3.

DISCUSSION ITEM:

10. 1000 N CARROLL AVE
Peak's Suburban Addition
Neighborhood
CA078-433(MD)
Mark Doty

Request: 1) New 8'-0" Cedar wood fence along side property line. New picket fence from fence return to front of porch. Pyracantha planted along outside of fence line.
Applicant: Stephanie Stanley
Representative: N/A
Date Filed: April 25, 2008
Staff Recommendation:

1) New 8'-0" Cedar wood fence and picket fence along side property line. - Approve with Conditions - Approve site plan dated 5/13/08 and elevation as submitted with the finding of fact that although the proposed work does not comply with Section 2.11(a) that prohibits interior yard fences located up to the front facade, 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 suggestion that lattice work be horizontal and vertical than diagonal.

Task Force Recommendation: 1) New 8'-0" Cedar wood fence and picket fence along side property line. - Approve with Conditions - Picket fence to be no higher than 3'-6" and 50% open.
Recommend side yard fence be allowed to extend to existing return at front facade. (Per 2.11A).

11. 2717 SOUTH BLVD
South Blvd./Park Row
Historic District
CA078-461(MW)
Marcus Watson

Request: 1) Construction of a wheelchair ramp from side porch to rear of home into rear yard, per drawing.
Applicant: Geneva Stephens Hayes
Representative: N/A
Date Filed: May 1, 2008
Staff Recommendation:

1) Construct wheelchair ramp on side porch. - Approve with Conditions - Per scale drawing. Existing steps must be retained, and ramp landing may be building over the steps in a reversible manner. If conditions are met, the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct wheelchair ramp on side porch. - Approve with Conditions - Need: 1) drawing to scale (for ramp); 2) site plan indicating the ramp relationship to house and back yard; and 3) clarification regarding what happens to existing stairs. OK with materials.

DISCUSSION ITEM:

12. 6009 BRYAN PKWY
Swiss Avenue Historic
District
CA078-459(MW)
Marcus Watson

Request: 1) Construct new 2-story addition at rear of house, per plans.

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: April 30, 2008

Staff Recommendation: 1) New 2-story addition at rear of house. - Approve with Conditions - This C.A. replaces CA078-264(MW) approved for a detached garage and quarters. Siding, trim, windows, colors detailing must match house. All applicable development standards must be satisfied. If conditions are met, the proposed work is consistent with the criteria for additions in Ordinance #18563, Section 14(a)(2) and Section 17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New 2-story addition at rear of house. - Approve with Conditions - Ragsdale recused herself. Comments only. Addition approved with the following conditions: 1) siding to match existing house, 2) extend gable roof to the rear, add brackets to match existing house, 3) windows, colors, detailing to match existing house and 4) applicant to submit site plan.

DISCUSSION ITEM:

13. 6014 BRYAN PKWY
Swiss Avenue Historic
District
CA078-469(MW)
Marcus Watson

Request: 1) Replace driveway, per plan.
2) Install iron fence, per plan.
3) Install 6-ft. Gabion wall on rear property line.
4) Install cedar board-on-board fence, per plan.

Applicant: Alisa Moore Hake

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) Replace driveway, per plan. - Approve with Conditions - Driveway material must be brush-finish concrete in natural color, brick, tile or slate (sample of brick, tile or slate must be approve). The driveway must not exceed 10 feet in total width. A ribbon driveway is permitted only if the owner if the owner establishes that a ribbon driveway was an original architectural element of the site. If so, ribbons must be at least one foot wide. Driveway must be spaced one foot from any adjacent driveway. If conditions are met, the proposed work is consistent with the criteria for driveways in Ordinance #18563, Section 14(b)(7)(A(i and iii) and B(i, ii and iv)), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Iron fence. - Approve with Conditions - Fence must be black, dark green or dark brown and must complement the color of the main house. If conditions are met, the proposed work is consistent with the criteria for wood fences in Ordinance #18563, Section 14(b)(2)(H), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install 6-ft. Gabion wall on rear property line. - Deny without Prejudice - 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. #18563, Sect. 14(b)(2)(E), which requires fences to be constructed of metal, plastic-coated chain link, wrought iron, wood, brick, or stucco. Also, the Gabion material is not compatible with the style and period of a main building or district and would create an adverse effect on both. If masonry is needed for security purposes, brick to complement the house would be appropriate.
4) Install cedar board-on-board fence, per plan. - Approve with Conditions - Posts must be at least 4 inches in diameter. May be painted or stained, but color must compliment the colors on the house and must be approved by LMC. If conditions are met, the proposed work is consistent with the criteria for wood fences in Ordinance #18563, Section 14(b)(2)(H), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace driveway, per plan. - Approve
2) Iron fence. - Deny without Prejudice - Mesh gates and fence denied; provide 75% open rod iron fence, design to be submitted. [Applicant resubmitted new design after TF meeting.]
3) Install 6-ft. Gabion wall on rear property line. - Deny without Prejudice - Submit drawings and sample of stone at rear fence.
4) Install cedar board-on-board fence, per plan. - Approve

14. 2843 METROPOLITAN
AVE
Wheatley Place Historic
District
CA078-419(TC)
Tracey Cox

Request: 1) Addition to the rear of the structure
2) Replace existing wood windows with low E rated vinyl windows
3) Replace roof shingles and change color of shingles to black

Applicant: Bearpar Inc.

Representative: N/A

Date Filed: April 18, 2008

Staff Recommendation:

1) Addition - Approve with Conditions - The proposed work is consistent with the criteria for additions in the preservation criteria Section 9.7, which states that "additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape and solid to void ratios" and Section 9.8 which states, "the height of ... additions must not exceed the height of the historic structure". Windows should be 1/1 to match the rest of the main structure.

2) Replace windows - Approve with Conditions - Section 5.3 of ordinance #24432 states that, "Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials". The applicant has not submitted documentation demonstrating that rehabilitation of the existing wood windows nor have they submitted a cost estimate for the proposed vinyl windows. However, the applicant has stated that he has obtained a cost estimate for the repair of the windows, and that it is cost prohibitive to repair the existing windows or replace them with wood windows. Therefore, staff recommends that the applicant relocate the four best windows, in the least state of deterioration, to the front of the house, and the remaining windows on the existing house and addition (if approved) may be replaced with vinyl windows. Regardless of the materials, the windows should be or remain 1/1 on the entire house and new addition (if approved).

3) Replace roof - Approve

Task Force Recommendation:

1) Addition - Approve with Conditions - Comments Only - Addition should have 1/1 windows to match the main structure

2) Replace windows - Approve with Conditions - Comments Only - Due to the neighboring houses, vinyl windows will actually be compatible with the houses on the street. However, task force requests the documentation regarding the estimated cost of rehabilitation of the windows be submitted to the Landmark Commission for final determination.

3) Replace roof - Approve - Comments Only

DISCUSSION ITEM:

15. 202 N CLINTON AVE
Winnetka Heights Historic
District
CA078-399(MW)
Marcus Watson

Request: 1) Conceptual: New Construction.

Applicant: Kirk Willis

Representative: N/A

Date Filed: April 7, 2008

Staff Recommendation: 1) Conceptual: New Construction. - Approve with Conditions - Items recommended to applicant for final approval include: 1) door needs to reflect more of a prairie style (open side lights); 2) one-over-one windows that are consistent on both the first and second floor; 3) masonry chimney; 4) dormer appears a bit small and dormer windows could be a more decorative; 5) overhang should be 36 inches with Prairie-style soffit decoration; 6) more windows on right side (possibly three more windows); 7) consider a bay window (square or beveled) on the right side the full height of the first and second stories; 8) details of the garage are needed; 9) fence details are needed; 10) foundation height at least 18 inches; 11) wide columns either battered wood on brick pier or full-height brick; 12) all details, including trim mould, doors and windows must be addressed in final submittal. All development standards, as well as preservation standards, must be met in final submittal.

Task Force Recommendation: 1) Conceptual: New Construction. - While the task force did not make an official recommendation, issues discussed include structure size, brick as facade material, length of wall on left side and size of house on left, need for left side elevation, need to "lighten up" right side with more windows, and details to be included in final submittal.

16. 114 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-444(MW)
Marcus Watson

Request: 1) Move garage door from front of structure to rear.

Applicant: KLM CONSTRUCTION

Representative: N/A

Date Filed: April 18, 2008

Staff Recommendation: 1) Move garage door from front of structure to rear. - Deny without Prejudice - The existing garage does not provide the minimum 20-foot rear setback required by Section 51A-4.301(a)(9) for direct automobile access to the alley. The proposed work would otherwise be consistent with the criteria for accessory structures in Ordinance #18369, Section 9(a)(1), and the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Move garage door from front of structure to rear. - Deny - Building Inspection - 20' minimum setback.

DISCUSSION ITEM:

17. 114 S EDGEFIELD AVE
Winnetka Heights Historic
District
CD078-021(MW)
Marcus Watson

Request: 1) Demolish structure because it is newer than the period of significance.

Applicant: DMA

Representative: N/A

Date Filed: April 29, 2008

Staff Recommendation: 1) Demolish structure. - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Demolish structure. - Approve

18. 201 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-476(MW)
Marcus Watson

Request: 1) Install six doors, as submitted. 4 doors already replaced. 2 doors are falling apart. Doors to be stained mahogany color.

Applicant: BARBARA MARTINEZ

Representative: N/A

Date Filed: May 1, 2008

Staff Recommendation: 1) 201-203 Edgefield Ave. Install six doors. Doors to be stained mahogany color. - Approve with Conditions - Doors should be replaced as they are inappropriate and were not approved previously. However, the replacement door proposed is not typical of the style of the building. The applicant must submit a typical door and obtain staff approval. If condition is met, the proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9(a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) 201-203 Edgefield Ave. Install six doors. Doors to be stained mahogany color. - Deny without Prejudice - Section 9(a)(17)(F)(iii).

DISCUSSION ITEM:

19. 403 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-436(MW)
Marcus Watson

Request: 1) Replace window with metal window with wood mullions on outside of glass, painted to match other windows.

Applicant: Gabereal Rounds

Representative: N/A

Date Filed: April 24, 2008

Staff Recommendation: 1) Replace window with metal window with wood mullions on outside of glass, painted to match others. - Deny without Prejudice - 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(a)(17)(F) that requires replacement windows to be typical of the style and period of the building and the frames of windows to be trimmed in a manner typical of the style and period of the building. The windows should be wood and framed in a way typical to the house and for a paired window.

Task Force Recommendation: 1) Replace window with metal window with wood mullions on outside of glass, painted to match others. - Deny without Prejudice

OTHER BUSINESS:

1. Approval of the Minutes of May 5, 2008.
2. Appointment of the Historic Preservation Plan Committee. List available in the Department of Development Services, Historic Preservation.
3. Review of proposed code amendment that shall amend the standard City Planning Commission consideration of appeals from decisions of the Landmark Commission, provide time for appeal and standard for review by district court, and create a fee for appeals.
4. Update on the Museum of American Railroad moving and DCPA doing Broadway musicals in competition with Music Hall, Craig Holcomb
5. Discussion on setting date for the Landmark Commission Retreat.
6. The Landmark Commission Designation Committee will meet on the follow dates,
 - Wednesday, June 4, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, June 11, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, June 18, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, June 25, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, July 2, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, July 9, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, July 16, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, July 23, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
 - Wednesday, July 30, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.
7. The Landmark Commission Preservation Plan Committee will meet on the following dates:
 - Tuesday, June 17, 2008, 5:30 p.m., Preservation Dallas, 2922 Swiss Ave., Room: TBD.
 - Tuesday, July 15 2008, Location & Time: TBD
 - Tuesday, August 19, 2008, Location & Time: TBD
 Note: The official Preservation Plan Committee agenda will be posted in the City Secretary's office and city website. Please review the official agendas for locations and times.
8. 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 Developments 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]*