



**City of Dallas**  
**Landmark Commission**  
**Monday, January 4, 2010**  
**AGENDA**

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CITY SECRETARY  
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	12:00 P.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  
Jim Anderson, Senior Planner  
Mark Doty, Senior Planner  
Margaret Fiskell, Senior Planner

**BRIEFINGS:**

1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

**CONSENT ITEM:**

1. 400 S AKARD ST  
Federal Reserve Bank  
CA090-160(MD)  
Mark Doty

**Request:** 1) Addition of five new generators in parking lot adjacent to building.

**Applicant:** GOOD FULTON & FARREL

**Representative:** N/A

**Date Filed:** November 30, 2009

**Staff Recommendation:** 1) Addition of five new generators in parking lot adjacent to building. - Approve - Approve drawing as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Addition of five new generators in parking lot adjacent to building. - No quorum - no comments.

**CONSENT ITEM:**

2. 4803 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA090-170(MF)  
Margaret Fiskell

**Request:** 1) New fir pergola (14' x12'-10") with "Arts and Crafts" details, stained and sealed.  
2) New flagstone patio.

**Applicant:** Renee Manes

**Representative:** N/A

**Date Filed:** December 3, 2009

**Staff Recommendation:** 1) New fir pergola with "Arts and Crafts" details, stained and sealed. - Approve - The "Arts and Crafts" details are consistent with the architecture of the main house. The pergola is not attached to the house and will not adversely affect the historic character of the property or the integrity of the historic overlay district. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) New flagstone patio. - Approve - The flagstone patio is an appropriate material and complies with the preservation criteria for site and site elements. See Ordinance #22352 Section 2.3.

**Task Force Recommendation:** 1) New fir pergola with "Arts and Crafts" details, stained and sealed. - Approve - Approval as submitted.  
2) New flagstone patio. - Approve - Approval as submitted.

3. 6010 SWISS AVE  
Swiss Avenue Historic  
District  
CA090-172(JA)  
Jim Anderson

**Request:** 1) Replace louver on third floor with a window.  
2) Remove non-conforming stone wall located at driveway and replace with a brick wall that matches the brick on the house.  
Re-install existing iron gate.

**Applicant:** Ross Cunningham

**Representative:** N/A

**Date Filed:** December 3, 2009

**Staff Recommendation:** 1) Replace louver on third floor with a window. - Approve - The louver is typical of the style and period of the building with the finding that it is consistent with Ordinance No.18563, Section 14(a)(16)(F)(iii) and City Code Section 51A-4.501(g)(6)(C)(i).  
2) Remove non-conforming stone wall located at driveway and replace with a brick wall. - Approve - The brick wall is typical of the style and period of the building with the finding that it is consistent with Ordinance No.18563, Section 14(b)(2)(F)(i) and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Replace louver on third floor with a window. - No quorum-no comments.  
2) Remove non-conforming stone wall located at driveway and replace with a brick wall. - No quorum-no comments.

**CONSENT ITEM:**

4. 311 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA090-171(MF)  
Margaret Fiskell

**Request:** 1) Remove a 40 foot pecan tree located near the back of the house because of the possible hazard to the foundation and structure.

**Applicant:** Rob Romano

**Representative:** N/A

**Date Filed:** December 3, 2009

**Staff Recommendation:** 1) Remove a 40 foot pecan tree located near the back of the house. - Approve - The tree is exempt by Article X standards. No prohibition for tree removal in the rear yard under City Code Section 51A-10.125(a).

**Task Force Recommendation:** 1) Remove a 40 foot pecan tree located near the back of the house. - Approve - Task Force ok with removal of tree, especially as it is a threat to the structure and is in the rear of the structure.

5. 407 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA090-164(MF)  
Margaret Fiskell

**Request:** 1) Siding color: Sherwin Williams Summer House Beige - SW 3004.  
2) Trim color (exclude the front door) and all the remaining doors: Sherwin Williams Monterey Tan - SW 3049.  
3) Accent and front door color: Sherwin Williams Firewood - SW 6328.

**Applicant:** Sydney Crawford

**Representative:** N/A

**Date Filed:** December 3, 2009

**Staff Recommendation:** 1) Siding color: Sherwin Williams Summer House Beige - SW 3004. - Approve - The siding color is consistent for dominant and trim colors in Ordinance #18369 Section 9(a)8(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Trim color (exclude the front door) an all remaining doors: Sherwin Williams Monterey Tan-SW3049. - Approve - The trim color and color for the remaining doors is consistent with dominant and trim colors in Ordinance #18369 Section 9(a)8(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
3) Accent & front door color - Sherwin Williams - Firewood - SW 6328. - Approve - Accent and front door color is consistent with the criteria for dominant and trim colors in Ordinance #18369 Section 9(a)8(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Siding color: Sherwin Williams Summer House Beige - SW 3004. - Approve - Siding color is ok with the Task Force.  
2) Trim color (exclude the front door) an all remaining doors: Sherwin Williams Monterey Tan-SW3049. - Approve - Trim color is ok with the Task Force.  
3) Accent & front door color - Sherwin Williams - Firewood - SW 6328. - Approve - Accent and front door color is ok with the Task Force.

**CONSENT ITEM:**

6. 306 N WINDOMERE AVE  
Winnetka Heights Historic District  
CA090-165(MF)  
Margaret Fiskell

**Request:** 1) Body color paint - Sherwin Williams Sea Salt - SW6204.  
2) Trim paint color - Sherwin Williams Spare White - SW6203.  
3) Accent paint color - Sherwin Williams Pewter Green - SW6208.  
**Applicant:** Stephen L. Bossay  
**Representative:** N/A  
**Date Filed:** December 3, 2009  
**Staff Recommendation:**

1) Body color paint - Sherwin Williams Sea Salt - SW6204. - Approve - The proposed body color paint is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Trim paint color - Sherwin Williams Spare White - SW6203. - Approve - The proposed trim paint color is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
3) Accent paint color - Sherwin Williams Pewter Green - SW6208. - Approve - The proposed accent paint color is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Body color paint - Sherwin Williams Sea Salt - SW6204. - Approve  
2) Trim paint color - Sherwin Williams Spare White - SW6203. - Approve  
3) Accent paint color - Sherwin Williams Pewter Green - SW6208. - Approve

7. 410 S WINDOMERE AVE  
Winnetka Heights Historic District  
CA090-163(MF)  
Margaret Fiskell

**Request:** 1) Replace 20 windows - 35" x 65", with 3 over 3 expressed grid pattern, clear glass in wood or vinyl.  
2) Remove hackberry tree at Northwest corner of the structure.  
**Applicant:** Mark Thomas  
**Representative:** N/A  
**Date Filed:** December 3, 2009  
**Staff Recommendation:**

1) Replace 20 windows - 35" x 65", with 3 over 3 expressed grid pattern, clear glass in wood or vinyl. - Approve with Conditions - New double-hung windows must be wood. Translucent glass is permitted in bathroom windows only per Ordinance #18369 Section 9(a)(17)(B). The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Remove hackberry tree at Northwest corner of the structure. - Approve - The hackberry tree removal is acceptable. The hackberry tree is not a protected tree and is exempt by Article X standards see Dallas City Code Section 51A-10.125(a).

**Task Force Recommendation:** 1) Replace 20 windows - 35" x 65", with 3 over 3 expressed grid pattern, clear glass in wood or vinyl. - Approve with Conditions - Window frames and sashes must be wood, not vinyl. New windows ok. Use of clear glass and in limited places (especially the bathroom area) frosted glass ok. Double-pane glass ok.  
2) Remove hackberry tree at Northwest corner of the structure. - Approve - Tree removal as described is ok.

**DISCUSSION ITEM:**

1. 1925 ELM ST  
Harwood Historic  
District, Majestic Theatre  
CA090-169(MD)  
Mark Doty

**Request:** 1) Majestic Theater - Conceptual - New steel stair structure with wire mesh on east elevation.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** December 3, 2010

**Staff Recommendation:** 1) Majestic Theater - Conceptual - New steel stair structure with wire mesh on east elevation. - Approve with Conditions - Approve conceptually with the condition that the final plans, elevations, and details must be submitted for Landmark Commission approval.

**Task Force Recommendation:** 1) Majestic Theater - Conceptual - New steel stair structure with wire mesh on east elevation. - No quorum - comments only.  
Request alternative solution to access rooftop equipment. Comprehensive plan at CA meeting.

2. 308 N ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA090-156(MF)  
Margaret Fiskell

**Request:** 1) Replace steel casement windows with double-hung vinyl windows.

**Applicant:** Alfonso Mirabal

**Representative:** N/A

**Date Filed:** November 18, 2009

**Staff Recommendation:** 1) Replace steel casement windows with double-hung vinyl windows. - Approve with Conditions - Replacement windows must be wood. Double-hung 1-over-1 windows are typical of the style and period of the building and compatible with the other buildings on the blockface see Ordinance #18369 Section 9(a)(3) & (17)(B)(F)(iii)(iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Duplex is non-contributing to the period of significance in the Winnetka Heights Historic District. Minimal Traditional style is circa 1950.

**Task Force Recommendation:** 1) Replace steel casement windows with double-hung vinyl windows. - Approve with Conditions - Wood not vinyl window frames and sashes. Double-hung, 1-over-1; not sandwiched mullions in any event.

**DISCUSSION ITEM:**

3. 413 S ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA090-166(MF)  
Margaret Fiskell

**Request:** 1) Install a parking pad in the front yard.

**Applicant:** Jose Gomez

**Representative:** N/A

**Date Filed:** December 3, 2009

**Staff Recommendation:** 1) Install a parking pad in the front yard. - Deny -  
The proposed front yard parking pad is not appropriate or typical in the neighborhood. The proposed parking is not in compliance with Ordinance #18369 Section 9(b)(6). Expanding the driveway for parking does not comply with width, style and spacing requirements in Ordinance #18369 Section 9(b)(9)(B)(i)(ii)(iii)(iv). The result is an adverse effect to the block face and is inconsistent with the preservation standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Install a parking pad in the front yard. - Deny -  
No parking in front yards in Winnetka Heights.

**OTHER BUSINESS ITEMS:**

1. Approval of the November 2 and December 7, 2009 Minutes.

2. The Landmark Commission Designation Committee is scheduled to meet on the following dates:

Thursday, January 7, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, January 14, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, January 21, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, January 28, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, February 4, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, February 11, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time changes.

## **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]*