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CITY OF DALLAS

LANDMARK COMMISSION

Monday, March 2, 2009

CITY SECRETARY
DALLAS, TEXAS

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:00 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers – 6 th 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, Manager of Historic Preservation
 Kate Singleton, Chief Planner
 Jim Anderson, Sr. Planner Historic Preservation
 Tracey Cox, Planner Historic Preservation
 Mark Doty, Sr. Planner Historic Preservation
 Marcus Watson, Sr. Planner Historic Preservation

BRIEFING ITEMS

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Initiations and Designations, Discussion and Other Business Items.
2. Potential DART alignments through Downtown – Ernie Martinez, DART

CONSENT ITEMS

1. 616 Blaylock
 Lake Cliff
 CE089-011(TC)
 Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$33,463 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Aaron Richards

Application Filed: February 5, 2009

Staff Recommendations. Approval of the Certificate of Eligibility and approval of \$33,463 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendations: None

2. 4519 Gaston
 Peaks Suburban
 CE089-013(TC)
 Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Kyle Collins and Patricia Simon

Application Filed: 2/9/2009

Staff Recommendations. Approval of the Certificate of Eligibility.

Task Force Recommendations: None

3. 408 N Rosemont
Winnetka Heights
CE089-012(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$24,193 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Richard Smith

Application Filed: 1/24/2009

Staff Recommendations. Approval of the Certificate of Eligibility and approval of \$24,193 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendations: None

4. 3500 S. Fitzhugh Ave.
Fair Park
CA089-191(MD)
Mark Doty

Request: Texas Sky Ride - Approval of loading ramps and entry canopies.

Applicant: State Fair of Texas

Application Filed: January 30, 2009

Staff Recommendations. Texas Sky Ride - Approval of loading ramps and entry canopies. - Approve ramps and awnings in current configuration until January 31, 2010 with the condition the State Fair resubmit a final design for loading area for Texas Sky Ride.

Task Force Recommendations: Texas Sky Ride - Approval of loading ramps and entry canopies. – Approve with conditions - Grant temporary CA for ramps without awnings, through Jan. 31, 2010, in current location.

State Fair to develop plan for ramps during Fair and Summer Midway for FPTF approval.

5. 3949 Maple Ave.
Old Parkland Hospital
CA089-216(MD)
Mark Doty

Request:

- 1) Nurses Building - New double exit door at basement level on South elevation.
- 2) Nurses Building - Single exit door at basement level on West elevation. -
- 3) Nurses Building - New outdoor seating area with brick pavers and brick retaining walls located on southwest portion of site.
- 4) Nurses Building - New parapet screen wall on rear elevation.

Applicant: Benson Hlavaty Architecture

Application Filed: February 5, 2009

Staff Recommendations.

- 1) Nurses Building - New double exit door at basement level on South elevation. – Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Nurses Building - Single exit door at basement level on West elevation. – Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Nurses Building - New outdoor seating area with brick pavers and brick retaining walls located on southwest portion of site. – Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3949 Maple Ave Continued

- 4) Nurses Building - New parapet screen wall on rear elevation. – Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Nurses Building - New double exit door at basement level on South elevation. – Approve - As submitted.
- 2) Nurses Building - Single exit door at basement level on West elevation. – Approve - As submitted.
- 3) Nurses Building - New outdoor seating area with brick pavers and brick retaining walls located on southwest portion of site. – Approve – As submitted
- 4) Nurses Building - New parapet screen wall on rear elevation. – Approve with conditions - The proposed screen should be reduced in scale, simplified and set back from parapet.

6. 420 S. Central Expwy.

Olive and Myers Manufacturing
Buildings
CA089-215(MD)
Mark Doty

Request:

- 1) Olive and Myers - New rooftop deck and canopy.
- 2) Olive and Myers - Relocate existing exit door on East elevation 15-20 feet. New window in existing opening.
- 3) Olive and Myers - Construct landing and stairs at new exit door location.

Applicant: Ryan Bibb

Application Filed: February 5, 2009

Staff Recommendations.

- 1) Olive and Myers - New rooftop deck and canopy. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 8.2, 8.4, and 8.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Olive and Myers - Relocate existing exit door on East elevation 15-20 feet. New window in existing opening. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for nonprotected facades in the preservation criteria Section 4.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Olive and Myers - Construct landing and stairs at new exit door location. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for facades in the preservation criteria Section 4.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Olive and Myers - New rooftop deck and canopy. – Approve as submitted.
 - 2) Olive and Myers - Relocate existing exit door on East elevation 15-20 feet. New window in existing opening.– Approve as submitted
 - 3) Olive and Myers - Construct landing and stairs at new exit door location. – Approve as submitted
- Firsching recused.

7. 724 N Glasgow Dr.
Junius Heights
CD089-016(TC)
Tracey Cox

Request: Demolition of a rear yard accessory structure because it is newer than the period of significance.

Applicant: Gene Parker

Application Filed: February 9, 2009

Staff Recommendations. Demolition of a rear yard accessory structure – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendations: Demolition of a rear yard accessory structure – Approve -

8. 724 N Glasgow Dr.
Junius Heights
CA089-238(TC)
Tracey Cox

Request:

- 1) Construct a new garage in the rear yard
- 2) Extend driveway

Applicant: Gene Parker

Application Filed: February 9, 2009

Staff Recommendations.

1) New garage – Approve with conditions - The proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 9.2 that says "accessory structures must be compatible with the scale, shape, roof form, materials, detailing and color of the main building". Applicant may build the structure on the existing concrete slab and footprint and maintain the existing side and rear yard setback. If the structure is expanded, the structure will be increasing the nonconformity (the setbacks do not meet Code requirements). In general, Applicant must meet all applicable building codes.

2) Driveway – Approve - The proposed work is consistent with the criteria for driveways in the preservation criteria Section 3.2 that says "New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finished concrete, stone or other appropriate material".

Task Force Recommendations:

1) New garage – Approve with conditions - Rebuilding the garage on the existing footprint per 9.2. Applicant may expand to the side, size in keeping with 9.4 pending approval from building inspection. Deny expanding to the front per 9.3. Approval of materials as submitted per 9.5

2) Driveway – Approve - Should be in brushed finished concrete per 3.2

9. 5700 Junius St.
Junius Heights
CA089-242(TC)
Tracey Cox

Request:

- 1) Construct a shed in the rear yard
- 2) Remove plastic lattice foundation skirt
- 3) New fence with gate
- 4) Landscaping

Applicant: Claudette Head

Application Filed: February 4, 2009

Staff Recommendations.

- 1) Shed – Approve - The proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 9.2 that says "accessory structures must be compatible with the scale, shape, roof form, materials, detailing and color of the main building". Structure must meet all applicable building codes.
- 2) Lattice foundation skirt – Approve - The proposed work is consistent with the criteria for facades in the preservation criteria Section 4.1.b that says "reconstruction, renovations, repair or maintenance of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain and module size" and Section 4.1 that says "exposing and restoring original historic finish materials is recommended". Lattice is not original to the structure.
- 3) New fence with gate – Approve - The proposed work is consistent with the criteria for fences in the preservation criteria Section 3.6 that says ".fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house.. if more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence". The proposed fence will be relocated at the rear corner of the bump out of the side façade. This location is a natural break in the side façade and will not obscure any significant architectural features of the structure.
- 4) Landscaping – Approve - The proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5 that says "landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades".

Task Force Recommendations:

- 1) Shed – Approve - Materials to match house per 9.2
- 2) Lattice foundation skirt – Approve -
- 3) New fence with gate – Approve - Move fence to the new location as shown on the plan because there is a natural break in the house per 3.6A2
- 4) Landscaping – Approve - Per 3.5B

10. 5817 Victor St.
Junius Heights
CA089-196(TC)
Tracey Cox

Request: Install a parking pad in the rear yard
Applicant: JoAnn Buckanan
Application Filed: February 3, 2009
Staff Recommendations. Install a parking pad in the rear yard – Approve - The proposed work is consistent with the criteria for driveways in the preservation criteria Section 3.2 that says "New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finished concrete, stone or other appropriate material".
Task Force Recommendations: Install a parking pad in the rear yard – Approve - Paving should be brushed finished concrete per 3.2. This property is zoned as a multifamily structure and requires extra parking per city code.

11. 6035 Worth St
Junius Heights
CA089-235(TC)
Tracey Cox

Request: Install a driveway
Applicant: Tom Zollars
Application Filed: February 6, 2009
Staff Recommendations. Install a driveway – Approve - The proposed work is consistent with the criteria for driveways in the preservation criteria Section 3.2 that says "New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finished concrete, stone or other appropriate material".
Task Force Recommendations: Install a driveway – Approve - Install new driveway as shown on plan per Section 3.2

12. 4313 Junius St
Peak's Suburban
CA089-200(MD)
Mark Doty

Request: Two Crepe Myrtles in parkway.
Applicant: Deserie Dulaney
Application Filed: February 5, 2009
Staff Recommendations. Two Crepe Myrtles in parkway. – Approve with conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Two Crepe Myrtles in parkway. – Approve - No Task Force quorum. Comments only.

13. 4403 Junius St
Peak's Suburban
CA089-197(MD)
Mark Doty

Request: One Crepe Myrtle tree in parkway.
Applicant: Robert Kam
Application Filed: February 5, 2009
Staff Recommendations. One Crepe Myrtle tree in parkway. – Approve with conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: One Crepe Myrtle tree in parkway. – Approve - No Task Force quorum. Comments only. Robert Kam recused.

14. 4508 Junius St
Peak's Suburban
CA089-201(MD)
Mark Doty

Request: Two Crepe Myrtles in parkway.
Applicant: Frank Roths
Application Filed: February 5, 2009
Staff Recommendations. Two Crepe Myrtles in parkway. –
Approve with conditions - Approve proposed tree planting with the
condition that all applicable regulations and permitting are followed
and approved with the finding of fact the proposed work is
consistent with the criteria for landscaping in the preservation
criteria Section 2.6, and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Two Crepe Myrtles in parkway. -
Approve - No Task Force quorum. Comments only.

15. 4615 Junius St.
Peak's Suburban
CA089-206(MD)
Mark Doty

Request: Three Crepe Myrtles in parkway.
Applicant: Hose Fuentes
Application Filed: February 5, 2009
Staff Recommendations. Three Crepe Myrtles in parkway. –
Approve with conditions - Approve proposed tree planting with the
condition that all applicable regulations and permitting are followed
and approved with the finding of fact the proposed work is
consistent with the criteria for landscaping in the preservation
criteria Section 2.6, and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Three Crepe Myrtles in
parkway. – Approve - No Task Force quorum. Comments only.

16. 4638 Junius St
Peak's Suburban
CA089-221(MD)
Mark Doty

Request: New aluminum gate located on back corner of house.
6'-0" high, 70% open, Black powder coat.
Applicant:
Application Filed:
Staff Recommendations. New aluminum gate located on back
corner of house. 6'-0" high, 70% open, Black powder coat. –
Approve - Approve drawings submitted with the finding of fact the
proposed work is consistent with the criteria for site and site
elements in the preservation criteria Section 2.11, 2.13 and 2.14,
and it meets the standards in City Code Section 51A-
4.501(g)(6)(C)(i).
Task Force Recommendations: New aluminum gate located on
back corner of house. 6'-0" high, 70% open, Black powder coat. –
Approve - No Task Force quorum. Comments only.

17. 4710 Junius St.
Peak's Suburban
CA089-205(MD)
Mark Doty

Request: One Crepe Myrtle in parkway.
Applicant: Jason Tucker
Application Filed: February 5, 2009
Staff Recommendations: One Crepe Myrtle in parkway. –
Approve with conditions - Approve proposed tree planting with the
condition that all applicable regulations and permitting are followed
and approved with the finding of fact the proposed work is
consistent with the criteria for landscaping in the preservation
criteria Section 2.6, and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(ii).
Task Force Recommendations: One Crepe Myrtle in parkway. –
Approve - No Task Force quorum. Comments only.

18. 4533 Sycamore St.
Peak's Suburban
CA089-190(MD)
Mark Doty

Request: Three Crepe Myrtles located in parkway.
Applicant: Theresa Bergeaux
Application Filed: February 5, 2009
Staff Recommendations: Three Crepe Myrtles located in parkway.
– Approve with conditions - Approve proposed tree planting with the
condition that all applicable regulations and permitting are followed
and approved with the finding of fact the proposed work is
consistent with the criteria for landscaping in the preservation
criteria Section 2.6, and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Three Crepe Myrtles located in
parkway. – Approve - No Task Force quorum. Comments only.

19. 4700 Sycamore St.
Peak's Suburban
CA089-217(MD)
Mark Doty

Request: New windows/siding in existing dormer.
Applicant: Brian Kimbrell
Application Filed: February 5, 2009
Staff Recommendations: New windows/siding in existing dormer.
– Approve - Approve drawings submitted with the finding of fact the
proposed work is consistent with the criteria for fenestrations and
openings in the preservation criteria Section 3.10, and it meets the
standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: New windows/siding in existing
dormer. – Approve - Approve in concept, more information/details
needed. No Task Force quorum. Comments only.

20. 4724 Worth St.
Peak's Suburban
CA089-209(MD)
Mark Doty

Request: Two Crepe Myrtles in parkway.
Applicant: Betty Newman
Application Filed: February 5, 2009
Staff Recommendations: Two Crepe Myrtles in parkway. –
Approve with conditions - Approve proposed tree planting with the
condition that all applicable regulations and permitting are followed
and approved with the finding of fact the proposed work is
consistent with the criteria for landscaping in the preservation
criteria Section 2.6, and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Two Crepe Myrtles in parkway.
Approve - No Task Force quorum. Comments only.

21. 4727 Worth St.
Peak's Suburban
CA089-211(MD)
Mark Doty

Request: One Crepe Myrtle tree in left front yard.
Applicant: Zach Madsen
Application Filed: February 5, 2009
Staff Recommendations. One Crepe Myrtle tree in left front yard.
– Approve - The proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: One Crepe Myrtle tree in left front yard. – Approve -No Task Force quorum. Comments only.

22. 4732 Worth St.
Peak's Suburban
CA089-214(MD)
Mark Doty

Request: Two Crepe Myrtles in parkway.
Applicant: Betty Newman
Application Filed: February 5, 2009
Staff Recommendations. Two Crepe Myrtles in parkway. – Approve with conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Two Crepe Myrtles in parkway. – Approve - No Task Force quorum. Comments only.

23. 4827 Worth St.
Peak's Suburban
CA089-212(MD)
Mark Doty

Request: Two Crepe Myrtles in parkway.
Applicant: Lisa Stegall
Application Filed: February 5, 2009
Staff Recommendations. Two Crepe Myrtles in parkway. – Approve with conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations: Two Crepe Myrtles in parkway. – Approve - No Task Force quorum. Comments only.

24. 405 S Clinton Ave.
Winnetka Heights
CA089-222(JA)
Jim Anderson

Request:
1) Remove non-contributing rear addition.
2) Add new rear addition.
3) Replace non-original windows with wood one-over-one windows.
4) Replace four aluminum columns with three 12" X 12" wood box columns.
Applicant: Rob Romano
Application Filed: February 5, 2009
Staff Recommendations.
1) Remove non-contributing rear addition. – Approve - Removal of non-contributing rear addition as shown in attached plans. Staff recommendation: Approval. This work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Add new rear addition. – Approve - Construct rear addition as shown in attached plans. Staff recommendation: Approval. The

405 S Clinton Ave. Continued

proposed work is consistent with the criteria for additions in the preservation criteria Section 9(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Replace non-original windows with wood one-over-one windows.- Approve - Install new windows as shown in attached plans. Staff recommendation: Approval. The proposed work is consistent with the criteria for windows in the preservation criteria Section 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Replace four aluminum columns with three 12" X 12" wood box columns. – Approve - Install new wood box columns as shown in attached plans. Staff recommendation: Approval. The proposed work is consistent with the criteria for columns in the preservation criteria Section 9(a)(9) (B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Remove non-contributing rear addition. – Approve -
- 2) Add new rear addition. – Approve -
- 3) Replace non-original windows with wood one-over-one windows. – Approve -
- 4) Replace four aluminum columns with three 12" X 12" wood box columns. – Approve -

25. 422 S Winnetka Ave.
Winnetka Heights
CA089-223(JA)
Jim Anderson

Request:

- 1) Repaint exterior.
- 2) 2 new doors on front.

Applicant: Charles Bobo

Application Filed: February 3, 2009

Staff Recommendations.

1) Repaint exterior. – Approve - Paint exterior as shown in attached color samples. Staff recommendation: Approval. The proposed work is consistent with the criteria for color in the preservation criteria Section 9(a)(8)(D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) 2 new doors on front. – Approve -The applicant has resubmitted a new door with square windows. New front doors as shown in attached detail sheet. Staff recommendation: Approval. The proposed work is consistent with the criteria for doors in the preservation criteria Section 9(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Repaint exterior. – Approve -O.K. with paint colors as submitted.
- 2) 2 new doors on front. – Approve with conditions - Door must not have rectangular windows/lights, not the curved lights as submitted.

DISCUSSION ITEMS

1. 366 Fleming Ave.
Healing Temple Church,
Tenth Street
CA089-243(TC)
Tracey Cox

Request:

- 1) Enclose a rear porch
- 2) Install a pipe fence in the front yard not to exceed 24-inches in height
- 3) Install a 24 inch high foundation skirt around the entire building
- 4) Install hardi-board on the entire structure

Applicant: Walter Brewer

Application Filed: February 6, 2009

Staff Recommendations.

1) Enclose a rear porch – Approve - The proposed work is consistent with the criteria for additions in the preservation criteria Section 3.2 that says "... additions to historic structures .. must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solid-to-void ratios that are typical of the historic structure". This proposed addition is on the rear of the structure. The siding shall match that of the rest of the structure. The door shall match the other existing door on the rear façade.

2) Front yard fence – Approve -The proposed work is consistent with the criteria for fences in the preservation criteria Section 1.10 that says "fences permitted in the front yard may not exceed a height of 3 feet, six inches. These fences must be appropriate to the district" and Section 1.12 that says "fences in cornerside yards must not be located directly in front of the cornerside façade except that the Commission may allow a fence if.. (Section 1.12.b) the fence is less than four feet in height and is compatible with the architectural character of the home". Additionally, the fence complies with Section 1.13 that says "fences in side, rear or cornerside yards must be constructed on one or more of the following materials: wood, brick, stone, iron, a combination of those materials, or other materials if compatible with the appearance of the structure and the architectural qualities of the district". The fence is much lower than the maximum front yard fence allowed. This fence will not adversely effect the district and is appropriate considering the function of the building. The applicant will apply for the rear yard fence at a later time.

3) Foundation skirt – Approve with conditions -The proposed work is partially consistent with the criteria for facades in the preservation criteria Section 2.2 that says "To the extent practical, materials similar to original materials in texture, color, pattern, grain, and module size must be used for reconstruction, renovation or repair of the opaque elements of protected facades". The applicant has requested to install a 24-inch brick foundation skirt because the church is having troubles with vandals breaking into the area under the church. A brick foundation skirt would have a significant visual impact. Staff recommends that the siding be dropped down as a flashing around the skirt so that only 6 inches of brick is visible.

366 Fleming Ave. Continued

4) Hardi-board – Approve with conditions - Hardi siding should be installed that matches the original wood 117 and 105 siding (8 inch Hardi boards sawed in half for the 117 and the Colonial siding for the 105). The installation of Hardi should match the original detailing as closely as possible, which includes any replacement of soffits or trim boards. The wood windows shall be repaired, not replaced or disturbed through the installation of the Hardi board. Furthermore, staff has significant concerns regarding the foundation of the structure, and the foundation should be stabilized to ensure the Hardi board is installed correctly and will contribute to the preservation of this structure with the finding of fact that although the proposed work does not comply with Section 2.2 that says, “to the extent practical, materials similar to original materials in texture, color, pattern, grain, and module size must be used for reconstruction, renovation, or repair of the opaque elements of the protected facades” and Section 2.6 that says “wood siding, trim, and detailing must be carefully restored when practical. Historic materials should be repaired and should be replaced only when necessary. No resurfacing with vinyl or aluminum siding or stucco is permitted on main structures. Imitation materials are allowed on accessory structures only if they are consistent with the style and materials of the main structure”, the request does meet the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), due to the following finding of facts:

a) Compromised Historic Integrity: The proposed structure is a combination of two structures dating from 1927 and 1941. During its time, this building has undergone significant changes and alterations to the original structures, including removal of windows, removal of porches, and enclosure and addition of entrances.

Although this building tells a significant story through the course of its alterations, the integrity of the building is already questionable. At best, this structure can be considered compatible to the historic district.

b) The necessary changes associated with the use of the buildings as a church (ie a commercial use) over time have impacted the integrity of the structure. The majority of the district is single family houses.

c) Experts and staff have extensively examined the building but no destructive investigation was done. On the 1941 addition, there appears to be some evidence that there may be siding underneath suggesting that the current may not be original. It appears to be 1 X 6 tongue and groove sheathing. It has also been noted that the window frames are almost flush with the siding, which is an additional signal that this siding may have been added on to the original structure because typically there is about an inch of differentiation between the siding and the window frame. This signifies to staff that this siding is not original to the structure.

366 Fleming Ave. Continued

d) The location of this structure in the district is a consideration. This structure is located on the southern most corner of the district along a major, heavily trafficked street. This subject property has a minimal visual impact on the rest of the historic district.

While Hardi board is not generally allowed in historic districts, Staff feels that the installation of Hardi board on this particular structure will not have an adverse effect on the overall district and will serve as a 'test case scenario' for the ongoing discussion of Hardi board and other similar materials in historic districts. This approval would be specific to this property and this property alone in the 10th Street Historic District, because of the above finding of facts. This is a specific case with specific concerns that without the approval of this request, the building may be lost in its entirety.

Task Force Recommendations:

- 1) Enclose a rear porch – Approve -
- 2) Front yard fence – Approve - Task Force suggests that landscaping be installed to conceal the fence in the future
- 3) Foundation skirt – Approve with conditions - Place siding skirt over brick or concrete. Siding skirt to cover brick or concrete to a location 6 to 8 inches above grade.
- 4) Hardi-board – Deny - Recommend replace and repair of both the 117 and 105 siding as needed.

2. 5309 Junius St
Munger Place
CA089-220(MW)
Marcus Watson

Request: 1) Construct new garage in rear yard, per drawings and photographs. Brick to match house as closely as possible. Wood or cementitious trim and garage door to match house trim color. Roof to match house.

2) Replace fence in current location with 8-ft. wood fence with driveway gate to match.

Applicant: King Harrell

Application Filed: February 5, 2009

Staff Recommendations.

1) Construct new garage in rear yard, per drawings and photographs. – Approve with conditions - All questions of design raised by the Task Force have been answered appropriately. The roof form must be a basic front gable without the pent roof detail and roof pitch must match the house. If conditions are met, the proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Replace fence in current location with 8-ft. wood fence with driveway gate to match. – Approve with conditions - All questions of design raised by the Task Force have been answered appropriately. Fence must be no farther forward than the rear 50% of the side yard. If condition is met, the proposed work complies with the preservation criteria in Ordinance #20024, Section 11(b)(2), including Para. 11(b)(2)(C)(ii) as it does not obscure any significant architectural features of the house or the adjacent house, and it meets the criteria under City Code Section 51A-4.501(g)(6)(B),

5309 Junius St. Continued

because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendations:

- 1) Construct new garage in rear yard, per drawings and photographs. – Deny without prejudice - Comment only (no quorum): Lack of adequate information as follows: Material Description - What is the siding, paint color. What color is the roof shingle? Does it match the existing house? Overhead Door - What is the material and color? Exterior Design - Roof pitch should match gable on existing house. Need more effort in match house details. Site Plan - Locate garage by dimension to side and rear property lines. Miscellaneous - What is the material of the two doors and color? It appears there is a window on the north side, is that correct? If so what design, size, material and color?
- 2) Replace fence in current location with 8-ft. wood fence with driveway gate to match. – Deny without prejudice - Comment Only (no quorum): Exact location of fence and gate at driveway. Fence appears in front 50% of house, per ordinance the fence must be in rear 50% of house. What is fence material, finish? Site plan illustrates location of existing fence. Will the new fence be in the same location?

3. 4607 Gaston Ave.
Peak's Suburban
CA089-192(MD)
Mark Doty

Request: New vinyl siding. Color to match existing paint color. Work started without CA approval.

Applicant: Christopher Long

Application Filed: January 30, 2009

Staff Recommendations: New vinyl siding. Color to match existing paint color. Work started without CA approval. – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits resurfacing a main structure with vinyl siding. Preservation criteria Section 3.6.

Staff recommends vinyl siding currently in place to be removed and existing wood siding on entire structure be repaired, sanded and re-painted.

Task Force Recommendations: New vinyl siding. Color to match existing paint color. Work started without CA approval. – Deny - No Task Force quorum. Comments only.

4. 6217 Bryan Pkwy.
Swiss Avenue
CA089-218(MW)
Marcus Watson

Request: Install tree house in front holly tree, as shown in photographs.

Applicant: Bret Foreman

Application Filed: January 29, 2009

Staff Recommendations. Install tree house in front holly tree, as shown in photographs. – Deny - Based on documentation departmental files and lacking any proof to the contrary, it appears that the tree house was not in existence when the historic district was created and has not been approved by C.A. Section 14 (a)(1) of Ordinance #18563 states that accessory structures are permitted only in the rear yard. Even if this were not to be considered an accessory structure, Section 6(d)(1)(A)(ii), which does allow for children's recreational equipment, allows for such only in the rear yard. Regardless the presence of this object in the tree in front of the house has an adverse effect on both this house and the district and, therefore, does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Install tree house in front holly tree, as shown in photographs. – Deny without prejudice - Comment Only (no quorum): The tree house platform whether classified as children's recreation equipment or structure is in violation of ordinance. It is our understanding the platform was not constructed prior to 1980 and no C.A. was obtained.

OTHER BUSINESS ITEMS

- 1) Approval of the February 2, 2009 Minutes.
- 2) Landmark Commission Purpose Statement.
- 3) Discuss establishing an inspection process review committee to review transfer of titles within historic districts.

4) The Landmark Commission Designation Committee are scheduled to meet on the following dates:

- Thursday, March 5, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, March 12, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, March 19, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, March 26, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, April 2, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, April 9, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, April 16, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, April 23, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
- Thursday, April 30, 2009, 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. Please review the official agenda for location and time.

- 5) **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, 1500 Marilla Street, 5/C/N, Dallas, Texas, from Luann Taylor.*

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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]*