



**City of Dallas  
Landmark Commission  
Monday, May 7, 2007  
AGENDA**

**RECEIVED**

2007 MAY -3 PM 2:48

CITY SECRETARY  
DALLAS, TEXAS

|   |  |            |
|---|--|------------|
| BRIEFING  | 5/E/S  | 10:00 A.M. |
| LUNCH   |  |            |
| PUBLIC HEARING  | Dallas City Hall, 1500 Marilla Street, Council Chambers, 6th floor | 1:00 P.M.  |
| * The Landmark Commission may be briefed on any item on the agenda if it becomes necessary. |  |            |

Theresa O'Donnell, Director  
Michael Pumphrey, Chief Planner  
Jim Anderson, Senior Planner  
Tracey Cox, Planner  
Mark Doty, Senior Planner  
Marcus Watson, Senior Planner

**BRIEFING:**

1. Routine Maintenance
2. Certificates of Appropriateness
3. Certificate of Demolition and Removal
4. Certificate of Eligibility
5. Ordinance Revisions
6. 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.
7. Other Business

**CONSENT ITEM:**

1. 3500 S FITZHUGH AVE  
Fair Park  
CA067-369(MD)  
Mark Doty

**Request:** 1) Cotton Bowl - Addition of hand railing in the seating aisles.  
2) Cotton Bowl - Replacement of non-historic railing at various locations.  
3) Cotton Bowl - Addition of one base coat of paint at interior Concourse spaces.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Cotton Bowl - Addition of hand railing in the seating aisles. - Approve - Rail locations and materials are approved.  
2) Cotton Bowl - Replacement of non-historic railing at various locations. - Approve - Rail locations and materials are approved.  
3) Cotton Bowl - Addition of one base coat of paint at interior Concourse spaces. - Approve - Approve base coat walls and underside of deck, columns of Concourse: SW 1351 (similar to P183 - Centennial Tan). Applicant will submit future accent colors to Landmark Commission.

**Task Force Recommendation:** 1) Cotton Bowl - Addition of hand railing in the seating aisles. - Approve - Approve as submitted. Nancy McCoy recused.  
2) Cotton Bowl - Replacement of non-historic railing at various locations. - Approve - Approve as submitted. Nancy McCoy recused.  
3) Cotton Bowl - Addition of one base coat of paint at interior Concourse spaces. - Approve - Approve as submitted. Nancy McCoy recused.

2. 4932 WORTH ST  
Munger Place Historic  
District  
CA067-374(MW)  
Marcus Watson

**Request:** 1) Construct rear deck with pergola covering.

**Applicant:** John Eric Rockenbach

**Representative:** N/A

**Date Filed:** March 9, 2007

**Staff Recommendation:** 1) Construct rear deck with pergola covering. - Approve - Approve as submitted. Ordinance #20024, Section 10, Para. (g): The minimum permitted rear yard setback for a main building is 15 feet. Ordinance #20024, Section 11, Para. A.(a)(2): All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of that building.

**Task Force Recommendation:** 1) Construct rear deck with pergola covering. - Approve - We recommend the changes of rear porch, open air with trellis.

**CONSENT ITEM:**

3. 4314 TRELIS CT  
Peak's Suburban Addition  
Neighborhood  
CA067-351(MD)  
Mark Doty

**Request:** 1) Replace front door.  
2) Replace existing french doors with original style windows.  
**Applicant:** Zelman Brounoff  
**Representative:** N/A  
**Date Filed:** April 4, 2007

**Staff Recommendation:** 1) Replace front door. - Approve - Proposed new door complies with Ordinance 22352, Item 3.10.  
2) Replace existing french doors with original style windows. - Approve - Approve as submitted.  
Proposed new windows comply with Ordinance 22352, Item 3.10 '...Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.' and 3.11. 'New door and windows openings on the front and cornerside facade are permitted only in locations where there is evidence that original openings have been filled with other material.'

**Task Force Recommendation:** 1) Replace front door. - Approve - Approve as submitted.  
2) Replace existing french doors with original style windows. - Approve - Approve as submitted.

**CONSENT ITEM:**

4. 310 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA067-364(MW)  
Marcus Watson

**Request:** 1) Paint House. Body: Roycroft Suede (SW2842); Trim: Roycroft Brass (SW2843); Accent: Polished Mahogany (SW2838).  
2) Replace porch plywood floor with tongue-and-groove planks.  
3) Replace plywood porch ceiling with beadboard planks.  
4) Replace rotten #117 siding to match existing where necessary.

**Applicant:** Rob Romano

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Paint House. Body: Roycroft Suede; Trim: Roycroft Brass; Accent: Polished Mahogany. - Approve with Conditions - Accent color (Polished Mahogany) should be used only on the window sashes, doors and trim piece at the top and bottom of the columns. Ordinance #18369, Sect. 9, Para. (a)(8)(C): All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.  
2) Replace porch plywood floor with tongue-and-groove planks. - Approve - Approve as submitted. Ordinance # 18369, Section 9, Para. (a)(11)(e): Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.  
3) Replace plywood porch ceiling with beadboard planks. - Approve - Approve as submitted. Ordinance # 18369, Section 9, Para. (a)(11)(e): Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.  
4) Replace rotten #117 siding to match existing where necessary. Routine maintenance and replacement. - Approve

**Task Force Recommendation:** 1) Paint House. Body: Roycroft Suede; Trim: Roycroft Brass; Accent: Polished Mahogany. - Approve with Conditions - TF recommends approval of colors with limitation that "accent" is limited to window sashes, door, and crowns on top/bottom of columns. Rob Romano recused himself because it is his property.  
2) Replace porch plywood floor with tongue-and-groove planks. - Approve  
3) Replace plywood porch ceiling with beadboard planks. - Approve  
4) Replace rotten #117 siding to match existing where necessary. Routine maintenance and replacement. - Approve

**CONSENT ITEM:**

5. 134 S ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA067-367(MW)  
Marcus Watson

**Request:** 1) Replace bottom two rows of siding with cementitious siding with smooth finish and exposure to match existing wood siding.  
**Applicant:** Ray and Carrie Zaboroski  
**Representative:** N/A  
**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Replace bottom two rows of siding with cementitious siding with smooth finish and exposure to match. - Approve with Conditions - Cementitious siding is not generally approved in this district. However, the request is not for siding a whole structure but just the bottom where wood siding is touching ground (a common cause of moisture and termite problems). The replacement should be limited to only one row along the ground. Ordinance 18369, Section 9, Para. (a) (10) (C): Existing wood facades must be preserved as wood facades. Dallas City Code Section 51A.4.501, (g) (6) (C) (i) (bb-dd): The proposed work will not have an adverse effect on the structure, the district or the future preservation, maintenance and use of the structure or district.

**Task Force Recommendation:** 1) Replace bottom two rows of siding with cementitious siding with smooth finish and exposure to match. - Approve with Conditions - Request to replace bottom 2 rows of siding with hardyboard. TF recommends that applicant only uses one row of hardyboard, not 2 because hardyboard is not an approved material in the WH codes. Must use smooth-side side out.

6. 205 N WINDOMERE  
AVE  
Winnetka Heights Historic  
District  
CA067-339(MW)  
Marcus Watson

**Request:** 1) Repaint front door and sidelights Dark Pine (EB44-1).  
**Applicant:** Kirk Kirksey  
**Representative:** N/A  
**Date Filed:** March 16, 2007

**Staff Recommendation:** 1) Repaint front door and sidelights Dark Pine (EB44-1). - Approve

**Task Force Recommendation:** 1) Repaint front door and sidelights Dark Pine (EB44-1). - Approve - Approve request to paint front door and sidelights dark pine color.

**CONSENT ITEM:**

7. 115 N WINNETKA AVE  
Winnetka Heights Historic  
District  
CA067-377(MW)  
Marcus Watson

**Request:** 1) Repaint exterior [Body: Glidden Snowfield (00NN 72/000);  
Trim: Baer Billowy Down (780E-1) and Glidden Dark Secret  
(00NN 05/000)]. Replace/repair siding in kind where needed.

**Applicant:** Matthew and Brandie Halsell

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Repaint exterior (light grey with black and white  
trim). Replace/repair siding where necessary. -  
Approve with Conditions - Dark Secret may be  
used only on doors and window sashes.  
Ordinance 18369, Sect. 9, Para. (a)(8)(C): All  
structures must have a dominant color and no  
more than two trim colors. The colors of a  
structure must be complementary of each other  
and the overall character of this district.

**Task Force Recommendation:** 1) Repaint exterior (light grey with black and white  
trim). Replace/repair siding where necessary. -  
Approve with Conditions - Approval of paint colors  
with limitation that accent is defined as window  
sashes and door and will be painted the dark  
secret color.

**DISCUSSION ITEM:**

1. 701 COMMERCE ST  
West End Historic District  
CA067-353(MD)  
Mark Doty

**Request:** 1) New storefront entries on Commerce and Market Streets.  
2) New egress accessible entry ramps at new storefront entries.  
3) New fire retardant awnings. Colors - Victoria Green and Ivory.

**Applicant:** JKLA, Inc.

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) New storefront entries on Commerce and Market Streets. - Approve with Conditions - Reduce proposed entries to three locations per proposed layout/floor plan dated 5/2/07. Eliminate the two Market Street single doors and replace with an inset, centered entrance with double doors and sidelights. Approve two sets of inset, centered entrances with double doors and sidelights at Market Street/Commerce Street corner. Details of new storefronts and windows to match 1937 details submitted. Applicant is encourage to restore storefront glass and transoms to original configurations.  
2) New egress accessible entry ramps at new storefront entries. - Approve with Conditions - Approve new accessibility ramps with the condition that options for a variance with the Texas Historical Commission and Texas Accessibility Standards to reduce the number of ramps.  
3) New fire retardant awnings. Colors - Victoria Green and Ivory. - Approve with Conditions - Remove canopy in middle bay on Commerce Street. Canopies over entries only.

**Task Force Recommendation:** 1) New storefront entries on Commerce and Market Streets. - Approve with Conditions - The new entries will be reduced to two locations. Eliminate the new entry on Commerce Street at the west corner. Eliminate one of the two Market Street elevation center section pair of doors and center the remaining pair of doors in the bay with sidelights. Approve entrance at the Market Street/Commerce Street corner on the Market Street entrance with a set of double doors centered on the bay with sidelights. All entrances to be inset.  
2) New egress accessible entry ramps at new storefront entries. - Approve - ADA ramps approved for entries.  
3) New fire retardant awnings. Colors - Victoria Green and Ivory. - Approve - Approved canopies as submitted.

**DISCUSSION ITEM:**

2. 3311 ELM ST  
Continental Gin  
CA067-352(MD)  
Mark Doty

**Request:** 1) Conceptual approval for a one-story parking structure.  
2) Proposed revisions to the Continental Gin Preservation Criteria to allow construction of parking structure.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Conceptual approval for a one-story parking structure. - Approve with Conditions - Conceptual approval of the parking of garage. Applicant should resubmit final design concepts to Landmark Commission.  
2) Proposed revisions to the Continental Gin Pres. Criteria to allow construction of parking structure. - Approve

**Task Force Recommendation:** 1) Conceptual approval for a one-story parking structure. - Approve with Conditions - Approval of the concept of a parking garage behind 3311 Elm Street with the condition that the changes to the criteria are specific to this proposal and do not apply to other areas of the district.  
2) Proposed revisions to the Continental Gin Pres. Criteria to allow construction of parking structure. - Approve with Conditions - Changes to the criteria should be specific to this proposal and not apply to the other areas of the district.

3. 3809 PARRY AVE  
Goodyear Goodrich  
Buildings, Old Tige Fire  
Station  
CA067-342(MD)  
Mark Doty

**Request:** 1) Window replacement due to sound abatement for DART rail line.

**Applicant:** Thomas L. Clark

**Representative:** N/A

**Date Filed:** March 27, 2007

**Staff Recommendation:** 1) Window replacement due to sound abatement for DART rail line. - Deny without Prejudice - Staff recommends two mock-up windows be installed on site to determine both the accoustical properties and aesthetics of the proposed new operable, steel window replacements on the upper stories only. The storefront replacement is satisfactory. Ordinance 24251, Item 5.3, Item 5.4, and 5.6.

**Task Force Recommendation:** 1) Window replacement due to sound abatement for DART rail line. - Deny without Prejudice - Resubmit windows with an acoustical report showing the proposed windows will adequately improve the acoustical separation and performance of the existing façade assembly. Task Force is concerned that the proposed solution will not adequately mitigate the lack of acoustical performance of the existing façade assembly. Task Force does not want to set a precedent with windows which alter the historic fabric of the building and do not mitigate the acoustical problem.



**DISCUSSION ITEM:**

4. 3000 MARTIN LUTHER  
KING JR BLVD  
James Madison High  
School  
CA067-373(MD)  
Mark Doty

**Request:** 1) Place modular portable building (60' x 40') onto the campus of James Madison High School.

**Applicant:** Dallas Independent School District

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Place modular portable building (60' x 40') onto the campus of James Madison High School. - Approve with Conditions - New portable building to be located at the corner of Meadow Street and Pennsylvania Avenue. Portable building may not be clad in vinyl, aluminum or stucco per Ordinance 21886, Item 4.4. Any associated foundation or sidewalk work must be of brushed finished concrete per Ordinance 21886, Item 2.3.

**Task Force Recommendation:** 1) Place modular portable building (60' x 40') onto the campus of James Madison High School. - Approve - Approve as submitted.

5. 3014 OAK LAWN AVE  
Oak Lawn United Methodist  
Church  
CA067-368(MD)  
Mark Doty

**Request:** 1) To replace an existing exterior stair too deteriorated to repair, and add two column bases of a proposed new rear entry tower to form an arch, to highlight the path to the front doors from the parking areas. Conceptual approval of rear entry tower.

**Applicant:** Oak Lawn United Methodist Church

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Replace exterior stair with new rear entry tower. - Deny without Prejudice - Applicant asked to resubmit design for new stair that maintains current configuration but also adds a second stair to the parking lot. Applicant asked to submit master plan for site to determine how proposed tower design would be incorporated into that design.

**Task Force Recommendation:** 1) Replace exterior stair with new rear entry tower. - Approve with Conditions - Approve demolition of existing stairs. Approved new exterior stair with rear entry tower with the condition that sight line studies from Cedar Springs and the parking lot to proper scale be resubmitted with the brick samples. Sight line studies submitted on 4/24/07.

**DISCUSSION ITEM:**

6. 3306 MAIN ST  
Texas Farm and Ranch  
Building  
CA067-370(MD)  
Mark Doty

**Request:**

- 1) Conceptual - Addition of an elevator at the west facade of the main, 3-story Texas Farm and Ranch building; this elevator will provide access from the interior of the one-story wing to the roof deck above.
- 2) Conceptual - Small building addition at the roof of the one story wing, accomodating the elevator, elevator lobby, snack bar and other support space; refer to drawings for Conceptual design of addition.
- 3) Conceptual - Addition of a swimming pool, trellis, and perimeter guardrails at the roof of the one story wing of the building.
- 4) Conceptual - Remove infill at historic windows at Main Street and Trunk Avenue facades of the one story wing of the building and replace with new windows, to be industrial in nature.

**Applicant:**

Quimby McCoy Preservation Architecture LLP

**Representative:**

N/A

**Date Filed:**

April 5, 2007

**Staff Recommendation:**

1) Conceptual addition of elevator at west facade of main building to provide access to one story roof. - Approve with Conditions - Conceptual approval of new elevator at west facade of building with the condition that the Applicant resubmit final design to Landmark Commission. New elevator addition should meet Ordinance 22363, Items 4.1, 4.2, 4.3 and 4.6.

Applicant to also submit sightline study of proposed elevator addition from across Trunk Street and Main Street.

2) Conceptual - Small building addition at the roof of the one story addition. - Approve with Conditions - Conceptual approval of new addition on roof of one story building with the condition that the Applicant resubmit final design to Landmark Commission. New addition should meet Ordinance 22363, Items 4.1, 4.2, 4.3 and 4.6.

3) Conceptual - Addition of a swimming pool, trellis, and perimeter guardrails at the one story roof. - Approve with Conditions - Conceptual approval of new pool, trellis, and perimeter guardrails with the condition that the Applicant resubmit final design to Landmark Commission. New additions should meet Ordinance 22363, Items 4.3. Railings should meet requirements per Ordinance 22363, Item 3.24.

Applicant to also submit sightline study of proposed elevator addition from across Main Street and Trunk Street.

4) Conceptual - Remove infill at windows at Main Street and Trunk Avenue facades for new windows. - Approve with Conditions - Approve with condition that new windows should match original per Ordinance 2263, Item 3.12. Applicant to provide final design to Landmark Commission.

**Task Force Recommendation:**

1) Conceptual addition of elevator at west facade of main building to provide access to one story roof. - Approve with Conditions - Conceptual approval of modifications with the conditions that plans be resubmitted along with a sight line study.

2) Conceptual - Small building addition at the roof of the one story addition. - Approve with Conditions - Conceptual approval of modifications with the conditions that plans be resubmitted along with a sight line study.

- 3) Conceptual - Addition of a swimming pool, trellis, and perimeter guardrails at the one story roof. - Approve with Conditions - Conceptual approval of modifications with the conditions that plans be resubmitted along with a sight line study.
- 4) Conceptual - Remove infill at windows at Main Street and Trunk Avenue facades for new windows. - Approve with Conditions - Conceptual approval of modifications with the conditions that plans be resubmitted.

7. 724 N GLASGOW DR  
Junius Heights  
CA067-359(JA)  
Jim Anderson

**Request:** 1) Rehabilitate existing structure.  
2) New addition to rear and roof.

**Applicant:** Francis Corrieri

**Representative:** N/A

**Date Filed:** April 3, 2007

**Staff Recommendation:**

1) Rehabilitate existing structure. - Deny without Prejudice - Denial without prejudice of adding onto the north side of the structure. The section that protrudes out from the mass of the structure is created from the dormer above. This gable dormer and this projection are located in the front 50% of the side facade. Adding additional mass to this facade would destroy this projection. Ordinance number 26331 Section 4.1 a. The front 50 percent of side facades are protected and 4.2 Alterations must be architecturally sensitive and appropriate.

2) New addition. - Approve - Approval of second floor addition resubmitted (Option 4). Request floor plan of second floor. Additional mass of roof has been removed to lower roof to a true story and a half. Add measurements to existing drawings. The connection between the original house and the rear addition need to be discernible to show where the original house ends and the new addition begins. Ordinance number 26331 Section 8.3 Additions must be compatible with the historic style of the building; Craftsman, 8.5 The massing, shape, building and roof form must be compatible with the existing historic structure, 8.14. Additions must be designed so that connections between additions and the historic structure are clearly discernible as suggested in the Secretary of Interiors Preservation Brief No. 14 and standard No. 9.

**Task Force Recommendation:**

1) Rehabilitate existing structure. - Approve with Conditions - New construction on the north side of the house be allowed to extend straight back (roughly 1/3 of the north side to be retained) so that serious structural problems may be corrected. The original number and alignment of windows be retained.

2) New addition. - Approve with Conditions - 1. Approval of second story addition to include clip gables and shed dormers (submit both alternative drawings). Supply drawings with measurements.

**DISCUSSION ITEM:**

8. 5930 JUNIUS ST  
Junius Heights  
CD067-016(JA)  
Jim Anderson

**Request:** 1) Demolish garage.  
**Applicant:** James Corley  
**Representative:** N/A  
**Date Filed:** April 5, 2007  
**Staff Recommendation:** 1) Demolish garage. - Approve - Approval, this garage is not contributing to the district. The structure appears to be built in the mid to late 1940's or later. The period of significance for Junius Heights is 1900 to 1940.  
**Task Force Recommendation:** 1) Demolish garage. - Approve - Permission to demolish garage. According to Tracey Venegas (Task Force member/developer) the garage dates from the 1940's not the period of significance for Junius Heights.

9. 5930 JUNIUS ST  
Junius Heights  
CA067-360(JA)  
Jim Anderson

**Request:** 1) Rebuild garage.  
2) Build two new carports.  
**Applicant:** James Corley  
**Representative:** N/A  
**Date Filed:** April 5, 2007  
**Staff Recommendation:** 1) Rebuild garage. - Deny without Prejudice - Submit floor plans for first and second floors. The roof form is too shallow. Architectural details to be compatible with the main building. Ordinance no. 26331. 9.2. Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building. This structure is called a garage. However, it only has one very awkward garage door. If it is a garage it needs to read more like a detached garage. Dallas Development code Section 51-A 4.501g 6Ci(bb). Recommend that Building Inspection review this structure for its potential to become a second dwelling unit.  
2) Build two new carports. - Approve with Conditions - These structures are located behind an historic duplex and additional parking is needed. These structures are not attached. Ordinance no. 26331. Section 9.4. Accessory buildings cannot exceed a footprint of 600 square feet.  
**Task Force Recommendation:** 1) Rebuild garage. - Approve with Conditions - Smooth cementitious siding to be used on garage with 4 inch or less overlap. 2 story garage studio must be deed restricted so that it does not become rental. Architectural details to be compatible with the main building.  
2) Build two new carports. - Approve with Conditions - Finding of fact. Two free standing carports and one garage are compatible with the multi-family use (i.e.) this is an historic duplex in Junius Heights.

**DISCUSSION ITEM:**

10. 5638 VICTOR ST  
Junius Heights  
CA067-361(JA)  
Jim Anderson

**Request:** 1) New two car garage.  
2) Replace wood fence.  
3) Remove dying hackberry tree.

**Applicant:** Paul Barron

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:**

- 1) New two car garage. - Approve - Approval, Ordinance number 26331 Section 9. Garage is appropriate and is compatible with the main structure.
- 2) Replace wood fence. - Approve with Conditions - Approval of side fence as submitted at the midpoint on the side facade. Approval of the cornerside fence with the condition that the portion of the fence forward of the rear corner be at least 70% open. Ordinance number 26331 Section 3.6 a. 2 and 3. The Landmark Commission can allow a cornerside fence further forward on the cornerside facade if they determine that more security and screening is necessary.
- 3) Remove dying hackberry tree. - Approve

**Task Force Recommendation:**

- 1) New two car garage. - Approve - Approval of garage as shown
- 2) Replace wood fence. - Approve with Conditions - On the interior side, the fence may come up to 50% of the side. The cornerside fence to be rebuilt in the same location. It may be extended to 50% of the side of the house. Recommend not going forward past the original fence without being 70% open return.
- 3) Remove dying hackberry tree. - Approve - Hackberry to be taken down.

**DISCUSSION ITEM:**

11. 5829 TREMONT ST  
Junius Heights  
CA067-357(JA)  
Jim Anderson

**Request:**

- 1) New front porch lights.
- 2) Remove 2 post lanterns.
- 3) Wrought iron porch railing.
- 4) Wrought iron gate.
- 5) New rear wood deck with iron railing to match front porch.
- 6) Landscaping.
- 7) New rear door.

**Applicant:** Sibyl Koss

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:**

- 1) New front porch lights. - Approve with Conditions - Submit details of porch lights.
- 2) Remove 2 post lanterns. - Approve
- 3) Wrought iron porch railing. - Deny without Prejudice - An iron railing would not be appropriate to this style of architecture. If a railing was to be installed it should be wood or possible brick. The columns are very unusual and it is possible that this house never had a railing. Ordinance no. 26331. Section 7.1 Historic porches on protected facades are protected.
- 4) Wrought iron gate. - Approve with Conditions - Approval of gate location. This fence design must be simplified. Wrought iron in this neighborhood is very simple.
- 5) New rear wood deck with iron railing to match front porch - Approve - Approval as submitted.
- 6) Landscaping. - Approve - Approval as submitted.
- 7) New rear door. - Approve

**Task Force Recommendation:**

- 1) New front porch lights. - Approve with Conditions - Need to submit examples of new porch lights.
- 2) Remove 2 post lanterns. - Approve
- 3) Wrought iron porch railing. - Deny without Prejudice - Finding of fact. Front iron metal railing is not historically compatible for the house.
- 4) Wrought iron gate. - Approve with Conditions - Approval of location of gate. Recommend Craftsman style fence perhaps with circles (located between pickets at top). Simplify second design further to remove curved areas and arrowheads. Dallas Development Code Section 51A 4.501 g6Ci(bb) Work must not have an adverse effect.
- 5) New rear wood deck with iron railing to match front porch - Approve - Approval of deck and railing (as submitted).
- 6) Landscaping. - Approve - Approval of landscaping as shown. 2 large hackberries to be removed. No large trees in the front to be removed.
- 7) New rear door. - Approve

**DISCUSSION ITEM:**

12. 5829 Tremont  
Junius Heights  
CE067-111(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.  
**Applicant:** Sibyl Koss  
**Representative:** N/A  
**Date Filed:** April 5, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

13. 510 E 5TH ST  
Lake Cliff Historic District  
CA067-338(MW)  
Marcus Watson

**Request:** 1) Construct new concrete driveway, approach, and 4' public sidewalk.  
**Applicant:** Jay Smith  
**Representative:** N/A  
**Date Filed:** March 26, 2007  
**Staff Recommendation:** 1) Construct new concrete driveway, approach, and 4' public sidewalk. - Approve with Conditions - Public sidewalk replacement approval as submitted. Driveway may be widened 5 feet on either side, but additional parking should not be placed on the left side behind the tree. Ordinance #23328, Exhibit A, 3.3: New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. 3.4: Circular driveways and parking areas are not permitted in a front yard.  
**Task Force Recommendation:** 1) Construct new concrete driveway, approach, and 4' public sidewalk. - Approve with Conditions - TF recommends approval of widening of driveway by 5 feet on each side but denial of front yard parking per Lake Cliff code which bans front yard parking.

**DISCUSSION ITEM:**

14. 4836 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-319(MD)  
Mark Doty

**Request:** 1) New retaining walls along sidewalk and planters next to porch. Work started without CA approval.  
**Applicant:** Jorge Montejano  
**Representative:** N/A  
**Date Filed:** March 12, 2007

**Staff Recommendation:** 1) New retaining walls along sidewalk and porch. Work started without CA approval. - Deny - Deny retaining walls and planter beds constructed with the finding of fact that they are not compliant with the historic district per Dallas City Code 51A-4.501(g)(6)(C)(i)(cc) and will have an adverse effect on the historic district. Applicant asked to remove retaining walls and planter beds and restore front yard and historic waterfall steps to previous condition.

**Task Force Recommendation:** 1) New retaining walls along sidewalk and porch. Work started without CA approval. - Deny without Prejudice - Retaining walls where there were none are not appropriate. Planter next to the house is especially inappropriate. Materials are not appropriate to the house or neighborhood. Note that house has satellite dish, solid gate and burglar bars that would require a C of A.

15. 4602 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-332(MD)  
Mark Doty

**Request:** 1) Change exterior doors to single 15 panel french doors.  
2) Paint brick body (Earthy Cane) on non-contributing structure. Brick not currently painted.  
**Applicant:** IOLA  
**Representative:** N/A  
**Date Filed:** March 27, 2007

**Staff Recommendation:** 1) Change exterior doors to single 15 panel french doors. - Approve - Approve as submitted. New doors are compatible with historic district per Dallas City Code 51A-4.501(g)(6)(C)(ii).  
2) Paint brick body (Earthy Cane). Brick not currently painted. - Approve - Approve painting of brick on non-contributing building because it meets the requirements in Ordinance 22352, Item 3.2(b). Mark Doty dissented.

**Task Force Recommendation:** 1) Change exterior doors to single 15 panel french doors. - Approve with Conditions - Door replacement ok.  
2) Paint brick body (Earthy Cane). Brick not currently painted. - Deny - Denial of painting of brick. Siding paint color should match or be compatible with unpainted brick. Consider revising trim color to be compatible with color to match the brick. Denial of painting aluminum.



**DISCUSSION ITEM:**

16. 2534 SOUTH BLVD  
South Blvd./Park Row  
Historic District  
CA067-365(MW)  
Marcus Watson

**Request:** 1) Replace all rotten wood windows with new wood double-hung sash windows in 1-over-1 sash configuration and low-E glass, painted same color as trim.  
2) Replace exterior doors (front and side).  
3) Replace roof with composition shingles in Weathered Wood style and color.  
4) Replace exterior light fixtures.

**Applicant:** Stanley Williams

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Replace all wood windows with wood double-hung sash windows in 1/1 configuration and low-E glass. - Deny without Prejudice - Existing windows should be repaired and retained. Dallas Development Code Section 51A-4.501, Paragraph (e)(4)(F): Deteriorated historic features will be repaired rather than replaced.  
2) Replace exterior doors (front and side). - Approve - Approve as submitted. Dallas Development Code, Section 51A-4.501, Para. (g)(6)(C)(i)(aa-dd): The proposed work is consistent with regulations and will not have an adverse effect on the structure, the district or the future preservation and maintenance of the structure or district.  
3) Replace roof with composition shingles in Weathered Wood style and color. - Approve - Approve as submitted. Dallas Development Code, Section 51A-4.501, Para. (g)(6)(C)(i)(aa-dd): The proposed work is consistent with regulations and will not have an adverse effect on the structure, the district or the future preservation and maintenance of the structure or district.  
4) Replace exterior light fixtures. - Deny without Prejudice - No documentation was submitted by the applicant.

Note: Stucco replacement and paint colors approved by staff as part of a routine maintenance C.A.

**Task Force Recommendation:** 1) Replace all wood windows with wood double-hung sash windows in 1/1 configuration and low-E glass. - Approve with Conditions - Applicant needs to provide window survey for sashes. Wood windows sashes need to be 6 over 1 per the ordinance. Applicant needs to provide color swatch for main body stucco.  
2) Replace exterior doors (front and side). - Approve - Doors as submitted are approved.  
3) Replace roof with composition shingles in Weathered Wood style and color. - Approve  
4) Replace exterior light fixtures. - Approve with Conditions - Applicant needs to provide light fixtures.

**DISCUSSION ITEM:**

17. 2214 ROUTH ST  
State Thomas Historic  
District  
CD067-015(JA)  
Jim Anderson

**Request:** 1) Demolish main structure.

**Applicant:** Ed Abraham

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Demolish main structure. - Approve - Finding of fact. The building permit documents that this structure was constructed in 1934. The Designation report for the State Thomas Historic District states that the original structure were built between 1870 and 1920. This structure is non contributing because of age.

**Task Force Recommendation:** 1) Demolish main structure. - Approve - Approval based on date of building permit, 1934 and being out of the period of significance.

**DISCUSSION ITEM:**

18. 1103 E 9TH ST  
Tenth Street Neighborhood  
CA067-354(TC)  
Tracey Cox

**Request:** 1) Install new roof with green composition shingles.  
2) Install an 8 foot wrought iron fence around the property.  
3) Install HVAC system in the side yard with an 8 foot wrought iron security fence.  
4) Remove trees.

**Applicant:** Alvin Jordan

**Representative:** N/A

**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Install new roof with green composition shingles. - Approve  
2) Install an 8 foot wrought iron fence around the property. - Approve with Conditions - The fence may be 8' high throughout, but must be set back at least 10 feet from the front facades of the buildings. The fence will match the design of the fence located at 1113 East 9th Street except 8' high, and will be painted dark green and a sample of the color will be submitted to the Landmark Commission. The fence height will not be stepped or sloped, but will be of a level, consistent height (#22852, SITE AND SITE ELEMENTS, (i), (k), (m), and (n)).  
3) Install HVAC system in the side yard with an 8 foot wrought iron security fence. - Approve with Conditions - Any new mechanical equipment must be erected in the side or rear yards and must be screened from the street (#22852, SITE AND SITE ELEMENTS, (g)). Fence to not exceed 8' high throughout. The fence will match the design of the fence located at 1113 East 9th Street except 8' high, and will be painted dark green and a sample of the color will be submitted to the Landmark Commission. (#22852, SITE AND SITE ELEMENTS, (i), (k), (m), and (n)).  
4) Remove trees. - Deny without Prejudice - Ordinance says that "existing mature trees must be protected. Unhealthy or damaged trees may be removed if deemed appropriate". Documentation to health of trees had not been submitted at this time (#22852, SITE AND SITE ELEMENTS, (h)).

**Task Force Recommendation:** 1) Install new roof with green composition shingles. - Approve with Conditions - No quorum, comments only:

Approval with conditions - must provide a sample of proposed roofing and the existing roofing material.

2) Install an 8 foot wrought iron fence around the property. - Approve with Conditions - No quorum, comments only:

The fence may be 8' high throughout, but must be set back at least 10 feet from the front facades of the buildings (per SITE AND SITE ELEMENTS (k)). The fence will match the design of the fence located at 1113 East 9th Street except 8' high, and will be painted dark green and a sample of the color will be submitted to the Landmark Commission. The fence height will not be stepped or sloped, but will be of a level, consistent height.

3) Install HVAC system in the side yard with an 8 foot wrought iron security fence. - Approve - Comments only, no quorum.



Existing mature trees are protected and any mature trees proposed to be removed must be documented to be unhealthy or damaged (per SITE AND SITE ELEMENTS (h)).

19. 111 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA067-363(MW)  
Marcus Watson

**Request:** 1) Paint house.  
2) Replace roof.  
**Applicant:** Llewyn Jobe  
**Representative:** N/A  
**Date Filed:** April 5, 2007

**Staff Recommendation:** 1) Paint house. - Approve - Since the task force meeting, the applicant submitted all necessary materials. Because this is a typical paint color submittal and the colors are well within accepted ranges, staff recommends approval. Ordinance 18369, Sect. 9, Para. (a) (8)(C): All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.  
2) Replace roof. - Approve - Since the task force meeting, the applicant submitted all necessary materials. Because this is a typical roof style and color, staff recommends approval. Ordinance 18369, Sect. 9, Para. (a) (8)(E): Roof colors must complement the style and overall color scheme of the structure.

**Task Force Recommendation:** 1) Paint house. - Deny without Prejudice - Application is incomplete.  
2) Replace roof. - Deny without Prejudice - Approval to remove siding, but without colors, details, etc., cannot proceed.

20. 327 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA067-344(MW)  
Marcus Watson

**Request:** 1) Install stone retaining wall on front property line, 2.5 ft. tall or less.  
**Applicant:** Larry Zayas  
**Representative:** N/A  
**Date Filed:** March 29, 2007

**Staff Recommendation:** 1) Install stone retaining wall on front property line, 2.5 ft. tall or less. - Deny - The retaining wall is not necessary to preserve natural or existing slope. Ordinance #18369, Section 9, Para. (b)(8): Retaining walls are not permitted in the front and side yards, except to preserve a natural or existing slope, or to make a slope similar to that of an adjacent lot.

**Task Force Recommendation:** 1) Install stone retaining wall on front property line, 2.5 ft. tall or less. - Deny - TF recommends denial of request per WH code requirement that retaining walls must be necessary to retain soil/slope. This is not the case in this yard.

**DISCUSSION ITEM:**

21. 122 N MONTCLAIR  
AVE  
Winnetka Heights Historic  
District  
CA067-340(MW)  
Marcus Watson

**Request:** 1) Construct 8-ft. board-on-board wooden fence. (CA after-the-fact).

**Applicant:** Kevin Haaga

**Representative:** N/A

**Date Filed:** March 27, 2007

**Staff Recommendation:** 1) Construct 8-ft. board-on-board wooden fence. (CA after-the-fact). - Approve with Conditions - Fence location screens air conditioning units, but return on north side of house should be lowered to 6 feet tall. Ordinance 18369, Sect. 9, Subsection (b)(2): Fences must: be constructed in vertical position, have horizontal top edge, be 9 feet tall or less, located in rear 50% of the side yard if an interior side fence, except (paragraph ii) that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot.

**Task Force Recommendation:** 1) Construct 8-ft. board-on-board wooden fence. (CA after-the-fact). - Approve with Conditions - Current fence is located 5 feet back from front of house and is 8 feet tall constructed of solid wood. Fence was built recently without CA application or approval. It is recommendation of TF that fence return on left side be cut down to 6 feet tall.

22. 214 N WILLOMET AVE  
Winnetka Heights Historic  
District  
CA067-366(MW)  
Marcus Watson

**Request:** 1) Replace front door (CA after the fact).

**Applicant:** John Culbertson

**Representative:** N/A

**Date Filed:** March 15, 2007

**Staff Recommendation:** 1) Replace front door (CA after the fact). - Deny without Prejudice - The door is not compatible to the age and style of the house. Ordinance 18369, Section 9, Para. (a)(17)(F)(iii): All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building.

**Task Force Recommendation:** 1) Replace front door (CA after the fact). - Deny without Prejudice - Current door replaced without CA application nor approval. Current door is inappropriate per WH code requirements of materials (wood) and style (one light, no leaded glass).



**DISCUSSION ITEM:**

23. 407 N WILLOMET AVE  
Winnetka Heights Historic  
District  
CA067-362(MW)  
Marcus Watson

**Request:** 1) Paint house. [Body: Khaki (Ben. Moore HC-89), Trim: Light Tan (BM HC-90), Accent: Green (BM HC-122)]  
**Applicant:** Stephen Pickard  
**Representative:** N/A  
**Date Filed:** April 5, 2007  
**Staff Recommendation:** 1) Paint house. [Body: Khaki (Ben. Moore HC-89), Trim: Light Tan (BM HC-90), Accent: Green (BM HC-122)] - Approve  
**Task Force Recommendation:** 1) Paint house. [Body: Khaki (Ben. Moore HC-89), Trim: Light Tan (BM HC-90), Accent: Green (BM HC-122)] - Approve - TF recommends approval of new paint colors as requested.

24. 3301-3333 Elm Street  
and 232 Truck Avenue  
Continental Gin

**Request:** Discussion, Reivew, and Authorization of a Public Hearing for Revision of Criteria for Continental Gin, 3301-3333 Elm Street and 232 Trunk Ave.  
**Applicant:** N/A  
**Representative:** N/A  
**Date Filed:**  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation: Approval

25. 1607 Lyte Street  
Magnolia Station

**Request:** Discussion, Reivew, and Authorization of a Public Hearing for Revision of Criteria for the Magnolia Station, 1607 Lyte Street.  
**Applicant:** N/A  
**Representative:** N/A  
**Date Filed:**  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation: Approval

26. 2900 White Rock Rd.  
White Rock Pump Station

**Request:** Discussion, Reivew, and Authorization of a Public Hearing for Revision of Criteria for White Rock Pump Station, 2900 White Rock Rd.  
**Applicant:** N/A  
**Representative:** N/A  
**Date Filed:**  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation: Approval

**OTHER BUSINESS:**

1. Approval of the Minutes of April 2, 2007.
2. Appointment of Linda Ward to the Winnetka Heights Task Force.
3. Establishment of a Historic Preservation Program (Tax Incentive) Committee and appointment of new members.
4. Discussion of the Landmark Commission Rules of Procedure.  
Staff Recommendation: Approve with conditions.



**OTHER BUSINESS:**

5. Designation Committee Meetings will be held on the following dates:

Wednesday, May 9, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, May 16, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, May 23, 2007, 6:00 p.m., Site visit of the Statler Hilton, 1914 Commerce Street, followed by discussion at Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, June 13, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, June 27, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

6. Historic Preservation Program - Tax Incentive Committee Meetings will be held on the following dates:

Wednesday, May 9, 2007, 5: 8:00 a.m., Dallas City Hall, 1500 Marilla Street, 5ES.

Wednesday, May 16, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, May 23, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, 5DN.

7. Questions and comments about any routine maintenance request approved by city staff and provided to the Landmark Commission for review. List of properties receiving routine maintenance approvals are available at the Department of Development Services from Luann Taylor.



## EXECUTIVE SESSION

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. *seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. *deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. *deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.073]*
- d. *deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. *deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. *Discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Texas Government Code §551.086]*