



City of Dallas
Landmark Commission
Monday, July 7, 2008
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, Manager
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

[Handwritten signatures and stamps]
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BRIEFING:

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Initiations and Other Business Items.
2. Briefing on Governor's Mansion restoration, Robin Norcross
3. 10th Street Historic District Preservation Criteria Amendments.
4. Status of the South Dallas historic districts.
5. 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. 5711 Swiss Avenue
Swiss Avenue
CE078-018(TC)

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$201,510 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Robert Charlap

Representative: N/A

Date Filed: June 4, 2008

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$201,510 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Task Force Recommendation: N/A

CONSENT ITEM:

2. 323 S Rosemont
Winnetka Heights
CE078-019(TC)
Tracey Cox
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.
Applicant: Sarah Jackson and Tania Crumpler
Representative: N/A
Date Filed:
Staff Recommendation: Approval of the Certificate of Eligibility.
Task Force Recommendation: N/A

3. 3809 GRAND AVE
Fair Park
CA078-526(MD)
Mark Doty

Request: 1) Temporary installation of nine (9) DART 8' x 8' wood signs with metal tube framing at gate entrances to Fair Park. Signs to remain in place until September 2009.
Applicant: City of Dallas Parks and Recreation Department
Representative: N/A
Date Filed: June 3, 2008
Staff Recommendation: 1) Temporary installation of nine (9) DART signs, 8' x 8' at gate entrances to Fair Park until 9/09. - Approve with Conditions - Approve with the condition that signage meets all applicable requirements per Dallas City Code 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) Temporary installation of nine (9) DART signs, 8' x 8' at gate entrances to Fair Park until 9/09. - Approve with Conditions - Final locations subject to approval of State Fair, Fair Park, and Contractors working at site.
Sign is actually 8' x 8' w/metal frame.
Installation is by guy wire or sandbag depending on location.

4. 1601 S LAMAR ST
Sears Buildings
CA078-536(MD)
Mark Doty

Request: 1) National Casket Company - Final design, details and landscaping in courtyard.
Applicant: CORGAN ASSOC,INC
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation: 1) National Casket Company - Final design, details and landscaping in courtyard. - Approve - Approve as submitted with the finding of fact the proposed work is consistent with the criteria for Building Site and Landscaping in the preservation criteria Section 19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) National Casket Company - Final design, details and landscaping in courtyard. - Approve with Conditions - Approve design as submitted with condition that the carport and loading dock deck material retain style and color of the existing galvanized corrugated metal deck.

CONSENT ITEM:

5. 1907 N LAMAR ST
West End Historic District
CA078-544(MD)
Mark Doty

Request: 1) Install new rooftop signage on existing white steel tube framing on southwest corner of roof.

Applicant: Springhill Suites by Marriott

Representative: N/A

Date Filed: June 5, 2008

Staff Recommendation: 1) Install new rooftop signage on existing white steel tube framing on southwest corner of roof. - Approve - Approve revised drawings dated 6/20/2008 with the finding of fact the proposed work is consistent with the general requirements and the criteria for roof signs in the West End Sign District criteria Section 51A-7.1004 (a) and 51A-7.1005 (j), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install new rooftop signage on existing white steel tube framing on southwest corner of roof. - Approve with Conditions - Approve with condition that signage not be internally lit but externally lit or open faced exposed light source in open channel letters.

Task Force recommends that existing parapet signage be brought into compliance with sign ordinance. (Remove acrylic cover on signs to expose light source).

CONSENT ITEM:

6. 407 N LAMAR ST
West End Historic District
CA078-535(MD)
Mark Doty

Request: 1) West End Station - Sign A - Install one (1) 6'-4" x 3'-7" illuminated wall sign over entrance on south elevation.
2) West End Station - Sign B - Install one (1) 2'-1" x 9'-2" illuminated ID sign to be flag-mounted on east elevation.
3) West End Station - Sign C - Install one (1) 6'-0" x 2'-0" illuminated sign to be flag-mounted on north elevation.
4) West End Station - Sign D - 281 sq. ft. hand-painted building ID on east elevation.

Applicant: BYRUM CRANE SERVICE

Representative: N/A

Date Filed: June 5, 2008

Staff Recommendation: 1) West End Station - Sign A - Install one (1) 6'-4" x 3'-7" illuminated wall sign over entrance. - Approve - The proposed work is consistent with the criteria for Attached signs in the West End Historic Sign District criteria Section 51A-7.1005 (a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) West End Station - Sign B - Install one (1) 2'-1" x 9'-2" illuminated ID sign to be flag-mounted. - Approve - The proposed work is consistent with the criteria for Detached signs in the West End Historic Sign District criteria Section 51A-7.1005, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) West End Station - Sign C - Install one (1) 6'-0" x 2'-0" illuminated sign to be flag-mounted. - Approve - The proposed work is consistent with the criteria for Detached signs in the West End Historic Sign District criteria Section 51A-7.1005, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) West End Station - Sign D - 281 sq. ft. hand-painted building ID on east elevation. - Approve - The proposed work is consistent with the criteria for Painted applied signs on Type A facades in the West End Historic Sign District criteria Section 51A-7.1005 (f), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) West End Station - Sign A - Install one (1) 6'-4" x 3'-7" illuminated wall sign over entrance. - Approve - Approve signage as submitted. Richards abstained.
2) West End Station - Sign B - Install one (1) 2'-1" x 9'-2" illuminated ID sign to be flag-mounted. - Approve - Approve signage as submitted. Richards abstained.
3) West End Station - Sign C - Install one (1) 6'-0" x 2'-0" illuminated sign to be flag-mounted. - Approve - Approve signage as submitted. Richards abstained.
4) West End Station - Sign D - 281 sq. ft. hand-painted building ID on east elevation. - Approve - Approve signage as submitted. Richards abstained.

CONSENT ITEM:

7. 5022 REIGER AVE
Munger Place Historic
District
CA078-492(MW)
Marcus Watson

Request: 1) Garage doors, painted to match body of garage.
Applicant: Julie Heald
Representative: N/A
Date Filed: May 8, 2008
Staff Recommendation: 1) Garage doors. - Approve - The proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Garage doors. - Approve

8. 4931 TREMONT ST
Munger Place Historic
District
CA078-541(MW)
Marcus Watson

Request: 1) Modification of existing detached garage and exercise building, driveway and landscaping, per plans.
Applicant: Kevin and Jeanette Moran
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation: 1) Garage. - Approve - [Tracey Cox recused herself from staff meeting.] The proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Garage. - Approve

9. 5015 TREMONT ST
Munger Place Historic
District
CA078-569(MW)
Marcus Watson

Request: 1) Construct carport addition to front of detached garage, per plan.
Applicant: Rohde Construction
Representative: N/A
Date Filed: May 20, 2008
Staff Recommendation: 1) Carport. - Approve - The proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Section 10 and Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Carport. - Approve

10. 4908 WORTH ST
Munger Place Historic
District
CA078-571(MW)
Marcus Watson

Request: 1) Replace wooden fence between 4908 and 4912.
Applicant: Matthew Flume
Representative: N/A
Date Filed: May 29, 2008
Staff Recommendation: 1) Fence. - Approve - Finding of fact that the fence meets the condition for placing a fence in the front 50% of the side yard in Ordinance #20024, Section 11(b)(2)(C)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Fence. - Approve - Approve with finding of fact that it meets Section 11(b)(2)(C)(ii).

CONSENT ITEM:

11. 4912 WORTH ST
Munger Place Historic
District
CA078-572(MW)
Marcus Watson

Request: 1) Replace wooden fence between 4908 and 4912.
Applicant: Sharon Gregorcyk
Representative: N/A
Date Filed: June 2, 2008
Staff Recommendation: 1) Fence. - Approve - Finding of fact that the fence meets the condition for placing a fence in the front 50% of the side yard in Ordinance #20024, Section 11(b)(2)(C)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Fence. - Approve - Approved with the finding of fact that it meets Section 11(b)(2)(C)(ii).

12. 4804 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-534(MD)
Mark Doty

Request: 1) Remove existing solid wood fence and install new fence/gate, wrought iron, 6'-0" tall, 70% open, located 8'-0" back from front facade. Fence to line up with gate at 4808 Junius.
Applicant: ELIZABETH NELSON
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation: 1) Remove fence/ install new fence/gate, wrought iron, 6'-0" tall, 70% open, 8'-0" back from front. - Approve - Approve the drawings submitted with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.11(a), and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Anderson recused.
Task Force Recommendation: 1) Remove fence/ install new fence/gate, wrought iron, 6'-0" tall, 70% open, 8'-0" back from front. - Approve - Nelson recused.

13. 4808 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-533(MD)
Mark Doty

Request: 1) Remove existing wood fence along driveway and install security gate and fence over driveway, 8'-0" back from front facade. 6'-0" tall, wrought iron, 70% open. Gate to line up with fence at 4804 Junius.
Applicant: SARA BLOCH
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation: 1) Remove fence along driveway/install 6'-0", wrought iron, 70% open, security gate/fence 8'-0" back. - Approve - Approve the drawings submitted with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.11(a), and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Anderson recused.
Task Force Recommendation: 1) Remove fence along driveway/install 6'-0", wrought iron, 70% open, security gate/fence 8'-0" back. - Approve - Nelson recused.

CONSENT ITEM:

14. 5124 SWISS AVE
Swiss Avenue Historic
District
CA078-488(MW)
Marcus Watson

Request: 1) Revisions to garage-size of windows.
2) Revisions to garage-elimination of entry door on first floor.
3) Revisions to garage-poles and railing on stairs.

Applicant: John Meyer

Representative: N/A

Date Filed: May 5, 2008

Staff Recommendation: 1) Revision to size of garage windows. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Revisions to garage-elimination of entry door on first floor. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Revisions to garage-poles and railing on stairs. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to size of garage windows. - Approve - Comments only-no quorum.
2) Revisions to garage-elimination of entry door on first floor. - Approve - Comments only-no quorum.
3) Revisions to garage-poles and railing on stairs. - Approve - Comments only-no quorum.

15. 1218 E 10TH ST
Tenth Street Neighborhood
CA078-549(TC)
Tracey Cox

Request: 1) Remove an incompatible addition on the front facade of the main structure.

Applicant: DANIEL SOLORZANO

Representative: N/A

Date Filed: June 6, 2008

Staff Recommendation: 1) Remove addition - Approve - The addition is noncontributing to the historic structure; the addition is newer than the period of historic significance for the historic overlay district; and removal of the addition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Remove addition - Approve

CONSENT ITEM:

16. 3518 MEADOW ST
Wheatley Place Historic
District
CA078-542(TC)
Tracey Cox

Request: 1) Install a 6-foot wood fence around the perimeter of the property per site plan. Fence shall be painted aqua or marine blue.
Applicant: Socorro Garcia
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation:

1) Fence - Approve with Conditions - The fence should meet all the requirements as listed in section 3.11(b), 3.12, 3.13, 3.14, and 3.15 that say: interior side fences must be located five feet behind the open front porch of an adjacent house; that the portion of the interior side fence facing the main street must be at least 70 percent open; that fences may not exceed 8 feet in height; that fences may be constructed of wood; tops of fences must be horizontal stepped or parallel to grade; and that the finished side of a fence must face out if seen from any street. Although not addressed in the preservation criteria, the fence should be left stained, unfinished, or be painted a neutral color to be approved by staff prior to installation. The applicant has agreed to install wood pickets to be at minimum 70 percent open on the front returns of the fence facing the main street.

Task Force Recommendation: 1) Fence - Approve with Conditions - Fence should be stained, painted white or painted to match the trim of the house. Due to increased security concerns, the applicant may install the solid 6-foot wood fence facing the main street, even though the ordinance requires returns to be at least 70 percent open.

17. 412 N CLINTON AVE
Winnetka Heights Historic
District
CA078-565(MW)
Marcus Watson

Request: 1) Add 36" steel door to rear of garage on alley, as submitted.
Applicant: Mark A. Crosslin
Representative: N/A
Date Filed: May 23, 2008
Staff Recommendation:

1) Door on rear of garage. - Approve with Conditions - Door must be painted the same color as the siding. Applicant agrees. Finding of Fact: Steel door is needed for security and is not seen from public streets. If condition is met, 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) Door on rear of garage. - Approve with Conditions - Approved placement of door. Paint siding color [applicant agreed].

CONSENT ITEM:

18. 125 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA078-518(MW)
Marcus Watson

Request: 1) Install crepe myrtle, per plan.
Applicant: Tom Slettebo
Representative: N/A
Date Filed: May 20, 2008
Staff Recommendation: 1) Crepe Myrtle - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Crepe Myrtle - Approve

19. 208 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA078-489(MW)
Marcus Watson

Request: 1) Remove and replace cracked concrete porch with wood, framed, 1x4" tongue-and-groove plank floor.
2) Replace side patio and walkway, broom-finish concrete.
3) Replace rotten columns, same material and design, trimmed to match existing.
4) Add front lead walkway, broom-finish concrete, one or two steps at porch and replicate 2-step waterfall steps at front property line, 5 feet wide at property line and flairing to porch width.
Applicant: Triple J Construction
Representative: N/A
Date Filed: May 6, 2008
Staff Recommendation: 1) Remove and replace cracked concrete porch. - Approve - The proposed work is consistent with the criteria for porches in Ordinance #18369, Section 9(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace side patio and walkway. - Approve - The proposed work is consistent with the criteria for sidewalks in Ordinance #18369, Section 9(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace rotten columns, same material and design, trimmed to match existing. - Approve - The proposed work is consistent with the criteria for porches in Ordinance #18369, Section 9(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Add front walk, steps, waterfall steps. - Approve - The proposed work is consistent with the criteria for sidewalks in Ordinance #18369, Section 9(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Remove and replace cracked concrete porch. - Approve
2) Replace side patio and walkway. - Approve
3) Replace rotten columns, same material and design, trimmed to match existing. - Approve
4) Add front walk, steps, waterfall steps. - Approve

CONSENT ITEM:

20. 119 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-515(MW)
Marcus Watson

Request: 1) Paint exterior, including brick (already painted). Body: Kelly-Moore KM3995-1 "Skin Light"; Trim: HL4204-1 "Snow Globe" or similar white; Brick: KM3949-2 "Cedar Shingle"; Accent and Porch: KM3831-3 "Knapped Flint."
Applicant: Michele Colbert
Representative: N/A
Date Filed: May 27, 2008
Staff Recommendation:

1) Paint. - Approve - The brick is already painted. Although, the proposed scheme includes a body color plus three trim other colors (2 trim and 1 accent) and is not strictly consistent with the criteria for color in Ordinance #18369, Section 9(a)(8), it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Paint. - Approve - Paint color suggested by owner ok.

21. 130 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-520(MW)
Marcus Watson

Request: 1) Paint. Body: Glidden 00YY 50/091 (Indian Painting); Trim: Glidden 40YY 83/043 (Antique White); Accent: Glidden 90YR 18/177 (Pepper Spice).
Applicant: Kenneth Kimmons
Representative: N/A
Date Filed: May 30, 2008
Staff Recommendation:

1) Paint - 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) Paint - Approve

22. 130 N WINNETKA AVE
Winnetka Heights Historic
District
CA078-552(MW)
Marcus Watson

Request: 1) Expand flower beds down sidewalk to public walk and landscaping.
Applicant: Jackson and Lisa Bailey
Representative: N/A
Date Filed: June 2, 2008
Staff Recommendation:

1) Expand flower beds down sidewalk to public walk and landscaping. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Expand flower beds down sidewalk to public walk and landscaping. - Approve

CONSENT ITEM:

23. 416 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-516(MW)
Marcus Watson

Request: 1) Paint exterior. Body: Glidden 00YY 50/091 (Indian Painting);
Trim: Glidden 40YY 83/043 (Antique White); Accent: 90YR 18/177
(Pepper Spice).
2) Replace doors.

Applicant: Kenneth Kimmons

Representative: N/A

Date Filed: May 27, 2008

Staff Recommendation: 1) Paint - 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) Replace doors. - Approve - 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) Paint - Approve
2) Replace doors. - Approve

DISCUSSION ITEM:

1. 5500 JUNIUS ST
Junius Heights
CA078-519(JA)
Jim Anderson

Request: 1) Replace railroad tie retaining wall with austin stone wall.

Applicant: Randy Halford

Representative: N/A

Date Filed: May 27, 2008

Staff Recommendation: 1) Replace railroad tie retaining wall with austin stone wall. - Approve with Conditions - Approve replacement of railroad tie retaining wall with concrete no higher than the existing grade. Denial of the stone veneer. Wall should be brush finished concrete as this is historically typical to the district. Applicant to provide photos of several other original stone retaining walls in the district to prove they are appropriate. If found appropriate, stone should match stone on original walls. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that this stone wall is not typical to the district.

Task Force Recommendation: 1) Replace railroad tie retaining wall with austin stone wall. - Approve with Conditions - Approve replacement of railraod tie retaining wall with concrete no higher than the existing grade; but deny the stone veneer as historically inappropriate. Wall should be brush finished concrete as per 3.2 of the ordinance.

DISCUSSION ITEM:

2. 717 LIPSCOMB AVE
Junius Heights
CA078-509 (JA)
Jim Anderson

Request: 1) Replace rotten wood windows with new wood windows.

Applicant: Jeff Van Buskirk

Representative: Jeff Van Buskirk

Date Filed: May 21, 2008

Staff Recommendation: 1) Replace rotten wood windows with new wood windows. - Deny without Prejudice - The restoration of the existing wood windows appears to be practical. The out of plumb windows can be restored and the small amount of rot visible can be repaired. Applicant must submit full window survey to document the extent of damage and an estimate of repair costs to prove that all windows must be removed. The non-historic window can be replaced with a wood window to match existing.

Task Force Recommendation: 1) Replace rotten wood windows with new wood windows. - Approve - Approve the replacement with wood windows of the same size, configuration and trim. Picture of replacement windows to be sent to staff. Section 5.3 of the ordinance.

DISCUSSION ITEM:

3. 4104 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-550(MD)
Mark Doty

Request: 1) New 8'-0" wood fence and wrought iron fence, 70% open, around perimeter of property. See attached site plan.
2) Revision to left (back) elevation. Change cast lintel over door to brick soldier course.
3) Revision of previously approved windows to be dark bronze aluminum windows without expressed muntins and mullions.

Applicant: Jeff Hobson

Representative: N/A

Date Filed: June 5, 2008

Staff Recommendation: 1) New 8'-0" wood fence/wrought iron fence, 70% open, around perimeter of property per site plan. - Approve with Conditions - Approve site plan dated 6/24/08 with the conditions that the gates are located 20'-0" from the back line of the curb per Dallas City Code and with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.11(a), 2.12, and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Revision to left (back) elevation. Change cast lintel over door to brick soldier course. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Revision of previously approved windows dark bronze aluminum windows w/o expressed muntins/mullions. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the finding of fact the building is commercial new construction and that the proposed work will not adversely affect the integrity of the historic overlay district. Secretary of the Interior #9.

Task Force Recommendation: 1) New 8'-0" wood fence/wrought iron fence, 70% open, around perimeter of property per site plan. - Approve with Conditions - Approval with conditions: 8' wood fence rear 50% of adjacent historic buildings ok. 8' metal fence from N corner to side property line to wooden fence ok. 8' metal fence from W corner to side property line (Haskell) to rear property line to wooden fence ok if 70% open. No front yard fence.
2) Revision to left (back) elevation. Change cast lintel over door to brick soldier course. - Approve - Approve as submitted.
3) Revision of previously approved windows dark bronze aluminum windows w/o expressed muntins/mullions. - Deny without Prejudice - Basis for opposition: No objection to windows as submitted.

DISCUSSION ITEM:

4. 4500 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA078-511(MD)
Mark Doty

Request: 1) Replace existing wood skirting with new cementitious (Hardie Board) siding skirting.
Applicant: Our Friends Place
Representative: N/A
Date Filed: May 23, 2008

Staff Recommendation: 1) Replace existing wood skirting with new cementitious (Hardie Board) siding skirting. - 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 that prohibit imitation materials on main structures. Preservation criteria Section 3.6.
Applicant is encouraged to replace rotten material with treated, kiln dried wood to match profile.

Task Force Recommendation: 1) Replace existing wood skirting with new cementitious (Hardie Board) siding skirting. - Approve with Conditions - Approve replacement of skirting, but use treated wood siding in a profile to match appearance of original. Hardie siding not approved, per 3.6.

5. 2614 HIBERNIA ST
State Thomas Historic
District
CA078-537 (JA)
Jim Anderson

Request: 1) Small addition to side elevation.
2) New rear attached garage with roof top deck.
3) Extend rear deck.
Applicant: Gary Scotnicki
Representative: N/A
Date Filed: June 2, 2008

Staff Recommendation: 1) Small addition to side elevation. - Approve - This addition is compatible with the main building. Ordinance No. 19382 Section 8(a)(2).
2) New rear attached garage with roof top deck. - Approve with Conditions - Approval of the schemes as shown on plans dated May 2008 sheet no. 2 or 3; the schemes with the full roof form. Ordinance No. 19382 Section 8(a)(1). Roof forms must be compatible with the main building and all accessory buildings must have pitched roofs. Denial of the flat roofed design with the partial roof as it is not compatible with the main building.
3) Extend rear deck. - Approve

Task Force Recommendation: 1) Small addition to side elevation. - Approve
2) New rear attached garage with roof top deck. - Approve with Conditions - We support either scheme leaning towards second sceme (roofed) and we would rather see a more traditional carriage house type garage door and permeable paving to protect the existing pecan tree.
3) Extend rear deck. - Approve

DISCUSSION ITEM:

6. 2604 THOMAS AVE
State Thomas Historic
District
CA078-523(JA)
Jim Anderson

Request: 1) Revised landscape design.
2) Revised front door.

Applicant: Bob Burns

Representative: N/A

Date Filed: June 2, 2008

Staff Recommendation: 1) Revised landscape design. - Deny without Prejudice - More information is required to fully understand the landscape design.
2) Revised front door. - Approve - Approve as submitted. Ordinance No. 19084 Section 8(a)(16). (F)(iii). The door is typical to the style of the building and the district.

Task Force Recommendation: 1) Revised landscape design. - Deny without Prejudice - We recommend denial without prejudice. We need a more complete submission with species, specs, ect. as required by the ordinance.
2) Revised front door. - Approve - Approve as submitted.

7. 4929 SWISS AVE
Swiss Avenue Historic
District
CA078-568(MW)
Marcus Watson

Request: 1) Construct new accessory building, per plans.
2) Move front driveway and curb cut per plan.
3) Replace fences and add gates, per plan.

Applicant: MICHAEL GRAY

Representative: N/A

Date Filed: June 4, 2008

Staff Recommendation: 1) New accessory building. - Approve with Conditions - Approval of this item is contingent on approval of Case #CD078-024(MW). Slope of roof and depth of overhang to match main house. [Applicant agrees to conditions.] If conditions are met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Front driveway and curb cut. - Approve with Conditions - Old driveway and curb cut to be removed. [Applicant agrees.] If condition is met, the proposed work is consistent with the criteria for driveways in Ordinance #18563, Section 14(b)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Fences and gates. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18563, Section 14(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New accessory building. - Approve with Conditions - Comments only-no quorum. Lower roof to 24' to meet restrictions. Slope to match main structure. Depth of overhang to match main structure or existing accessory building.
2) Front driveway and curb cut. - Approve - Comments only-no quorum.
3) Fences and gates. - Approve with Conditions - Comments only-no quorum. Will provide sample and shop drawing.

DISCUSSION ITEM:

8. 4929 SWISS AVE
Swiss Avenue Historic
District
CD078-024(MW)
Marcus Watson

Request: 1) Demolition of accessory structure to replace with more appropriate/compatible structure.
Applicant: MICHAEL GRAY
Representative: N/A
Date Filed: June 4, 2008

Staff Recommendation: 1) Demolition. - Approve with Conditions - Contingent upon approval of CA078-568(MW) for new structure. If condition is met, the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

Task Force Recommendation: 1) Demolition. - Approve - Comments only-no quorum.

9. 5017 SWISS AVE
Swiss Avenue Historic
District
CA078-570(MW)
Marcus Watson

Request: 1) Replace broken driveway pavers, front sidewalk and steps with imprinted concrete.
Applicant: Sandra and Steven Seidenfeld
Representative: N/A
Date Filed: June 4, 2008

Staff Recommendation: 1) Pavers, sidewalk and steps. - Approve with Conditions - Replacement areas must be brush finish concrete (not imprinted or artificially colored), brick, tile, or slate and compatible with main building. If condition is met, the proposed work is consistent with the criteria for sidewalks and entrances in Ordinance #18563, Section 14(a)(11)(F) and 14(b)(7)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Pavers, sidewalk and steps. - Approve with Conditions - Sidewalk and pavers - Section 14(b)(7)(A) - must meet these preservation criteria. Steps - must meet preservation criteria Section 14(b)(7)(A) and 14(a)(11)(F).

10. 326 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-529(MW)
Marcus Watson

Request: 1) (Non-contributing) Move front door from right side to left side.
Applicant: Adam Caskey
Representative: N/A
Date Filed: June 4, 2008

Staff Recommendation: 1) Move front door from right side to left side. - Approve with Conditions - A window to match the others must be installed in the location of the old front door instead of a blank wall. [Applicant has agreed.] If the condition is met, the proposed work is consistent with the criteria for window and doors in Ordinance #18369, Section 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Move front door from right side to left side. - Deny

DISCUSSION ITEM:

11. 303 S CLINTON AVE
Winnetka Heights Historic
District
CA078-527(MW)
Marcus Watson

Request: 1) Replaced front storm and steel door (date of replacement unknown, 8+ years), as shown in photo.
2) Replaced rear storm and steel door (date of replacement unknown, 8+ years), as shown in photos.
3) Replace windows in accessory structure with vinyl units to match configuration.

Applicant: Gwen Montero

Representative: N/A

Date Filed: June 3, 2008

Staff Recommendation: 1) Replaced front storm and steel door, as shown in photos. - 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), which requires that doors on the front and side facades be typical of the style and period of the main structure. Applicant must resubmit an appropriate door and single-light storm door.
2) Replaced rear storm and steel door, as shown in photos. - Approve - This door faces the rear. The proposed work is consistent with the criteria for door style in Ordinance #18369, Section 9(a)(17)(F)(iii), which does not require rear doors to be typical of the style and period of the building, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace windows in accessory structure with vinyl units to match configuration. - Deny without Prejudice - The property owner must first attempt repair or provide evidence to the Commission that repair is not possible. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and does not comply with Secretary of the Interior Standard #6, which requires that deteriorated features be repaired rather than replaced, where possible.

Task Force Recommendation: 1) Replaced front storm and steel door, as shown in photos. - Deny without Prejudice - Storm door not acceptable style.
2) Replaced rear storm and steel door, as shown in photos. - Deny without Prejudice - Storm door not acceptable style.
3) Replace windows in accessory structure with vinyl units to match configuration. - Approve with Conditions - All wood and one-over-one.

DISCUSSION ITEM:

12. 317 S CLINTON AVE
Winnetka Heights Historic
District
CA078-566(MW)
Marcus Watson

Request: 1) Replace 4 windows on side with aluminum units.
2) Replace front door, as submitted.
3) Replace rear door with double 15-light vinyl French doors.
4) Replace skirting with cementitious board and paint to match siding.

Applicant: ROBERT ALVARADO

Representative: N/A

Date Filed: May 22, 2008

Staff Recommendation: 1) Windows. - Approve with Conditions - Existing windows are either beyond repair or do not match the rest of the house and are, therefore, probably not original. Replacement windows must be wood one-over-one. If condition is met, the proposed work is consistent with the criteria for window style in Ordinance #18369, Section 9(a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Front door. - Approve - The proposed work is consistent with the criteria for door style in Ordinance #18369, Section 9(a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Rear doors. - Approve - These doors face the rear. The proposed work is consistent with the criteria for door style in Ordinance #18369, Section 9(a)(17)(F)(iii), which does not require rear doors to be typical of the style and period of the building, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Skirting. - Approve with Conditions - Cementitious board not to exceed 8 inches in height from grade. Vinyl siding to match existing or wood siding with a reveal to match the existing siding can be added to the top of the skirting reduce the exposure of the cementitious siding. The proposed work does not comply with Sect. 9(a)(10) of the preservation criteria that does not include cementitious siding as a facade material, but if the conditions are met, the work 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 it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Windows. - Approve with Conditions - Wood windows, not metal.
2) Front door. - Approve
3) Rear doors. - Approve with Conditions - Wood not vinyl or metal doors. Single light.
4) Skirting. - Approve with Conditions - Add wood lap siding to face of skirt and paint to match siding. Stop at grade.

DISCUSSION ITEM:

13. 308 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CD078-023(MW)
Marcus Watson

Request: 1) Demolish structures under the Imminent Threat to Public Health and Safety criterion.

Applicant: Invest-Tex Real Estate Investments

Representative: N/A

Date Filed: June 5, 2008

Staff Recommendation: 1) Demolition.

Task Force Recommendation: 1) Demolition. - Deny - Two years ago, items were suggested to aid in not allowing property to continue to deteriorate. Tarps, redeck, cover property. Demolition by Neglect.

DISCUSSION ITEM:

14. 323 S ROSEMONT AVE **Request:**
Winnetka Heights Historic
District
CA078-540(MW)
Marcus Watson

- 1) Replace roof. Owens Corning Duration Series - Onyx Black.
- 2) Paint exterior. Body: SW0043-Peristyle Brass; Trim: SW2846-Roycroft Bronze Green; Accent: SW2838-Polished Mahogany.
- 3) Install 6-ft. privacy fence.
- 4) Enclose 2nd front doorway and feather in siding to match.
- 5) Remove rear bath window and feather in siding to match.
- 6) Enclose front-facing back bedroom doorway and feather in siding to match.
- 7) Replace set of windows off breakfast area with double patio doors, as submitted.
- 8) Replace window off rear hall with single patio door.
- 9) Move side door approximately 2 feet, per plan.
- 10) Enclose side set of windows.
- 11) Install new window in laundry room (per plan and submitted window).
- 12) Install new exterior lighting as submitted.

Applicant: KYLE FINLEY

Representative: N/A

Date Filed: June 5, 2008

Staff Recommendation:

- 1) Roof. - Approve - The proposed work is consistent with the criteria for roofs in Ordinance #18369, Section 9(a)(14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint. - 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).
- 3) Fence. - 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).
- 4) Front door enclosure. - Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria, Ord. 18369, Sect. 9(a)(17)(F)(A), which requires that the total number of windows and doors (combined) in the front facade not be reduced. The door may, however, be changed to match the front Prairie-style door.
- 5) Rear bath window. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), as it is not in the front facade.
- 6) Front-facing bedroom door. - Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria, Ord. 18369, Sect. 9(a)(17)(F)(A), which requires that the total number of windows and doors (combined) in the front facade not be reduced. The door may, however, be changed to match the front Prairie-style door.
- 7) Rear double doors. - Approve - These doors face the rear. The proposed work is consistent with the criteria for door style in Ordinance #18369, Section 9(a)(17)(F)(iii), which does not require rear doors to be typical of the style and period of the building, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEM:

15. 311 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-543(MW)
Marcus Watson

Request: 1) Reroof. Composition shingle. Color change from green to "Weathered Wood."
2) Replace doors on garage quarters upstairs.
Applicant: Triple J Construction
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation:

1) Reroof. Composition shingle. Color change from green to "Weathered Wood." - Approve - The proposed work is consistent with the criteria for roofs in Ordinance #18369, Section 9(a)(14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace doors on garage quarters upstairs. - Approve with Conditions - Door styles are appropriate as submitted, but door material must be wood. Finding of Fact: Because a significant portion of both of the submitted doors is glass, the apparent need for steel is not security related and, therefore, does not warrant steel. Also, each of the doors is visible from either Windomere (down the driveway) or 8th Street. If condition is met, the proposed work is consistent with the criteria for accessory buildings in Ordinance #18369, Section 9(a)(1), which requires materials to be compatible with the main structure, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Reroof. Composition shingle. Color change from green to "Weathered Wood." - Approve
2) Replace doors on garage quarters upstairs. - Approve with Conditions - Wood doors, same style ok.

16. 2843 METROPOLITAN
AVE
Wheatley Place Historic
District
CA078-530(TC)
Tracey Cox

Request: 1) Replace all windows on the main structure and future addition with vinyl windows.
Applicant: Eric Fowler
Representative: N/A
Date Filed: June 5, 2008
Staff Recommendation:

1) Replace windows - Deny without Prejudice - 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 a dollar amount for how much it will cost to repair the windows, which is needed to meet the standard that determines whether rehabilitation of the existing wood windows is economically impossible. If the Landmark Commission determined that the repair of the wood windows is in fact economically impossible, staff would request that the new windows (both on the main structure and new addition) be 1/1 windows.

Task Force Recommendation: 1) Replace windows - Deny without Prejudice - The applicant needs to submit documentation regarding the cost of repairing the wood windows as well as pictures or a cut sheet of the proposed windows to be installed.

DISCUSSION ITEM:

17. W. H. Adamson High School
201 E. 9th Street
Initiation

Request: Initiation of W. H. Adamson High School located at 201 E. 9th Street.
Applicant: Adamson High School Alumni Association
Representative: N/A
Date Filed:
Staff Recommendation: Approval, with the intent that the initiation period (up to 2 years, unless renewed) be used for the purpose of working with DISD to development the nomination, preservation criteria and plans for the building before finalizing designation. Designation of DISD properties requires fulfillment of at least 5 of 10 designation criteria. The Designation Committee has determined that Adamson H.S. meets 8 of 10.
Task Force Recommendation: Designation Committee Recommendation: Approval

18. 5638 Gaston Avenue
Initiation

Request: Initiation of 5638 Gaston Avenue.
Applicant: Jackie Alberga
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Designation Committee Recommendation: Approval

19. 4526 Leland Ave., Good Samaritan Hospital
Initiation

Request: Initiation of Good Samaritan Hospital located at 4526 Leland Avenue.
Applicant: Venessa Baker
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Designation Committee Recommendation: Approval

20. 6610 Robin Road., Pearce-Matson House
Initiation

Request: Initiation of Pearce-Matson House located at 6610 Robin Rd.
Applicant: John and Amy Kirchen
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Designation Committee Recommendation: Approval

OTHER BUSINESS:

1. Approval of the Minutes of May 5, 2008 and June 2, 2008.
2. Review and Approval of the Historic Resource List.
3. Review of the 10th Street Historic District Preservation Criteria Amendments
4. Discussion of the status of the South Dallas historic districts.
5. Appointment of a liaison from the Landmark Commission to the Kalita Humphries Theater Master Plan Committee.

OTHER BUSINESS:

6. Approval of the resignation of Susan Besser from the Designation Committee.

7. The Landmark Commission Designation Committee will meet on the follow dates,

- 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.
- Wednesday, August 6, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
- Wednesday, August 13, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
- Wednesday, August 20, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
- Wednesday, August 27, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

8. The Landmark Commission Preservation Plan Committee will meet on the following dates:

- 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.

9. 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]*