



City of Dallas
Landmark Commission
Monday, February 5, 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
Marcus Watson, Senior Planner

BRIEFING:

1. Certificates of Appropriateness
2. Certificates of Eligibility

TRAINING:

1. Training - City Attorney's Office
Making a good record.
Rules of Procedure: State Law requirements, City Code requirements, Landmark Commission Rules.
Roberts Rules of Order.
State Laws related to ethics, City Charter and City Code related to ethics.
Open Meetings Act related to Landmark Commission and its task forces, frequently asked questions.
Bribery of Government Officials.
City indemnification of city officials, Kathy Zibilich, Assistant City Attorney.

2. History of Historic Preservation: Dr. Donald DelCid, University of Texas at Arlington.

CONSENT ITEM:

1. 2807 HARRY HINES
BLVD
Pike Park
CA067-212 (JA)
Jim Anderson

Request: 1) New sign for Little Heros Baseball Field.
Applicant: Louise Elam
Representative: N/A
Date Filed: January 5, 2007
Staff Recommendation: 1) New sign for Little Heros Baseball Field. -
Approve - Ordinance #24252 Section 10.1 and
10.2. Signs must be appropriate and comply with
the provisions of the Dallas City Code.
Task Force Recommendation: 1) New sign for Little Heros Baseball Field. -
Approve

CONSENT ITEM:

2. 4508 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA067-202(MD)
Mark Doty

Request: 1) Change roof configuration on new garage construction from gable to hip on rear.
Applicant: Frank and Mary Ann Roths
Representative: N/A
Date Filed: January 5, 2007
Staff Recommendation: 1) Change roof configuration on new garage construction from gable to hip on rear. - Approve
Task Force Recommendation: 1) Change roof configuration on new garage construction from gable to hip on rear. - Approve

3. 223 N CLINTON AVE
Winnetka Heights Historic
District
CA067-207(JA)
Jim Anderson

Request: 1) Scaping old paint.
2) Repaint: Body-Bunglehouse Gray SW2845, Trim- Roycroft Copper Red, SW2839, Accent Roycroft Bottle Green, SW2847.
Applicant: Robert F Benoit
Representative: N/A
Date Filed: January 3, 2007
Staff Recommendation: 1) Scaping old paint. - Approve
2) Repaint exterior. - Approve - Approval as submitted.
Task Force Recommendation: 1) Scaping old paint. - Approve - Repaint color O.K.
2) Repaint exterior. - Approve

DISCUSSION ITEM:

1. 4602 REIGER AVENUE
Sheil's House
CE067-106(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) request for approval of a tax abatement on the added value of the land and improvements for a period of ten years on the property located at 4602 Reiger Street.
Applicant: Mark Gardner
Representative: N/A
Date Filed: January 2, 2007
Staff Recommendation: Approval
Task Force Recommendation: Approval

2. 4711 GASTON AVENUE
Peak's Suburban Addition
CE0670-105(TC)
Tracey Cox

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 4711 Gaston in the Peak's Suburban Addition historic district.
Applicant: Donna Rodgers
Representative: N/A
Date Filed: December 20, 2006
Staff Recommendation: Approval
Task Force Recommendation: Approval

DISCUSSION ITEM:

3. 300 N ERVAY ST
Republic Bank Tower
CA067-209(JA)
Jim Anderson

Request: 1) Change in font and sign content.
Applicant: Jay Firsching, Architexas
Representative: N/A
Date Filed: January 4, 2007
Staff Recommendation: 1) Change in font and sign content. - Approve with Conditions - Font should be more appropriate to the building. Resubmit more appropriate font prior to Landmark Commission.
Task Force Recommendation: 1) Change in font and sign content. - Approve

4. 1509 MAIN ST
Kirby Building
CA067-210(JA)
Jim Anderson

Request: 1) Add doors into existing storefront.
2) Add revolving door.
3) Replace awnings including signage.
Applicant: Allison Brooks
Representative: N/A
Date Filed: January 3, 2007
Staff Recommendation: 1) Add 2 new doors. - Deny without Prejudice - According to Building Inspection the zoning requires a 12 foot unobstructed sidewalk width. The side walk cafe will not be allowed by to this requirement. Dallas Development Code Section 51A-4.124 (8) (C) (ii) (bb).
2) Add revolving door. - Approve with Conditions - The revolving door should be recessed and to match in materials and color to the existing storefront.
3) Replace awnings. - Approve with Conditions - All the awnings should be the same. Recommend no bubble type awning at the entrance.
Task Force Recommendation: 1) Add 2 new doors. - Approve with Conditions - If the cafe is not utilized, then the 2 additional doors should not be added.
2) Add revolving door. - Approve with Conditions - The revolving door be recessed within the building line and the materials are to match those of the existing windows and frames.
3) Replace awnings.

DISCUSSION ITEM:

5. 4519 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA067-208(MD)
Mark Doty

Request: 1) Build new retaining wall with 4' metal fence on top of new retaining in front. Oklahoma flagstone for retaining wall veneer.
2) New 8' metal fence around perimeter.
Applicant: TRACEY VENEGAS
Representative: N/A
Date Filed: December 28, 2007

Staff Recommendation: 1) Build new Oklahoma flagstone retaining wall with 4' metal fence on top of new retaining in front. - Deny without Prejudice - Fence and retaining wall are not historically appropriate, and exceed maximum fence height. Ordinance 22352 Section 2.10.
Fences are not allowed in front yards facing Gaston per PD 362 Sec. 51P-362.107 (j)(2).
2) New 8' metal fence around perimeter. - Approve with Conditions - Approve 8' wrought iron fence around perimeter. Cornerside yard return to be located approximately 18' back from front line of historic porch (now enclosed). Ordinance 22352, Item 2.12.
8' wrought iron fence located in interior side yard to end 11' back from front line of historic porch (now enclosed) to accommodate new porte cochere (to be built at a later date). Ordinance 22352, Item 2.11(a).

Task Force Recommendation: 1) Build new Oklahoma flagstone retaining wall with 4' metal fence on top of new retaining in front. - Deny without Prejudice - Front yard fence 42" max. Design for this fence should be hist. appropriate. The plain iron fence presented would not be appropriate.
Retaining wall not original to the house.
2) New 8' metal fence around perimeter. - Deny without Prejudice - 8' fence along Moreland would be too close to the house, especially at the bay projection.
8' fence on interior side yard cannot be forward of the rear 50% of the side facade.
Need more details in general.

6. 917 MORELAND AVE
Peak's Suburban Addition
Neighborhood
CA067-211(MD)
Mark Doty

Request: 1) New 8' metal fence with walk gate on interior side yard.
Applicant: TRACEY VENEGAS
Representative: N/A
Date Filed: January 2, 2007

Staff Recommendation: 1) New 8' metal fence with walk gate on interior side yard. - Approve with Conditions - Locate new 8' wrought iron fence return 3'-6" back from front facade. Ordinance 22352, Item 2.11(a).
New fence to be painted black.

Task Force Recommendation: 1) New 8' metal fence with walk gate on interior side yard. - Approve with Conditions - Fence should not come to the front corner. It should be located towards the rear, between the first two windows.
Need specific info on size and location of 'walk-gate'.
Color of fence should be black.

DISCUSSION ITEM:

7. 226 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-206(JA)
Jim Anderson

Request: 1) Reinstall wood transom above front door.
2) Take off "brow" above south side door.
3) Remove door on south side and replace with a wood one-over-one window.

Applicant: Jeff Strong

Representative: N/A

Date Filed: January 5, 2007

Staff Recommendation: 1) Reinstall wood transom above front door. - Approve - The applicant has removed the interior sheet rock to demonstrate that the transom window did exist.
2) Take off "brow" above south side door. - Approve - The arched "brow" was not original to this bay window. Recommend retaining the Colonial Revival arch and possibly reusing it on the rear.
3) Remove door on south side and replace with a wood one-over-one window. - Approve with Conditions - Replace door with full size wood one-over-one window to match existing window on the street facing side of this projection. Ordinance #18369 Section 9(a)17(A)(F).

Task Force Recommendation: 1) Reinstall wood transom above front door. - Approve
2) Take off "brow" above south side door. - Approve - Remove door and eye brow.
3) Remove door on south side and replace with a wood one-over-one window. - Approve - Replace door with one-over-one window to match existing as requested.

8. 3816 Commerce - Dallas
Power and Light - East Sub
Station.

Request: Proposed amendments to the preservation criteria.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval.

Task Force Recommendation: Approval.

OTHER BUSINESS:

1. Approval of the Minutes of January 8, 2007.
2. Approval of the 2005-2006 Annual Report.
3. 6135 Bryan Parkway and 6151 Bryan Parkway - Discussion of possible Demolition by Neglect, Marcus Watson.
4. Reappointment of Gary Coffman to the CBD/West End/Individual Task Force and Kevin Moran to the Swiss Avenue/Munger Place Task Force.
5. Discussion on Landmark Commission and Task Force Training.
6. Appointment of additional Landmark Commission Rules of Procedure Committee Members.
7. Suspend the Landmark Commission Rules of Procedure for Rules Committee Meetings.
8. Update on Historic Preservation Community Meetings.

OTHER BUSINESS:

9. The Designation Committee will meet on the following dates:

Wednesday, February 21, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Sunday, February 25, 2007, 2:00 p.m., Site visit at the Magnolia Petroleum Station on Lyte Street near the American Airlines Center (1607 Lyte).

Wednesday, February 28, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, March 14, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, March 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]*