



**City of Dallas**  
**Landmark Commission**  
**Monday, January 8, 2007**  
**AGENDA**

BRIEFING	5ES	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, Chief Planner  
Jim Anderson, Senior Planner  
Tracey Cox, Planner  
Mark Doty, Senior Planner  
Margaret Fiskell, Senior Planner

**VIDEO:**

1. Code of Ethics Video, room 5ES, 9:15 a.m.

**BRIEFING:**

1. Certificates of Appropriateness
2. Certificates of Demolition and Removal
3. Certificate of Eligibility
4. Initiations and Designations.
5. Discussion of the Public Meetings regarding changes to Landmark Commission Rules.
6. History of Historic Preservation: Dr. Donald DelCid, University of Texas at Arlington.

**CONSENT ITEM:**

1. 5930 JUNIUS ST  
Junius Heights  
CA067-158(MD)  
Mark Doty

**Request:** 1) New landscaping with plants and shrubs.

**Applicant:** Felicity Sentance

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) New landscaping with plants and shrubs. -  
Approve - Landscaping is appropriate per  
Ordinance 26331, Item 3.5(b).

**Task Force Recommendation:** 1) New landscaping with plants and shrubs. - No  
Junius Heights Task Force.

**CONSENT ITEM:**

2. 6115 WORTH ST  
Junius Heights  
CA067-192(MD)  
Mark Doty

**Request:** 1) Landscape front yard.  
2) Remove existing aluminum screen door, burglar bars, and existing hollowcore front yard. Install more appropriate solid mahogany front door.

**Applicant:** RODNEY RAY WAUSON

**Representative:** N/A

**Date Filed:** December 11, 2006

**Staff Recommendation:** 1) Landscape front yard. - Approve - Landscaping is appropriate per Ordinance 26331, Item 3.5(b).  
2) Remove existing aluminum screen door, burglar bars, and existing hollowcore front yard. Install more - Approve with Conditions - Applicant needs to provide better photograph of proposed door.

**Task Force Recommendation:** 1) Landscape front yard. - No Junius Heights Task Force.  
2) Remove existing aluminum screen door, burglar bars, and existing hollowcore front yard. Install more - No Junius Heights Task Force.

3. 214 E 5TH ST  
Lake Cliff Historic District  
CA067-186(JA)  
Jim Anderson

**Request:** 1) replacement front door as requested by the Landmark Commission.  
2) Handrail for second floor stairway located on the side near the rear of structure.

**Applicant:** Martha Ramirez

**Representative:** N/A

**Date Filed:** November 17, 2006

**Staff Recommendation:** 1) New Front door - Approve  
2) New handrail - Approve with Conditions - Approval of metal handrail. Submit photos of stairway and its location.

**Task Force Recommendation:** 1) New Front door - Approve - Replacement door (bungalow style) is approved.  
2) New handrail - Approve with Conditions - Metal handrail is approved if Landmark Commission approves. Submit photos of stairway and its location.

4. 5007 REIGER AVE  
Munger Place Historic District  
CA067-178(JA)  
Jim Anderson

**Request:** 1) Add an access door to back of garage. (work completed)  
2) Add exhaust fan to side of garage.

**Applicant:** Joel Huggins

**Representative:** N/A

**Date Filed:** November 7, 2006

**Staff Recommendation:** 1) New door in garage. - Approve  
2) New exhaust fan in garage. - Approve

**Task Force Recommendation:** 1) New door in garage. - Approve  
2) New exhaust fan in garage. - Approve

**CONSENT ITEM:**

5. 4711 GASTON AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-154(MD)  
Mark Doty

**Request:** 1) Surface parking located in backyard.  
2) New drive in front.  
3) New accessible ramp.  
4) New landscaping plan.

**Applicant:** ROGERS, DONNA

**Representative:** N/A

**Date Filed:** December 6, 2006

**Staff Recommendation:** 1) Surface parking located in backyard. - Approve - Ordinance 22352, Item 2.3, 'New sidewalks, walkways, steps, and driveways must be of brush finish concrete....'  
2) New drive in front. - Approve with Conditions - Crush stone deemed appropriate per Ordinance No. 22352, Item 2.3. Crushed granite recommended. Driveway needs to be contained, per Sec. 51A-4.301 of the Dallas Development Code.  
3) New accessible ramp. - Approve  
4) New landscaping plan. - Approve - Landscaping meets requirements per Ordinance 22352, Item 2.6.

**Task Force Recommendation:** 1) Surface parking located in backyard. - Approve  
2) New drive in front. - Approve  
3) New accessible ramp. - Approve  
4) New landscaping plan. - Approve - Add details of walk to front door.

6. 4620 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-138(MD)  
Mark Doty

**Request:** 1) Backyard landscaping plan.  
2) New arbor attached to garage.

**Applicant:** Jon Kieffer

**Representative:** N/A

**Date Filed:** November 11, 2006

**Staff Recommendation:** 1) Backyard landscaping plan. - Approve - Backyard landscaping meets requirements per Ordinance 22352, Item 2.6.  
2) New arbor attached to garage. - Approve - New arbor addition to garage meets requirements per Ordinance 22352, Items 4.1 and 4.2.

**Task Force Recommendation:** 1) Backyard landscaping plan. - Approve  
2) New arbor attached to garage. - Approve

7. 4803 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-164(MD)  
Mark Doty

**Request:** 1) Plant one Desert Willow on Grigsby Parkway.

**Applicant:** Peak's Suburban Addition HOA

**Representative:** Elizabeth Nelson

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Plant one Desert Willow on Grigsby Parkway. - Approve - Tree planting meets requirements per Ordinance 22352, Item 2.6.

**Task Force Recommendation:** 1) Plant one Desert Willow on Grigsby Parkway. - Approve

**CONSENT ITEM:**

8. 4807 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-161(MD)  
Mark Doty

**Request:** 1) Construct new two story detached garage. Second story to be used as office space.

**Applicant:** J.W. Brasher

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Construct new two story detached garage. Second story to be used as office space. - Approve with Conditions - Color and materials to match main structure. Proposed structure meets requirements per Ordinance 22352, Items 4.1 and 4.2. Meets provision for 25% limit per Dallas City Code 51A-4.209(b)(6)(vii)(dd).

**Task Force Recommendation:** 1) Construct new two story detached garage. Second story to be used as office space. - Approve with Conditions - Approved as submitted. Provide color samples of materials that are to match main structure.

9. 4825 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-165(MD)  
Mark Doty

**Request:** 1) Plant one Elm on north side of driveway.

**Applicant:** Peak's Suburban Addition HOA

**Representative:** Elizabeth Nelson

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Plant one Elm on north side of driveway. - Approve - Tree planting meets requirements per Ordinance 22352, Item 2.6.

**Task Force Recommendation:** 1) Plant one Elm on north side of driveway. - Approve

10. 5002 SWISS AVE  
Swiss Avenue Historic  
District  
CA067-179(JA)  
Jim Anderson

**Request:** 1) Addition to garage.

**Applicant:** Sam Bebeau

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Addition to garage. - Approve - The new addition is detached from the existing garage with a open air connector. The addition is connected in the roofing system.

**Task Force Recommendation:** 1) Addition to garage. - Approve

**CONSENT ITEM:**

11. 5922 SWISS AVE  
Swiss Avenue Historic  
District  
CA067-175(JA)  
Jim Anderson

**Request:** 1) Replace old barn doors on garage with new overhead doors.  
2) Add a tile awning roof over the upstairs garage door.  
3) New light fixture on garage to match existing lights on back of house.

**Applicant:** Steve Trent

**Representative:** N/A

**Date Filed:** November 28, 2006

**Staff Recommendation:** 1) new garage doors. - Approve  
2) Add a tile awning roof over the upstairs garage door. - Approve  
3) New light on garage. - Approve - Light fixture presented will match those existing on the back of the house.

**Task Force Recommendation:** 1) new garage doors. - Approve  
2) Add a tile awning roof over the upstairs garage door. - Approve  
3) New light on garage. - Approve

12. 6020 SWISS AVE  
Swiss Avenue Historic  
District  
CA067-177(JA)  
Jim Anderson

**Request:** 1) Install iron hand rails at front steps and front porch steps.

**Applicant:** Dan Farrell

**Representative:** N/A

**Date Filed:** November 29, 2006

**Staff Recommendation:** 1) Install hand rails - Approve with Conditions - At roll step, locate railing on inside of concrete roll. Railings should be located on steps. Details to match railings in photo. At front porch, railings should be located at right side to avoid interaction with the brick butress on the left side.

**Task Force Recommendation:** 1) Install hand rails - Approve with Conditions - The concept is fine with the stipulation that the rails on the steps at the street are adjacent to the roll on the inside of the roll. See location on photo. Bottom should be curved like the rail in photo submitted. Mounting grout to match concrete in color. On the upper stair (closest to house) put rail on the right side of entry not left s requested. Provide detailed drawings to impliment concept.

13. 402 N ROSEMONT  
AVE  
Winnetka Heights Historic  
District  
CA067-184(JA)  
Jim Anderson

**Request:** 1) Paint Structure ; Sherwin Williams. Body Renwick Olive SW2815, Trim Renwick Golden Oak SW 2824, Accent Rookwood Dark Brown SW2808 or Downing Sand SW 2822.

**Applicant:** John Rogers

**Representative:** N/A

**Date Filed:** November 7, 2006

**Staff Recommendation:** 1) Paint Exterior. - Approve

**Task Force Recommendation:** 1) Paint Exterior. - Approve

**DISCUSSION ITEM:**

1. 3819 MAPLE AVE  
Old Parkland Hospital  
CA067-158(JA)  
Jim Anderson

**Request:** 1) Demolition of later additions.  
2) Restoration of 1913 and 1921 structures.  
3) Rear additon and parking garage.  
4) Landscape improvements.  
5) Wrought iron fence.

**Applicant:** Larry Good

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Demolition of later additions. - Approve - Approval of demolitions of that portion of the later additions located in the envirnmental zone. The demolition of the portions of these later additions located outside of the envirnmental zone does not require Landmark Commision approval per ordinance.  
2) Restoration of 1913 and 1921 structures. - Approve  
3) Rear additon and parking garage. - Approve - The garage is located underground.  
4) Landscape improvements. - Approve with Conditions - The City arborist should review tree placement and species to verify that they will be compatable with the existing post oaks and not cause them to decline.  
5) Wrought iron fence. - Approve with Conditions - Height not to exceed 6' with uprights spaced no closer than 6" on center. - Approval of new pylon design submitted 12/29/06.

**Task Force Recommendation:** 1) Demolition of later additions. - Approve  
2) Restoration of 1913 and 1921 structures. - Approve  
3) Rear additon and parking garage. - Approve  
4) Landscape improvements. - Approve  
5) Wrought iron fence. - Deny without Prejudice - Denial of the new fence as not appropriate with the historic structure. No fence ever existed on the side of the protected facade. Apprval of the remainder of the landscape plan.

**DISCUSSION ITEM:**

2. 300 N AKARD ST  
Fidelity Union Life Complex  
CA067-171(JA)  
Jim Anderson

**Request:** 1) Arrow sign on Akard.  
2) Artwork on side of parking garage.

**Applicant:** Larry Hamilton

**Representative:** N/A

**Date Filed:** December 1, 2006

**Staff Recommendation:** 1) Arrow sign on Akard. - Approve with Conditions  
- Approval with the condition that the sign meets the sign regulations or recommend a Board of Adjustment variance so the sign will be in conformity.  
2) Artwork on side of parking garage. - Approve with Conditions - The art work should be temporary and be removed within two years. During that time we recommend that a CA for a more permanent renovation of the parking garage be submitted without this type of covering. This permant renovation should be in conformity with the drawings in Exhibit C-4, Ordinance 26321 Explore using a work of art from the DMA to promote the museums art collection.

**Task Force Recommendation:** 1) Arrow sign on Akard. - Approve  
2) Artwork on side of parking garage. - Approve

3. 702 ROSS AVE  
West End Historic District  
CA067-172(JA)  
Jim Anderson

**Request:** 1) 12.5 sq. ft. projecting attached sign located on west elevation.  
2) 3.5 sq. ft. sign awning sign located on west facade.  
3) 22 sq.ft.attached iluminated sign located on north elevation.

**Applicant:** Brad Pilkington

**Representative:** N/A

**Date Filed:** November 16, 2006

**Staff Recommendation:** 1) Projecting sign on west elevation. - Approve with Conditions - The projecting sign should not be back lit.  
2) Awning sign on west elevation. - Approve  
3) Attached iluminated sign located on north elevation.. - Approve

**Task Force Recommendation:** 1) Projecting sign on west elevation. - Approve with Conditions - The blade sign be constructed as to not be back lit.  
2) Awning sign on west elevation. - Approve  
3) Attached iluminated sign located on north elevation.. - Approve

4. 5601 EAST SIDE  
AVENUE  
Certificate of Eligibility  
Junius Heights  
CE067-104(TC)

**Request:** A Certificate of Eligibility (CE) request for approval of a tax abatement on 100 percent of land and improvements for a period of ten years on the property located at 5601 East Side Avenue in the Junius Heights Historic District.

**Applicant:** Robert and Shea Fragoso

**Representative:** N/A

**Date Filed:** November 30, 2006

**Staff Recommendation:** Approval of the application for a Certificate of Eligibility for a ten year period.

**Task Force Recommendation:** No Task Force.

**DISCUSSION ITEM:**

5. 306 E 6TH ST  
Lake Cliff Historic District  
CA067-185(JA)  
Jim Anderson

**Request:** 1) Add brick to front concrete steps.  
2) Add a brick mail box.

**Applicant:** Fermin Aguilar

**Representative:** N/A

**Date Filed:** November 15, 2006

**Staff Recommendation:** 1) Add brick to front concrete steps. - Deny - The steps were originally concrete adding brick would not be appropriate. Secretary of the Interior's Standards # 3. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. The concrete can be repaired with brush finished concrete.  
2) Add a brick mail box. - Deny - The mail box is not appropriate to the historic character of the district.

**Task Force Recommendation:** 1) Add brick to front concrete steps. - Deny - Denial of covering the steps  
2) Add a brick mail box. - Deny - Denial of mailbox

6. 5006 REIGER AVE  
Munger Place Historic District  
CA067-176(JA)  
Jim Anderson

**Request:** 1) 4 new porch columns. (work has been completed).  
2) New porch rail.

**Applicant:** Ruben Rodriguez

**Representative:** N/A

**Date Filed:** December 6, 2006

**Staff Recommendation:** 1) new porch columns - Approve with Conditions - Approval of task force architects concept of adding a width of brick around the column base and adding a brick soldier course to form the top of the base. The column base is currently not large enough for the column constructed. Since there is not any historical documentation as to the design of the original column staff recommends the column should be simplified by removing the two center flutes and painting the column one color that is appropriate to the district.  
2) New porch rail. - Approve with Conditions

**Task Force Recommendation:** 1) new porch columns - Approve with Conditions - Add a width of brick around the existing brick column bases. Top to be (brick) soldier course. (see sketch on task force report)  
2) New porch rail. - Approve with Conditions



**DISCUSSION ITEM:**

7. 4804 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-166(MD)  
Mark Doty

**Request:** 1) Plant one Live Oak on right side of parkway.  
**Applicant:** Peak's Suburban Addition HOA  
**Representative:** Elizabeth Nelson  
**Date Filed:** December 7, 2006  
**Staff Recommendation:** 1) Plant one Live Oak on right side of parkway. -  
Approve - Tree planting meets requirements per  
Ordinance 22352, Item 2.6.  
**Task Force Recommendation:** 1) Plant one Live Oak on right side of parkway. -  
Approve with Conditions - Prefer deciduous,  
ornamental tree compatible with existing adjacent  
ornamental tree. Live oak has too large of a  
mature canopy.

8. 4409 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-160(MD)  
Mark Doty

**Request:** 1) Plant three Lacebark elms on parkway.  
**Applicant:** Peak's Suburban Addition HOA  
**Representative:** Elizabeth Nelson  
**Date Filed:** December 7, 2006  
**Staff Recommendation:** 1) Plant three Lacebark elms on parkway. -  
Approve - Tree planting meets requirements per  
Ordinance 22352, Item 2.6.  
**Task Force Recommendation:** 1) Plant three Lacebark elms on parkway. -  
Approve with Conditions - Recommend only two  
trees, one on each end of parkway.

9. 4714 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-156(MD)  
Mark Doty

**Request:** 1) New single story addition on back. Work started without CA  
approval.  
**Applicant:** PATRICIA TOMPKINS  
**Representative:** N/A  
**Date Filed:** December 6, 2006  
**Staff Recommendation:** 1) New single story addition on back. Work started  
without CA approval. - Approve with Conditions -  
Wood siding to match existing siding on main  
house. Paint to match. Windows to be wood, one  
over one.  
Roof condition where new addition meets existing  
needs to be addressed and resolved. Doors  
proposed are not appropriate to style of house.  
Ordinance 22352, Item 4.7. Secretary of the  
Interior #9; 'New additions...shall be differentiated  
from the old...'  
Jim Anderson recused himself.  
**Task Force Recommendation:** 1) New single story addition on back. Work started  
without CA approval. - Deny without Prejudice -  
Location of addition is not appropriate. Object to  
projecting 3' outside of historic structure.  
Proportions of addition not appropriate. Too long  
vs its width.  
Inadequate detail of windows. Doors presented  
are not appropriate to the period of the house.  
Porch rail details not included, existing rail of rear  
of house not appropriate to house and should not  
be included in addition.

**DISCUSSION ITEM:**

10. 4403 WORTH ST  
Peak's Suburban Addition  
Neighborhood  
CA067-167(MD)  
Mark Doty

**Request:** 1) Plant one Live Oak in left front yard.

**Applicant:** Peak's Suburban Addition HOA

**Representative:** Elizabeth Nelson

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Plant one Live Oak in left front yard. - Approve with Conditions - Tree planting meets requirements per Ordinance 22352, Item 2.6.

**Task Force Recommendation:** 1) Plant one Live Oak in left front yard. - Approve with Conditions - Should be shifted to the right side of the walk to help prevent obscuring significant views.

11. 4313 WORTH ST  
Peak's Suburban Addition  
Neighborhood  
CA067-168(MD)  
Mark Doty

**Request:** 1) Plant one Chinese Pistachio on right side of front yard.

**Applicant:** Peak's Suburban Addition HOA

**Representative:** Elizabeth Nelson

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Plant one Chinese Pistachio on right side of front yard. - Approve - Tree planting meets requirements per Ordinance 22352, Item 2.6.

**Task Force Recommendation:** 1) Plant one Chinese Pistachio on right side of front yard. - Approve with Conditions - Location ok, but should be a smaller tree like Desert Willow.

**DISCUSSION ITEM:**

12. 2501 THOMAS AVE  
State Thomas Historic  
District  
CA067-162(MF)  
Margaret Fiskell

- Request:**
- 1) Replacement windows.
  - 2) Roof monitor.
  - 3) New metal roof material.
  - 4) ADA ramp locations.
  - 5) Reconstruct existing porch.
  - 6) Proposed paint colors. Body - ICI # Ashton Grey (Blue grey); Trim - ICI # Grey Ghost (white); Concrete foundation - ICI# Bell Tower ( grey).
  - 7) Widen front-yard stairs to twelve feet.

**Applicant:** WKMC Architects, Michael J. Malone, AIA

**Representative:** N/A

**Date Filed:** December 7, 2006

- Staff Recommendation:**
- 1) Replacement windows. - Approve with Conditions - Replacement windows will be wood double-hung with true divided lights to match the existing fenestration. Applicant to provide a window sample. (Applicant has examined the existing window frames. Wood frames are newer than the build date. Sashes are probably original but are not operable.)
  - 2) Roof monitor. - Deny - Proposed roof monitor is not a typical roof pattern to this style of architecture or to the State Thomas Historic District. See ordinance #19084 Section 8(14)(C). The roof monitor does not conform to the slope and pitch requirements specified in ordinance #19084 Section 8(14)(E). " In no case is a roof permitted with a pitch less than a six inch rise in any twelve inch horizontal distance." Pursue alternative solutions for skylight baffles - similiar to the Kimball Museum in Fort Worth. See ordinance #19084 Section 8(a)(14)(D).
  - 3) New metal roof material. - Deny without Prejudice - A metal roof is conjectural for this property and is not typical to this style or historic district. Recommend composition shingles. See ordinance #19084 Section 8(a)(14)(A).
  - 4) ADA ramp locations. - Approve with Conditions - ADA ramp locations on the side and rear facades. See ordinance #19084 Section 8(a)(2). Awning materials proposed over the ramp locations must be typical of the style and period of the main building. See ordinance #19084 Section 8(a)(4).
  - 5) Reconstruct existing porch. - Approve - Replacement of porch "in kind".
  - 6) Proposed paint colors. - Approve - Brick cladding is currently painted. Applicant to provide paint color samples.
  - 7) Widen front-yard stairs to twelve feet. - Deny - Proposed twelve foot width of the front steps and widening the sidewalk is not compatible with the existing streetscape pattern of approach. See ordinance #19084 Section 8(b)(8)(A).

- Task Force Recommendation:**
- 1) Replacement windows. - Approve with Conditions - Comments only: No sample provided. We approve concept of true divided lite (not simulated muttins @ interior air space) double-hung wood windows.
  - 2) Roof monitor. - Deny - Comments only: Section 8(14)(C): We do not believe this roof form complies with this section, in that it is not

appropriate to the period of architecture of this building or district. Slope is too flat: Section 8(14)(E).

3) New metal roof material. - Approve with Conditions - Comments only: We approve metal, but we feel the supplied sample is too shiny and bright. Prefer a dead grey, "paint grip" type finish.

4) ADA ramp locations. - Approve - Comments only: Approval of the ADA ramp locations.

5) Reconstruct existing porch. - Approve - Comments only: We approve porch of similar design and proportion and scale of existing, with cleaned up details, Section 8(12)(B).

6) Proposed paint colors. - Approve - Comments only: Approval of the proposed colors.

7) Widen front-yard stairs to twelve feet. - Deny - Comments only: Wide stairs are not typical in this district or period (of architecture), Section 8(b)(8)(A).

**DISCUSSION ITEM:**

13. 2505 THOMAS AVE  
State Thomas Historic  
District  
CA067-163(MF)  
Margaret Fiskell

**Request:** 1) Conceptual for new two-story construction on vacant lot.  
2) Roof dormers.  
3) Off-center balcony on second level.  
4) Planter in front yard.

**Applicant:** WKMC Architects, Michael J. Malone, AIA

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Conceptual for new two-story construction on vacant lot. - Deny without Prejudice - Provide additional details on the wall system. Deny - the proposed window grills as it would obscure the windows. Window light configuration should comply with the ordinance. See ordinance #19084 Section 8(a)(16)(C)(ii).  
2) Roof dormers. - Approve - Shed roof dormers are appropriate.  
3) Off-center balcony on second level. - Deny without Prejudice - The asymmetrical balcony is not typical of the style of architecture or to this historic district. See ordinance #19084 Section 8(a)(12)(F).  
4) Planter in front yard. - Deny - A planter in the front yard is not typical and as a landscape feature would not be permitted in the front or side yards. See ordinance #19084 Section 8(b)(7).

**Task Force Recommendation:** 1) Conceptual for new two-story construction on vacant lot. - Approve with Conditions - Task force did not have a quorum. Comments only. Need additional detail of drawings on how the panels and grills will appear. We have a concern about the massing matching 2501 Thomas and not addressing the structure to the North.  
2) Roof dormers. - Deny without Prejudice - Task force did not have a quorum. Comments only. Roof dormers to flat, Section 8 (14)(E); Not appropriate style.  
3) Off-center balcony on second level. - Deny without Prejudice - Off-center balcony - not appropriate form for district or period.  
4) Planter in front yard. - Deny - Task force did not have a quorum. Comments only. Planter in front yard not approved: Section 8(b)(7).

**DISCUSSION ITEM:**

14. 607 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA067-183(JA)  
Jim Anderson

**Request:** 1) Remove two of three garage doors and create glass storefront  
2) Signage.

**Applicant:** John David Torres

**Representative:** N/A

**Date Filed:** November 10, 2006

**Staff Recommendation:** 1) Remove two of three garage doors and create glass storefront. - Approve with Conditions - The new store front design should be symmetrical. Recommend all three garage doors be replaced with a modern storefront. The storefronts should be full height glass storefronts.  
2) Signage. - Approve with Conditions - Recommend that the signage be located on the edge of the canopy as existing. The letter C can be oversized as in the logo of the company.

**Task Force Recommendation:** 1) Remove two of three garage doors and create glass storefront. - Approve with Conditions - Two existing openings will be two aluminum infill storefronts extending the full width and height of original doors.  
2) Signage. - Approve - Signage to be white channel letters placed above awnings as shown in photo.

15. 214 N ROSEMONT  
AVE  
Winnetka Heights Historic  
District  
CA067-181(JA)  
Jim Anderson

**Request:** 1) Paint exterior of house Body Behr 760D-4, Trim Behr 760D-7, Accent behr 360E-1.  
2) Construct a 20ft. X 20 ft. garage.  
3) New rear addition.

**Applicant:** Dustin Dancer

**Representative:** N/A

**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Paint exterior. - Approve - Approval as submitted.  
2) New garage. - Approve with Conditions - Locate garage on site plan and show setbacks. Submit elevations that show details. Roof pitch and wood siding to match main house. Garage doors should be two single doors. Submit cut sheet for doors.  
3) New rear addition. - Approve with Conditions - Addition to match roof slope and materials of main structure. Reuse existing windows or provide cutsheet on new windows. Siding to be wood to match existing on house.

**Task Force Recommendation:** 1) Paint exterior. - Approve - Approval as submitted.  
2) New garage. - Approve with Conditions - Garage needs to have a 5 and 5 foot setback. Pitch, siding to match the house. Garage doors need to be two single doors and provide a picture/cut sheet of doors.  
3) New rear addition. - Approve with Conditions - Rear addition to match first floor height and roof slope of existing. Windows and siding to match original.

**DISCUSSION ITEM:**

16. 215 S WILLOMET AVE  
Winnetka Heights Historic  
District  
CA067-180(JA)  
Jim Anderson

**Request:** 1) Construct a new three-car garage with alley access.  
**Applicant:** Vincent LoPresti  
**Representative:** N/A  
**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) Construct a new three-car garage - Approve with Conditions - Rafter tails, novelty siding and windows to match house.

**Task Force Recommendation:** 1) Construct a new three-car garage - Approve with Conditions - Garage rafter tails have to match the house; or original tails on dormer. Recommend new 117 novelty siding to match house. Windows to be wood 1-over-1 to match the house.

17. 330 S WINDOMERE  
AVE  
Winnetka Heights Historic  
District  
CA067-187(JA)  
Jim Anderson

**Request:** 1) New Carport with storage room.  
**Applicant:** William II Velasco  
**Representative:** N/A  
**Date Filed:** December 7, 2006

**Staff Recommendation:** 1) New Carport with storage room. - Approve with Conditions - Storage area to be wood sided to match house. Windows to match either 6-over-6 wood windows or 1-over-1 windows on house

**Task Force Recommendation:** 1) New Carport with storage room. - Approve with Conditions - Carport approved. Siding needs to match front gable wood material. Window to match 6-over-6 wood window on house.

18. 3819 Maple Avenue,  
Old Parkland Hospital

**Request:** 1. Fence.  
2. Revision to Ordinance.  
**Applicant:** Larry Good/Crow Properties  
**Representative:** N/A  
**Date Filed:**

**Staff Recommendation:** 1. Fence: Approval with Conditions - Height not to exceed 6' with uprights spaced no closer than 6" on center. - Approval of new pylon design submitted 12/29/06.  
2. Revision to Ordinance: Approval.

**Task Force Recommendation:** 1. Designation Committee Recommendation: Fence: Approval with Conditions - Height not to exceed 6' with uprights spaced no closer than 6" on center.  
2. Designation Committee Recommendation: Revision to Ordinance: Approval with Conditions - Add language to preserve the front 40' of the Nurses' Quarters.

**DISCUSSION ITEM:**

19. 4602 Reiger Avenue,  
Thomas Shiels House

**Request:** Initiation and Designation.  
**Applicant:** Mark Gardner  
**Representative:** N/A  
**Date Filed:** November 27, 2006  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation:  
Approval

20. 4928 Bryan Street  
Apartments

**Request:** Designation.  
**Applicant:** David Chandler  
**Representative:** N/A  
**Date Filed:** November 19, 2006  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation:  
Approval

**OTHER BUSINESS:**

1. Approval of the Minutes of December 4, 2006.
2. Task Force Overview Discussion - Current State of Task Forces, Doug Edwards.
3. Create a Junius Heights Task Force.
4. Approval of the resignation of Marcus Watson from the State Thomas/Wilson Block Task Force.
5. Appointment of Task Force Members:  
David Brown, David Dillon, Ronald Kerridge, Gaye Jackson Price, and Kathleen Ragsdale to the Swiss/Munger Task Force.  
John Council, Laura Koppang, Mary Mesh, Rene Schmidt, Tracey Venegas, and Tom Zollars to the Junius Heights Task Force.  
Willie Charles Cochran and Albert Jackson to the Wheatley/10th Street Task Force.  
Mark Whitfield to the State Thomas Task Force.
6. Discussion of Major Preservation Items and Issues for 2007, Michael Pumphrey.
  - Identification of significant Dallas buildings for potential designations
  - Tax Incentive Ordinance
  - City of Dallas Historic Preservation Plan
  - Updating old ordinances to bring in conformity with Secretary of the interior's Standards
  - Comprehensive determination of contributing/non-contributing buildings in older districts
  - Advertising in historic districts
  - Fair Park NHLD
  - 10th Street Issues
  - Local Designations:  
Statler Hilton, Wilson Building, Cathedral Guadalupe, First Baptist
  - Significant Individual Projects  
500 S Ervay, 6220 Worth Parks Estate and New Downtown Park
  - Demolition by Neglect
7. 1206 N. Haskell Blvd., Lincoln Hall Discussion, Doug Edwards.
8. The Designation Committee will meet on the following dates:  
Wednesday, January 10, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.  
Wednesday, January 24, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.  
Wednesday, February 14, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.  
Wednesday, February 28, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.



## **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]*