



City of Dallas
Landmark Commission
Monday, July 10, 2006
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
Janet Tharp, Interim Assistant Director
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

OPEN MEETINGS VIDEO:

1. Open Meetings Video, 9:00 a.m., room 5ES

BRIEFINGS:

1. EXECUTIVE SESSION:
Executive Session for attorney briefing pursuant to Section 551.071 of the Texas Government Code (Texas Open Meetings Act) regarding Preservation Dallas, et al. v. Victor Wyly, et al., No. DV-04-00158-B.
2. Certificates of Appropriateness
3. Certificates for Demolition and Removal
4. Other Business

CONSENT ITEM:

1. 1701 N MARKET ST
Ste:165
West End Historic District
CA056-365(JA)
Jim Anderson

Request: 1) Exterior awning for retail storefront.

Applicant: Abel Bertaud

Representative: N/A

Date Filed: May 23, 2006

Staff Recommendation: 1) Exterior awning for retail storefront. - Approve with Conditions - The awning to be attached to the wood and not the brick. No scalloped edge, straight flap. Applicant has agreed to these conditions.

Task Force Recommendation: 1) Exterior awning for retail storefront. - Approve with Conditions - The awning to be attached to the woodwork and not the brick work

CONSENT ITEM:

2. 301 N MARKET ST
West End Historic District
CA056-364(JA)
Jim Anderson

Request: 1) Replacement of the existing mechanical and electrical systems.
2) Replacement of (2) emergency generators on existing roof.

Applicant: Dallas County Community College District

Representative: N/A

Date Filed: May 23, 2006

Staff Recommendation: 1) Replacement of the existing mechanical and electrical systems. - Approve - Approval as submitted. Equipment will not be seen from the street
2) Replacement of (2) emergency generators on existing roof. - Approve - Approval as submitted. Equipment will not be seen from the street

Task Force Recommendation: 1) Replacement of the existing mechanical and electrical systems. - Approve - Approval as submitted provided they cannot be seen from the sidewalk level
2) Replacement of (2) emergency generators on existing roof. - Approve - Approval as submitted provided they cannot be seen from the sidewalk level

3. 4932 JUNIUS ST
Munger Place Historic District
CA056-373(JA)
Jim Anderson

Request: 1) Landscape and hardscape improvements. New front beds, new walk from drive to front walk, new entry urns, add solid brick between neighbor's driveway, stamped concrete on drive to match old concrete sidewalk

Applicant: Jason Harper

Representative: N/A

Date Filed: May 31, 2006

Staff Recommendation: 1) Landscape and hardscape improvements. - Approve with Conditions - Approval as submitted. Brick pedestals to match chimney brick or be painted to match painted brick on porch. New brick between driveways should match the chimney brick or the brick on the neighbor's house. Ordinance No. 20024, Section 11(b).

Task Force Recommendation: 1) Landscape and hardscape improvements. - Approve with Conditions - Recommend landscape as submitted. Urns are approved as appropriate by task force. Suggest old, solid brick (for pedestals). New brick (between driveways) to match chimney or neighbor's house

4. 4517 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-359(MD)
Mark Doty

Request: 1) Detached garage constructed at site. Plans vary from original approved application. Height increased by 1'-8", and to move passage door from north facade to east facade.

Applicant: J.W. Brasher

Representative: N/A

Date Filed: May 29, 2006

Staff Recommendation: 1) New garage roof height increased 1'-8" over originally approved. Door moved to different elevation. - Approve - New garage roof height increased 1'-8" over originally approved. Door moved to different elevation. Approve. Ordinance No. 22352, Item 6.

Task Force Recommendation: 1) New garage roof height increased 1'-8" over originally approved. Door moved to different elevation. - Approve

CONSENT ITEM:

5. 5105 SWISS AVE
Swiss Avenue Historic
District
CA056-371(JA)
Jim Anderson

Request: 1) Replace/repair existing concrete driveway. Driveway will be widened 1 foot to a 9 foot width.

Applicant: Larry Waisanen

Representative: N/A

Date Filed: May 30, 2006

Staff Recommendation: 1) Replace/repair existing concrete driveway. - Approve - Ordinance #18563 Section 14(b)(7) Allows for the maximum driveway width, in the front yard, to be 10 feet.

Task Force Recommendation: 1) Replace/repair existing concrete driveway. - Approve - Approval as submitted

6. 2825 WARREN AVE
Wheatley Place Historic
District
CA056-349(MD)
Mark Doty

Request: 1) Retrofit security bars

Applicant: ROBERT JORDAN

Representative: N/A

Date Filed: May 25, 2006

Staff Recommendation: 1) Retrofit lock mechanism on existing burglar bars side windows. - Approve with Conditions - Burglar bar retrofit on back door - Approve Burglar bar retrofit on side facades - Approve with conditions.
Although Ordinance 24432, Section 5.5 does not allow burglar bars on protected facades, Landmark Commission on April 3, 2006 allowed exception to this stipulation based on current neighborhood conditions that at this time merit burglar bars due to safety concerns. Bars appear to predate designation. No additional burglar bars should be installed on protected facades.

Task Force Recommendation: 1) Retrofit lock mechanism on existing burglar bars side windows. - Approve with Conditions - Comments only. No quorum.
How is new retrofit going to look and operate? Although Ordinance 4.1(a) does not allow burglar bars on protected facades, neighborhood conditions at this time merit burglar bars due to safety conditions. Bars appear to predate designation.

CONSENT ITEM:

7. 3500 MEYERS ST
Wheatley Place Historic
District
CA056-353(MD)
Mark Doty

Request: 1) Retrofilit security bars
Applicant: ROBERT JORDAN
Representative: N/A
Date Filed: May 25, 2006
Staff Recommendation:

1) Retrofit lock mechanism on security bars on windows - Approve with Conditions - Retrofit of burglar bars on side windows - Approval with Conditions.
Although Ordinance 24432, Section 5.5 does not allow burglar bars on protected facades, Landmark Commission on April 3, 2006, allowed exception to this stipulation based on current neighborhood conditions that at this time merit burglar bars due to safety concerns. Bars appear to predate designation. No additional burglar bars should be installed on protected facades.

Task Force Recommendation: 1) Retrofit lock mechanism on security bars on windows - Approve with Conditions - Comments only.
No photographs of current conditions.
Although Ordinance 4.1(a) does not allow burglar bars on protected facades, neighborhood conditions at this time merit burglar bars due to safety conditions. Bars appear to predate designation.

8. 3622 DUNBAR ST
Wheatley Place Historic
District
CA056-350(MD)
Mark Doty

Request: 1) Retrofit security bars.
Applicant: ROBERT JORDAN
Representative: N/A
Date Filed: May 26, 2006
Staff Recommendation:

1) Retrofit lock mechanism on existing security bars on doors. - Approve with Conditions - Burglar bar retrofit on back door - Approve Burglar bar retrofit on two front doors - Approve with Conditions.
Although Ordinance 24432, Section 5.5 does not allow burglar bars on protected facades, Landmark Commission on April 3, 2006, allowed exception to this stipulation based on current neighborhood conditions that at this time merit burglar bars due to safety concerns. Bars appear to predate designation. No additional burglar bars should be installed on protected facades.

Task Force Recommendation: 1) Retrofit lock mechanism on existing security bars on doors. - Approve with Conditions - Comments only
Although Ordinance 4.1(a) does not allow burglar bars on protected facades, neighborhood conditions at this time merit burglar bars due to safety conditions. Bars appear to predate designation.

CONSENT ITEM:

9. 405 N CLINTON AVE
Winnetka Heights Historic
District
CA056-369(JA)
Jim Anderson

Request: 1) Build a 22' x 24' garage.

Applicant: TRACE B BEARD

Representative: N/A

Date Filed: May 31, 2006

Staff Recommendation: 1) Build a 22' x 24' garage. - Approve with Conditions - Approval of garage. Submit garage door design to staff prior to the Landmark Commission hearing. Ordinance No. 18369, Section 9(a)(l).

Task Force Recommendation: 1) Build a 22' x 24' garage. - Approve with Conditions - Comments only. No quorum. Approval of structure, windows, brackets and door. Please submit picture of garage door to staff prior to installation.

10. 322 S MONTCLAIR
AVE
Winnetka Heights Historic
District
CA056-367(JA)
Jim Anderson

Request: 1) Paint exterior.

Applicant: Alida Perkins

Representative: N/A

Date Filed: May 31, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Ordinance No. 18369, Section 9(a)(8).

Task Force Recommendation: 1) Paint exterior. - Approve - Comments only. No quorum. Color scheme will follow the original scheme, with the exception of the stucco gable which will be included as the body color.

DISCUSSION ITEM:

1. 1314 ADMIRAL NIMITZ
CIR
Fair Park
CA056-366(JA)
Jim Anderson

Request:

- 1) Poultry Building. Repair structure and restore plaster exterior that is damaged.
- 2) Replace louvered door to match existing.
- 3) Install glass block to match original design.
- 4) Access door replacement.
- 5) Structural Stabilization.
- 6) New roof.
- 7) Paint structure.

Applicant: BOB HILBUN

Representative: N/A

Date Filed: June 1, 2006

Staff Recommendation:

- 1) Poultry Building. Repair structure and restore plaster exterior that is damaged. - Approve - Preservation Criteria for Zone B p. 52.
- 2) Replace louvered door to match existing. - Approve
- 3) Install glass block to match original design. - Approve with Conditions - Approval of the 12 inch by 12 inch block with the horizontal striation on the exterior and the vertical on the interior. This is the same pattern as seen on the historical photograph.
- 4) Access door replacement. - Approve
- 5) Structural Stabilization. - Approve
- 6) New roof. - Approve - Approval of roof repair.
- 7) Paint structure. - Approve with Conditions - Paint samples of both yellow and red orange on plywood and compare to the historic body color of the building. The yellow appears not to be as compatible with the body color as the red orange. It is possible that when the yellow was painted the color incompatibility prompted the repaint to red orange. The red orange is more compatible with the other paint colors on this building and those found elsewhere in the park. The consultant, Nancy McCoy states that it was not unusual to change the paint colors at Fair park until a correct color was found.

Task Force Recommendation:

- 1) Poultry Building. Repair structure and restore plaster exterior that is damaged. - Approve - Comments only.
- 2) Replace louvered door to match existing. - Approve
- 3) Install glass block to match original design. - Approve with Conditions - Approval of the 12 inch by 12 inch block with the horizontal striation on the exterior and the vertical on the interior.
- 4) Access door replacement. - Approve
- 5) Structural Stabilization. - Approve
- 6) New roof. - Approve
- 7) Paint structure. - Approve - Accept the chromium yellow P147, which the paint analysis report identified as the first original color.

DISCUSSION ITEM:

2. 1508 COMMERCE ST
Individual
CA056-362(JA)
Jim Anderson

Request: 1) Storefront signage.

Applicant: Mary Beth McMahon

Representative: N/A

Date Filed: May 30, 2006

Staff Recommendation: 1) Storefront signage. - Approve with Conditions - Approve window signs, projecting blade sign, and brass plaques as submitted with the recommendation that blade sign utilize the old mounting locations and recommend neon window signs as an alternative to the facade sign on the granite over the stained glass window. A sign located on that prominent architectural entrance is not appropriate. Ordinance No. 25893, Item 11.1.

Task Force Recommendation: 1) Storefront signage. - Approve with Conditions - Approve window signs, blade sign (neon), and brass plaques as submitted with the recommendation that blade neon sign utilize the old mounting locations and recommend neon window signs as an alternative to the facade sign on the granite over the stained glass window. Recemmend denial of any sign attached to the granite facade.

DISCUSSION ITEM:

3. 804 PACIFIC AVE
West End Historic District
CA056-363(JA)
Jim Anderson

Request: 1) Add ramp in DART right-of-way. (Negotiating lease from DART).
2) Add sidewalk cafe in city right-of-way. (Negotiating lease from City).
3) Add railings to ramp and at cafe to match railings at Market St. (Awalt Bldg.)
4) Add basement terrace with awnings to match Austin St. awnings to make basement usable and relate to basement in use (as in the Market St. basement bldg.)

Applicant: Alfredo Levy

Representative: N/A

Date Filed: June 1, 2006

Staff Recommendation: 1) Add ramp in DART right-of-way. - Deny without Prejudice - DART must approve the use of their property. There is a policy that there must be 7-10 feet unobstructed pedestrian clearance in the West End.
2) Add sidewalk cafe in city right-of-way. - Approve with Conditions - Staff supports the concept of the outdoor cafe. Submit additional information such as the type of railing to be used. The applicant must get a franchise agreement from the City of Dallas if this is located on City property. If located on DART right-of-way DART approval will be required.
3) Add railings to ramp and at cafe to match railings at Market St. - Approve with Conditions - Submit more information and details on the railings
4) Add basement terrace with awnings. - Approve with Conditions - Submit more information and details for the basement terrace. Staff supports the below grade terrace to be located on the parking lot side of the structure.

Task Force Recommendation: 1) Add ramp in DART right-of-way. - Deny without Prejudice - DART must approve the use of their property
2) Add sidewalk cafe in city right-of-way. - Approve with Conditions - Cafe is in the City right-of-way and is beyond the task force jurisdiction. However, the task force does support the concept.
3) Add railings to ramp and at cafe to match railings at Market St. - Approve with Conditions - Material selections, photos, and more detailed information on railings be submitted
4) Add basement terrace with awnings. - Approve with Conditions - Material selections, photos, and more detailed information on railings be submitted. The task force supports the concept of the basement terrace on the south facade.

DISCUSSION ITEM:

4. 5406 JUNIUS ST
Junius Heights
CA056-356(MD)
Mark Doty

Request: 1) Reconfigure windows beyond protected facade. Original windows at existing elevations to be used. New windows to be used only at very back of house.

Applicant: Drew Lang

Representative: N/A

Date Filed: May 29, 2006

Staff Recommendation: 1) Reconfigure windows beyond protected facade. - Approve with Conditions - Reconfigure windows beyond protected facade. - Approve with Conditions. To accommodate desired interior reconfiguration by the applicant, several windows need to be removed and installed in different locations on the west facade. Four full size windows will be removed and replaced with two full size windows. A pair of full-size windows will be removed and reinstalled with an additional smaller size window matching existing window installed. Windows will be one-over-one wood. The proposed changes fall outside of the protected front 50% of the side facade. Ordinance No. 26331, Item 4.1(a).

Task Force Recommendation: 1) Reconfigure windows beyond protected facade. - Deny without Prejudice - Comments only. Application reviewed as a courtesy by Peak's Suburban/Edison La Vista Task Force. No Junius Heights Task Force has been created. Proposed window alterations are not consistent with preservation of historic fabric or with the architectural character of the neighborhood.

5. 718 RIDGEWAY ST
Junius Heights
CA056-352(MD)
Mark Doty

Request: 1) Renovate existing home and add additional space to the second story.

Applicant: Cale Kids

Representative: N/A

Date Filed: May 30, 2006

Staff Recommendation: 1) Modify existing first floor on rear of residence with a half story addition. - Approve - Revised elevations and additional details requested by Task Force received by staff on June 13. Per submittals, plans and elevations are appropriate for new construction and adhere to Section 8 of Junius Heights ordinance. Approval of colors submitted. Cliveden Mist for body and Mark Twain House Olive for trim. Ordinance No. 26331, Item 8.3(b), 8.5, and 8.6.

Task Force Recommendation: 1) Modify existing first floor on rear of residence with a half story addition. - Approve with Conditions - Comments only. Application reviewed as a courtesy by Peak's Suburban/Edison La Vista Task Force. No Junius Heights Task Force has been created. Provide additional details on windows, eaves, trim, roof shingles and other features.

DISCUSSION ITEM:

6. 510 E 5TH ST
Lake Cliff Historic District
CD056-013(JA)
Jim Anderson

Request: 1) Demolition of accessory structure based on imminent threat to public health and safety.
Applicant: John Wiley Price
Representative: N/A
Date Filed: June 6, 2006
Staff Recommendation: 1) Demolish accessory structure. - Approve - 51A-4.501(h)(4)(C) and (D).
Task Force Recommendation: 1) Demolish accessory structure. - Approve - Approval of the demolition of accessory structure

7. 611 N MARSALIS AVE
Lake Cliff Historic District
CD056-012(JA)
Jim Anderson

Request: 1) Demolish garage based on imminent threat to public health and safety.
Applicant: Michelle Oliver
Representative: N/A
Date Filed: June 1, 2006
Staff Recommendation: 1) Demolish garage. - Approve - 51A-4.501(h)(4)(C).
Task Force Recommendation: 1) Demolish garage. - Approve - Approval of removing debris from back of property

8. 4840 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA056-361(MD)
Mark Doty

Request: 1) Remove brick vent on roof back slope. Vent not visible from street
Applicant: Jacque Gavin
Representative: N/A
Date Filed: June 1, 2006
Staff Recommendation: 1) Remove chimney flue on back roof slope. - Deny without Prejudice - Maintain chimney flue that is visible, remove chimney flue in interior. Provide necessary roof support for visible exterior flue. Recommend retain and store salvaged brick for future use on site. Although this flue is on the back facade, it is a historic feature and should be retained if possible. Secretary of the Interior's Standard #2. "The historic character of a property will be retained."
Task Force Recommendation: 1) Remove chimney flue on back roof slope. - Deny without Prejudice - Remove brick vent on back roof slope. Deny without prejudice - Maintain chimney that is visible above roof line, cut off and support in attic and at ceiling. Recommend that all brick be salvaged for future reinstallation, if desired.

DISCUSSION ITEM:

9. 4413 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA056-360(MD)
Mark Doty

Request: 1) 8' wood frame backyard fence.
2) Enlarge the rear dormer for additional height
3) Reroof with composition shingles - weathered wood color
4) Install porch railing same as original
5) Second floor porch 2X wood supports same as original
6) Gravel parking

Applicant: Gretchen Wittig

Representative: Rick Hansen

Date Filed: May 28, 2006

Staff Recommendation: 1) Construct new 8' wood frame backyard fence - Approve with Conditions - Wood fence, 8' in height along side yards and along the back. Gate and returns must be 70% open per Ordinance 2.11. Details of gates have not been provided as of 6/14.
2) Enlarge rear dormer for additional head height - Approve with Conditions - Ordinance 22352, Section 4.2, "New construction, additions to historic structures...must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure." 117 wood siding has been specified for use on dormer. Additional details have been provided on windows
3) Re-roof with new weathered shingles - Approve - Applicant to provide more information on shingle type and color. Per Section 3.17 of Ordinance, composition shingles are allowed.
4) Install porch railing on first floor to match second floor - Approve - Historic photograph has been supplied that shows configuration of historic porch railing that is to be replicated on first floor porch.
Section 4.2 states, "New construction, additions to...porches...must be of appropriate...materials, detailing...and must have fenestration patterns and solids to voids ratios that are typical of the historic structure." Porch railing to be replicated on half of front facade and on one side.
5) Install 2X wood supports on second floor porch - Approve with Conditions - Historic photograph has been supplied that shows configuration of historic enclosed balcony and supporting wood supports that are to be installed on half of second porch.
Section 4.2 states, "New construction, additions to...porches...must be of appropriate...materials, detailing...and must have fenestration patterns and solids to voids ratios that are typical of the historic structure."
6) Gravel parking - Approve with Conditions - Gravel parking area - Approve with conditions. Uncontained recycled concrete gravel parking area to be located behind gate in back side yard. Recommend that parking area be contained, per Sec. 51A-4.301 of the Dallas Development Code. Ordinance No. 22352, Item 2.3.

Task Force Recommendation: 1) Construct new 8' wood frame backyard fence - Approve with Conditions - Fence ok, gates and returns shall be 70% open per Ordinance 2.11. Provide details of gate.

- 2) Enlarge rear dormer for additional head height - Approve with Conditions - Dormer change ok. Show additional details of window and specify siding.
- 3) Re-roof with new weathered shingles - Approve - Shingles good.
- 4) Install porch railing on first floor to match second floor - Approve - Porch railing ok to match photo and include sides.
- 5) Install 2X wood supports on second floor porch - Approve with Conditions - Ok for bamboo curtains and vertical supports to match historic photo.
Two task force members were opposed.
Renee Manes - 'Date of photo showing "historic" porch is not verified - vertical posts will partially hide architectural elements of front facade.
Robert Kam - Object to installing 2 x 2 porch supports and bamboo curtains because the filling in of the porch will obstruct significant original architectural features.
- 6) Gravel parking - Approve - Gravel parking

10. 4612 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-332(MD)
Mark Doty

Request: 1) Build a 24' x 27' two-story garage. 2nd floor finished out (rec room - including bathroom and kitchen facilities.)
Exterior material and colors to match existing house.
Garage doors: Clopay-Gallery Collection - Short Panel Rectangle Window
Nine light steel door: Masonite Steel Entry 9 Lite External Grille, Camber Top
Wood Windows: Solid wood windows, doublehung, Simulated divided lite.
Exterior Lighting fixture: Need manuf. spec sheet

Applicant: Chris Ivy

Representative: N/A

Date Filed: May 18, 2006

Staff Recommendation: 1) Build a two-story garage. 2nd floor finished out -including bathroom and kitchen facilities. - Approve with Conditions - Construction of garage with finished out upstairs rooms. Approve with conditions - New garage meets requirements set forth for new accessory buildings in Ordinance 22352, Section 6. Colors to match existing color scheme on main house. Colors submitted appear to be too bright.
Glass in door should be flat across the top.
Issue was raised whether this could be considered a Second Dwelling Unit as defined in Dallas City Code, Section 51A-4.209(b)(6). Question also raised if floor plan of accessory structure exceeds what is allowed in Dallas City Code 51A-4.209(b)(6)(vii)(dd). Applicant has been encouraged to get in contact with Building Inspection to review this proposal.

Task Force Recommendation: 1) Build a two-story garage. 2nd floor finished out -including bathroom and kitchen facilities. - Approve with Conditions - Glass in 3'-0" door should be flat across the top.
Paint colors to match main structure. Green sample appears to be too primary.

DISCUSSION ITEM:

11. 4840 WORTH ST
Peak's Suburban Addition
Neighborhood
CA056-355(MD)
Mark Doty

Request: 1) Demolish and remove existing driveway
2) Repour new driveway and slab for carport in rear of property
3) Remove existing chain link fence and install new 8' wood fence
4) Remove balcony railing and install new railing to match original

Applicant: ALBERT SILVA

Representative: N/A

Date Filed: June 1, 2006

Staff Recommendation: 1) Demolish existing driveway - Approve - Demolish existing driveway - Approve.
2) New driveway and carport slab in rear of property - Approve with Conditions - Construction of new driveway to match existing in width and materials. Approve - Ordinance 22352, Section 2.3 "New...driveways must be of brush finish concrete..." Concrete parking pad, 24' x 20' pad for future carport located in rear yard.
3) Remove existing chain link fence and construct new 8' wood fence - Approve with Conditions - Ordinance 22352, Section 2.11; "The fence at the side property line may be a solid fence." Return must be 70% open in accordance with Section 2.11, "The portion of the fence facing the main street must be at least 70% open."
4) Remove existing non-historic balcony railing and install new railing based on historic. - Approve with Conditions - Proper photographic documentation has been provided that shows historic railing . Rail height to be no more than 36". Secretary of the Interior's Standard #6.

Task Force Recommendation: 1) Demolish existing driveway - Approve - Drive demo ok.
2) New driveway and carport slab in rear of property - Approve with Conditions - New drive and slab ok. Drive to match width of existing.
3) Remove existing chain link fence and construct new 8' wood fence - Approve with Conditions - Fence ok. Return 70% open.
4) Remove existing non-historic balcony railing and install new railing based on historic. - Approve with Conditions - Porch railings ok to match photos; rail height no more than 36".

DISCUSSION ITEM:

12. 2729 SOUTH BLVD
South Blvd./Park Row
Historic District
CA056-357(MF)
Margaret Fiskell

Request: 1) Replace the front exterior doors - each door is 9' height x 30" width - may need custom doors to be made.

Applicant: Amy Utigard

Representative: N/A

Date Filed: May 16, 2006

Staff Recommendation: 1) Replace the front exterior doors - 9' height x 30" width - may need custom doors to be made. - Approve with Conditions - Recommend replacement of the existing doors with custom wood doors that match the historic side-light configuration.
The applicant can provide a photograph if suitable salvage wood doors are located.

Task Force Recommendation: 1) Replace the front exterior doors - 9' height x 30" width - may need custom doors to be made. - Approve - Installation of front exterior doors using Simpson door brand #4226 - wood panel without glass (see attached form) or an equivalent door from another manufacturer or a salvage yard. Task Force also recommends the installation of a steel door jam for security.

13. 6321 BRYAN PKWY
Swiss Avenue Historic
District
CA056-375(JA)
Jim Anderson

Request: 1) Add walk way from side walk to entry steps with 1 roll step at sidewalk intersection and concrete to have broom finish.

Applicant: DAVID WILLIAMS

Representative: N/A

Date Filed: June 1, 2006

Staff Recommendation: 1) Add walk way from side walk to entry steps with 1 roll step at sidewalk intersection. - Approve - Approval as submitted. Proposed walk and rolled step are typical for the street

Task Force Recommendation: 1) Add walk way from side walk to entry steps with 1 roll step at sidewalk intersection. - Approve - Approval as submitted. Proposed walk and rolled step are typical for the street. Ordinance No. 18563, Section 14(b)(7)(A)(iii).

14. 6159 LA VISTA DR
Swiss Avenue Historic
District
CA056-372(JA)
Jim Anderson

Request: 1) Front yard landscape, already installed.

Applicant: Flintshire Enterprise LLC

Representative: N/A

Date Filed: June 1, 2006

Staff Recommendation: 1) Front yard landscape, already installed. - Approve with Conditions - Approval of landscape bed at front of house. The corner bed should be returned to lawn since it is not appropriate to the district's landscape designs.

Task Force Recommendation: 1) Front yard landscape, already installed. - Approve with Conditions - New landscaping seems appropriate and tasteful for the corner lot. The corner planting away from the house near the street seems innappropriate for the neighborhood.

DISCUSSION ITEM:

15. 5514 SWISS AVE
Swiss Avenue Historic
District
CD056-014(JA)
Jim Anderson

Request: 1) Demolish garage structure.
Applicant: Nick and Rhonda McCune
Representative: N/A
Date Filed: June 1, 2006
Staff Recommendation:

1) Demolish garage structure. - Approve - Approval as submitted. The garage is in poor condition and poses a threat to public health and safety. The task force architect noted that the structure has been added on to over time. The additions have created a non-contributing structure. 51A-4.501(h))(4)(C).

Task Force Recommendation: 1) Demolish garage structure. - Approve - Approval as submitted. The garage is in poor condition and does not make a contribution in design of function. Not original. Poses a threat to public health and safety as is. Task force architect noted that the structure has been added on to over time. The additions are noncontributing to the property.

16. 5514 SWISS AVE
Swiss Avenue Historic
District
CA056-370(JA)
Jim Anderson

Request: 1) New garage accessory building and pool cabana.
Applicant: Nick and Rhonda McCune
Representative: N/A
Date Filed: June 1, 2006
Staff Recommendation:

1) New garage accessory building and pool cabana. - Approve with Conditions - Building Inspection may require a deed restriction from the Board of Adjustment pertaining to the use of this structure.

Task Force Recommendation: 1) New garage accessory building and pool cabana. - Approve - Approval as submitted.

17. 5703 SWISS AVE
Swiss Avenue Historic
District
CA056-374(JA)
Jim Anderson

Request: 1) Add glass windows behind garage doors. Glass will only be visible when garage doors are in an open position.
Applicant: Virginia McAlester
Representative: N/A
Date Filed: June 1, 2006
Staff Recommendation:

1) Add glass windows behind garage doors. - Approve with Conditions - Approve conceptually. Submit more information and details for future review.

Task Force Recommendation: 1) Add glass windows behind garage doors. - Approve with Conditions - Approve conceptually. Please submit more details, materials, photos and drawings for consideration

DISCUSSION ITEM:

18. 3027 WARREN AVE
Wheatley Place Historic
District
CA056-358(MD)
Mark Doty

Request: 1) New single family construction
Applicant: David Manning
Representative: N/A
Date Filed: May 20, 2006

Staff Recommendation: 1) New single family construction - Deny without Prejudice - Plans and elevations as currently presented do not meet the criteria for new construction per Ordinance 24432, Section 9. Applicant is working with Staff on a new design and will re-submit for the August meeting.

Task Force Recommendation: 1) New single family construction - Approve with Conditions - Comments only. One over one wood windows. Is gable vent needed? Additional 'craftsman' details. Raised porch 18". Base of brick column brick.

19. 411 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CA056-368(JA)
Jim Anderson

Request: 1) Rose trellis in rear yard.
Applicant: Douglas Edward Berg
Representative: N/A
Date Filed: May 19, 2006

Staff Recommendation: 1) Rose trellis in rear yard. - Approve - Suggest using square lattice as opposed to diamond lattice. The structure is not visible from the street.

Task Force Recommendation: 1) Rose trellis in rear yard. - Approve - Comments only. No quorum. Recommend using square lattice as opposed to diamond lattice; but the structure is not visible from the street.

20. 310 N WINNETKA AVE
Winnetka Heights Historic
District
CA056-320(JA)
Jim Anderson

Request: 1) Paint exterior. Sherwin Williams paint. Body: roycorft suede; trim: roycorft vellum; and accent: roycroft copper red.
Applicant: Connie Marks
Representative: N/A
Date Filed: May 8, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Approval of these color choices. The Landmark Commission has approved this color combination in the past. Ordinance No. 18369, Section 9(a)(8).

Task Force Recommendation: 1) Paint exterior. - Task Force did not review this application.

OTHER BUSINESS:

1. Approval of the Minutes of June 5, 2006
2. Discussion of Wynnewood Village.
3. Consideration of amendments to the rules of procedure as it pertains to the Junius Heights task force.
4. Appointment of John Council, Laura Koppang, Mary Mesh, Rene Schmidt, Tracey Venegas, and Thomas Zollars to the Junius Heights Task Force; and Gaye Jackson Price to the Swiss Avenue/Munger Place Historic District.
5. 10th Street Survey Results: Dwayne Jones, Preservation Dallas; Kathy Davis, Code Compliance, and Jennifer Richie, City Attorney's Office.
6. Updating the Historic Development Program.
7. Appeals: The process of preparing an item for appeal to City Plan Commission.
8. Designation Committee Meetings will be held on the following Dates:
Wednesday, July 12, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, July 26, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, August 9, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, August 23, 2006, 5:45 p.m., 1500 Marilla Street, room 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]*