



City of Dallas

Landmark Commission

Monday, May 5, 2008

AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	11:00 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, Manager
 Jim Anderson, Senior Planner
 Tracey Cox, Planner
 Mark Doty, Senior Planner
 Marcus Watson, Senior Planner

BRIEFING:

1. Routine Maintenance
2. Certificates of Appropriateness and Certificates for Demolition and Removal.
3. Briefing Economic review Panel-update as to where we are in the process.
4. Briefing on the Master Plan for the Kalita Humphries Theater.
5. Update on 5800 Lavista Ct.
6. Briefing on the Historic Resources List.
7. Briefing on Retreat/Goal Setting Session.

CONSENT ITEM:

1. 721 N GLASGOW DR
 Junius Heights
 CA078-392(JA)
 Jim Anderson

Request: 1) New garage door.
 2) Paint house and garage.
Applicant: Jenifer McNeil Baker
Representative: N/A
Date Filed: April 2, 2008

Staff Recommendation: 1) New garage door. - Approve - Approval as submitted
 2) Paint house and garage. - Approve - Staff approved paint colors through routine maintenance since metallic color has been changed. Metallic color originally proposed has been replaced with a non-metallic color. Ordinance No. 26331 Section 4.8

Task Force Recommendation: 1) New garage door. - Approve - Approve garage door as shown. The current garage is non-conforming
 2) Paint house and garage. - Approve - Approve new paint colors as the colors are non-metallic as per 4.8.

CONSENT ITEM:

2. 5906 VICTOR ST
Junius Heights
CA078-386(JA)
Jim Anderson

Request: 1) New wood porch rail.

Applicant: Sarah Momary

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) New wood porch rail. - Approve with Conditions
- Approve the style with the conditions that the applicant needs to research the height of historic railings. It is suggested that the railings be modeled after 5532 Tremont or 5638 Victor for the height. Ordinance No. 26331 Section 4.2 Additional alterations must be appropriate to the overall design of the existing structure. The applicant has agreed to construct the railing at the 30 inch height of the two examples recommended by the task force.

Task Force Recommendation: 1) New wood porch rail. - Approve with Conditions
- Approve the style with the conditions that the applicant needs to research the height of historic railings. It is suggested that the railings be modeled after 5532 Tremont or 5638 Victor for the height. Railings are generally in line with the bottom of the windows. Section 4.2 Additional alterations must be appropriate to the overall design of the existing structure.

CONSENT ITEM:

3. 4818 TREMONT ST
Munger Place Historic
District
CA078-371(MW)
Marcus Watson

Request: 1) Construct new two-story garage and storage, per plans.
2) Construct concrete driveway (stamped and acid stained), per plans.
3) Install 6-ft. tall electric wood privacy gate across driveway on east side of house, per plans and photograph.
4) Build new front-facing section of fence on west side of house.

Applicant: Cale Kids

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) Construct new two-story garage and storage, per plans. - Approve with Conditions - Stair detail, doors and light fixtures submitted. Paint colors to match house. [Applicant agrees.] The proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Para. 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct driveway, per plans. - Approve with Conditions - Driveway must be unstained brush-finish concrete from the street to the gate if the gate is solid and visually screens the driveway behind it. Otherwise, any driveway not totally screened by a fence or a hedge must be brush-finish concrete. [Applicant agrees.] If the condition is met, the work is consistent with the criteria for driveways in Ordinance #20024, Para. 11(b)(9)(A)(i) and (iii) and Para. 23(d)(1)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install 6-ft. tall electric wood privacy gate across driveway on east side of house. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #20024, Subsection 11(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Build new front-facing section of fence on west side of house. - Approve with Conditions - Fence section must be at back corner of rearmost side projection and meet criteria for fences. [Applicant agrees.] If condition is met, the work is consistent with the criteria for fences in Ordinance #20024, Para. 11(b)(2)(C)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct new two-story garage and storage, per plans. - Approve with Conditions - Submit doors and window types for staff and Landmark Commission approval. Submit light fixture types for staff and Landmark Commission approval. Describe stair rail "wood" 2x2 pickets, etc. Submit roof shingle and paint colors unless they will match the existing house.
2) Construct driveway, per plans. - Approve with Conditions - Submit information on concrete drive.
3) Install 6-ft. tall electric wood privacy gate across driveway on east side of house. - Approve with Conditions - Submit information on gate.
4) Build new front-facing section of fence on west side of house. - Approve with Conditions - Move new fence section to jog in building which is closer to 50% of main structure.

CONSENT ITEM:

4. 4821 TREMONT ST
Munger Place Historic
District
CA078-396(MW)
Marcus Watson

Request: 1) Replace non-historic workshop addition on garage structure with new addition to garage, per plans.

Applicant: Adam Sanderson

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation: 1) Replace non-historic workshop addition on garage structure with new addition to garage, per plans. - Approve with Conditions - Use 4" vertical trim board to delineate the old section and the new. [Applicant agrees.] If the condition is met, the proposed work is consistent with the criteria for accessory structures and additions in Ordinance #20024, Para. 11(a)(1) and (2), Secretary of the Interior Standard #9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace non-historic workshop addition on garage structure with new addition to garage, per plans. - Approve with Conditions - Make a differentiation between the new and old structures with a 4" trim board run vertical and full height, or other detail that would have to be reviewed [applicant agreed].

5. 6005 BRYAN PKWY
Swiss Avenue Historic
District
CD078-018(MW)
Marcus Watson

Request: 1) Demolish noncontributing one-story shed structure in rear yard.

Applicant: Jeff & Christy Barker

Representative: N/A

Date Filed: March 31, 2008

Staff Recommendation: 1) Demolish noncontributing one-story shed structure in rear yard. - 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 Recommendation: 1) Demolish noncontributing one-story shed structure in rear yard. - Approve

6. 6005 BRYAN PKWY
Swiss Avenue Historic
District
CA078-374(MW)
Marcus Watson

Request: 1) Construct pergola in rear yard, per site plan and photo.

Applicant: Jeff & Christy Barker

Representative: N/A

Date Filed: March 31, 2008

Staff Recommendation: 1) Construct pergola in rear yard. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct pergola in rear yard. - Approve with Conditions - Call out flooring. Natural cedar finish ok.

CONSENT ITEM:

7. 311 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-394(MW)
Marcus Watson

Request: 1) Paint house. Body: Bunglehouse Gray; Trim: Roycroft Vellum; Accent: Aurora Brown.
2) Stucco porch foundation and sides of step buttresses, paint to match.

Applicant: Rob Romano

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation: 1) Paint house. Body: Bunglehouse Gray; Trim: Roycroft Vellum; Accent: Aurora Brown. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Para. 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Stucco porch foundation and sides of step buttresses, paint to match. - Approve - The proposed work is consistent with the criteria for facade materials in Ordinance #18369, Para. 9(a)(10), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. Body: Bunglehouse Gray; Trim: Roycroft Vellum; Accent: Aurora Brown. - Approve - Rob Romano recused himself.
2) Stucco porch foundation and sides of step buttresses, paint to match. - Approve - Rob Romano recused himself.

CONSENT ITEM:

8. 326 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-383(MW)
Marcus Watson

Request:

- 1) Reconfigure rear addition, as submitted.
- 2) Construct new rear deck, as submitted.
- 3) Add french doors on rear, as submitted.
- 4) Replace windows with wood one-over-one sash windows, as submitted.
- 5) Reconfigure front porch, as submitted.
- 6) Paint exterior, including brick. Siding and brick: RL Chester Grey (NA48); Trim: RL Dune White (VM14); Sashes and Door: RL Howard (UL08).

Applicant: STEPHEN IRONSIDE

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation:

- 1) Reconfigure rear addition, as submitted. - Approve - The proposed work is consistent with the criteria for additions in Ordinance #18369, Para. 9(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Construct new rear deck, as submitted. - Approve - The proposed work is consistent with the criteria for additions in Ordinance #18369, Para. 9(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Add french doors on rear, as submitted. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18369, Para. 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Replace windows with wood one-over-one sash windows, as submitted. - Approve - Existing windows are metal, noncontributing windows. The proposed work is consistent with the criteria for windows in Ordinance #18369, Para. 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 5) Reconfigure front porch, as submitted. - Approve - This is a non-contributing structure. The proposed work is consistent with the criteria for porches in Ordinance #18369, Para. 9(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 6) Paint exterior. Siding and brick: RL Chester Grey; Trim: RL Dune White; Sash and Door: RL Howard. - Approve - This is a non-contributing structure. Painting of the non-historic brick to match existing siding in the proposed color will make the structure appear more compatible with other structures in the district. The proposed work is consistent with the criteria for colors in Ordinance #18369, Para. 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1) Reconfigure rear addition, as submitted. - Approve
- 2) Construct new rear deck, as submitted. - Approve
- 3) Add french doors on rear, as submitted. - Approve
- 4) Replace windows with wood one-over-one sash windows, as submitted. - Approve
- 5) Reconfigure front porch, as submitted. - Approve
- 6) Paint exterior. Siding and brick: RL Chester Grey; Trim: RL Dune White; Sash and Door: RL Howard. - Approve

9. 406 S ROSEMONT AVE
Winnetka Heights Historic
District
CA078-369(MW)
Marcus Watson

Request: 1) Add porch railing to front porch, as submitted.

Applicant: Douglas Darracott

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) Add porch railing to front porch, as submitted. -
Approve - The proposed work is consistent with
the criteria for porch detailing in Ordinance
#18369, Para. 9(a)(11)(A), and it meets the
standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add porch railing to front porch, as submitted. -
Approve

10. 123 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA078-349(MW)
Marcus Watson

Request: 1) Install 10'x12' prefabricated storage shed in back yard and
paint to match garage, as submitted.

Applicant: David Barnhart

Representative: N/A

Date Filed: March 24, 2008

Staff Recommendation: 1) Install 10'x12' prefabricated storage shed and
paint to match garage. - Approve with Conditions -
Setback and lot coverage requirements must be
met [applicant agrees]. If condition is met, the
proposed work is consistent with the criteria for
accessory buildings in Ordinance #18369,
Paragraphs 8(d-g) and 9(a)(1), and it meets the
standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install 10'x12' prefabricated storage shed and
paint to match garage. - Approve with Conditions -
Obey setback requirements of 5' from back and
side (code Section 8(f)2 and 8(g).

11. 410 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CA078-333(MW)
Marcus Watson

Request: 1) Paint house (not brick). Frieze, soffit, fascia and columns:
SW6038 Tony Taupe; Window and Door Trim: SW 7036
Accessible Beige ; Accent (Sashes and doors): Accent: SW 6006
Black Bean.

Applicant: Kyle Ward

Representative: N/A

Date Filed: March 11, 2008

Staff Recommendation: 1) Paint house as submitted. - Approve - The
proposed work is consistent with the criteria for
color in Ordinance #18369, Para. 9(a)(8), and it
meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house as submitted. - Approve - Kyle
Ward recused himself.

CONSENT ITEM:

12. 115 S ROSEMONT AVE
Winnetka Heights Historic
District
CD078-019(MW)
Marcus Watson

Request: 1) Demolish existing shed and replace it with a new garage, per plans.
Applicant: Trace Beard
Representative: N/A
Date Filed: April 3, 2008
Staff Recommendation: 1) Demolish existing shed and replace it with a new garage, per plans. - Approve - Contingent on approval of CA078-393(MW). The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

Task Force Recommendation: 1) Demolish existing shed and replace it with a new garage, per plans. - Approve

13. 115 S ROSEMONT AVE
Winnetka Heights Historic
District
CA078-393(MW)
Marcus Watson

Request: 1) Build a 28' x 25' garage. Match the #117 pine siding, roof pitch, and reuse 3 windows from the house. Pour a driveway from the garage to the alley, per drawings.

Applicant: Trace Beard
Representative: N/A
Date Filed: April 3, 2008

Staff Recommendation: 1) Build new garage & pour driveway from garage to alley, per drawings. - Approve with Conditions - Contingent on approval of CD078-019(MW). Entry doors and windows must be wood [applicant agrees]. If condition is met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18369, Para. (9)(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Build new garage & pour driveway from garage to alley, per drawings. - Approve with Conditions - Conditional on entry doors and windows being wood [applicant present and agreed].

14. 122 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-389(MW)
Marcus Watson

Request: 1) Build new garage with steel flat panel garage door and driveway to alley, per drawings. Match roof pitch and existing paint.

Applicant: Trace Beard
Representative: N/A
Date Filed: April 3, 2008

Staff Recommendation: 1) Build new garage and driveway, per drawings. - Approve with Conditions - Entry door and siding must be wood [applicant agrees]. If condition is met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18369, Para. 9(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Build new garage and driveway, per drawings. - Approve with Conditions - Check that the home is not in a section requiring 2 story garages [it is not]. Wood entry door and wood siding (Section 9(a)(10)(A) [applicant present and agreed].

CONSENT ITEM:

15. 201 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-338(MW)
Marcus Watson

Request: 1) Remove pecan tree that is damaging foundation and replace with 2 crepe myrtles.

Applicant: Roger Fultz

Representative: N/A

Date Filed: March 18, 2008

Staff Recommendation: 1) Remove pecan tree that is damaging foundation and replace with 2 crepe myrtles. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Remove pecan tree that is damaging foundation and replace with 2 crepe myrtles. - Approve

16. 416 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-397(MW)
Marcus Watson

Request: 1) Replace concrete driveway with ribbon driveway, as submitted.

Applicant: Kenneth Kimmons

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation: 1) Replace concrete driveway with ribbon driveway, as submitted. - Approve with Conditions - Material must be brush-finish concrete. The maximum total width of the driveway may be 10 feet. The width of each ribbon (tread) must be at least 1 foot. Driveway must be a minimum of 1 foot from an existing driveway on an adjacent lot. [Applicant agrees with conditions.] The proposed work is consistent with the criteria for driveways in Ordinance #18369, Para. 9(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace concrete driveway with ribbon driveway, as submitted. - Approve with Conditions - Yes, 9(B)ii with max width 10'.

DISCUSSION ITEM:

1. 1462 1ST AVE
Fair Park
CA078-367(MD)
Mark Doty

Request:

- 1) Aquarium - Conceptual - Add heat exchangers (in support areas) and related condensers (on roof) to control water temperature.
- 2) Aquarium - Conceptual - Add walkways over tanks (in support area) and add floor coating to back of house floors.
- 3) Aquarium - Conceptual - Interior lobby and gallery exhibit enhancements.
- 4) Aquarium - Conceptual - Add exterior display, marine animal tank on east side of building with roof structure.

Applicant:

CITY OF DALLAS PARKS & REC

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation:

- 1) Aquarium - Heat exchangers (support areas), related condensers (on roof) to control water temp. - Approve with Conditions - Submit final roof and sight line study to determine final placement of proposed equipment.
- 2) Aquarium - Conceptual - Walkways over tanks (support areas), floor coating to back of house floors. - Approve with Conditions - Submit cut sheets, product information and floor plan on proposed walkways. Submit product information on floor coating.
- 3) Aquarium - Conceptual - Interior lobby and gallery exhibit enhancements. - Approve with Conditions - Submit final plans and elevations on proposed interior changes. Existing significant interior finishes; terrazzo flooring, pigmented structural glass on exhibit walls and cases, and barrel roof vaults should be preserved.
- 4) Aquarium - Conceptual - Add exterior display, tank on east side of building with roof structure. - Approve with Conditions - Submit final site plan, plans and elevations for approval. Exterior should have appearance of temporary exhibit and employ such materials to differentiate from original structure. Secretary of the Interior #9.

Task Force Recommendation:

- 1) Aquarium - Heat exchangers (support areas), related condensers (on roof) to control water temp. - Approve with Conditions - Keep new rooftop equipment below parapet height and back from perimeter of building. Need to review sight line study.
- 2) Aquarium - Conceptual - Walkways over tanks (support areas), floor coating to back of house floors. - Approve
- 3) Aquarium - Conceptual - Interior lobby and gallery exhibit enhancements. - Approve with Conditions - Entry doors - Consider appearance of new ticket booth behind center pair of doors when doors are closed.
Consider effect on HVAC system of open entry doors.
Interior - Maintain terrazzo with structural glass and vaulted ceilings. Store original railings for future re-installation. Consider removal of existing accoustical tiles and replacement with a more appropriate accoustical material. Maintain as 'open' feeling as possible - minimize impact of new exhibits.
- 4) Aquarium - Conceptual - Add exterior display, tank on east side of building with roof structure. - Approve with Conditions - Sting Ray Bay exterior

exhibit - appearance should be more like a temporary exhibit and less like a permanent structure.

2. 316 E 6TH ST
Lake Cliff Historic District
CA078-365(MW)
Marcus Watson

Request: 1) Remove driveway, driveway retaining walls and top terrace retaining wall on front of property, sloping lawn down to bottom retaining wall.
2) Replace lower terrace retaining wall behind property line (see plan) with similar stone 30"-36" tall and slope yard down to meet, following curve of waterfall steps (to be retained).

Applicant: Brenda and Robert Garza

Representative: N/A

Date Filed: March 27, 2008

Staff Recommendation: 1) Remove driveway, driveway retaining walls and top terrace retaining wall on front of property. - Approve - Landscaping is appropriate, enhances the structure and surroundings and does not obscure any significant views. Photographic evidence has been presented to indicate that the proposal is typical of the district and reflects the historic landscape design of the district. The proposed work is consistent with the criteria for building site and landscaping in Ordinance #23328, Paragraphs 3.7 and 3.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace lower retaining wall in similar material behind property line and slope yard to meet. - Approve - Landscaping is appropriate, enhances the structure and surroundings and does not obscure any significant views. Photographic evidence has been presented to indicate that the proposal is typical of the district and reflects the historic landscape design of the district. The proposed work is consistent with the criteria for building site and landscaping in Ordinance #23328, Paragraphs 3.7 and 3.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Remove driveway, driveway retaining walls and top terrace retaining wall on front of property. - Approve with Conditions - Rebuild both retaining walls. Rebuild driveway.
2) Replace lower retaining wall in similar material behind property line and slope yard to meet. - Approve with Conditions - Rebuild both retaining walls. Rebuild driveway.

DISCUSSION ITEM:

3. 5015 TREMONT ST
Munger Place Historic
District
CA078-353(MW)
Marcus Watson

Request: 1) Construct new carport, per drawings.

Applicant: Rohde Construction

Representative: N/A

Date Filed: March 24, 2008

Staff Recommendation: 1) Construct new carport/porte cochere, per drawings. - Deny without Prejudice - 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, Ord. 20024, Para. 11(a)(2)and(3) that requires that additions be compatible in roof form and detailing, structural and decorative elements and must be typical of the style and period of the main building and other buildings, nor with Para. 11(a)(1), which requires accessory structures to be in the rear yard, to be compatible with roof form and detailing of the main building, and to be at least 8 feet from the main.

Task Force Recommendation: 1) Construct new carport/porte cochere, per drawings. - Deny without Prejudice - Flat roof addition to this style house is not appropriate. Section 11A-16.

4. 5207 VICTOR ST
Munger Place Historic
District
CA078-303(MW)
Marcus Watson

Request: 1) Construct second story addition on rear of house with wood siding to match existing and one-over-one vinyl-clad wood windows.

Applicant: Larry O. Johnson

Representative: N/A

Date Filed: March 5, 2008

Staff Recommendation: 1) Construct second story addition on rear of house with wood siding to match existing. - Deny without Prejudice - Addition needs to be better integrated into the existing roofline of the existing house, lower in profile and be better integrated into the architectural form and style of the house. 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, Ord. 20024, Para. 11(a)(2) that requires 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 second story addition on rear of house with wood siding to match existing. - Approve with Conditions - Label exposed rafter tails to be used. Change window schedule to correct type (wood). Take pictures of existing windows to define 1-over-1, etc., which new windows are to match. Roof pitches to match existing, and adjust dormer proportionately.

DISCUSSION ITEM:

5. 1207 ANNEX AVE
Peak's Suburban Addition
Neighborhood
CA078-335(MD)
Mark Doty

Request: 1) New fence.
2) New railings and wood porch floor on front porch.
3) New roof and columns over side door.
4) New retaining wall.

Applicant: Signature Leasing and Management, Inc.

Representative: N/A

Date Filed: March 14, 2008

Staff Recommendation: 1) New fence. - Approve with Conditions - The work is approved with the condition that the fence should be moved back five feet back from the front facade or behind the first side window, because the proposed work as submitted did not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would be inconsistent with the preservation criteria Section 2.11(a).

2) New railings and wood porch floor on front porch. - Deny without Prejudice - The existing railings do not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that protect original porches, Preservation criteria Section 3.19. Railings should be removed or redesigned to be more appropriate to the style of house.

3) New roof and columns over side door. - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the existing construction is not appropriate to the style of house. The roof supports should be re-designed to be more slender and attach directly to wall of structure.

4) New retaining wall. - Deny - The existing work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the retaining wall would have an adverse effect on the architectural features of the structure and the proposed work will have an adverse effect on the historic overlay district. Wall should be removed.

Task Force Recommendation: 1) New fence. - Deny without Prejudice - Street facing not 70% open. Too close to front of house. Must be located in rear 50% of house.
2) New railings and wood porch floor on front porch. - Deny without Prejudice - Porch and railing are not appropriate to style of the house.
3) New roof and columns over side door. - Deny without Prejudice - No evidence of this element historically. Design and detailing not appropriate to the style of house.
4) New retaining wall. - Deny without Prejudice - New retaining wall is not appropriate.

DISCUSSION ITEM:

6. 4836 GASTON AVE
Peak's Suburban Addition
Neighborhood
CD078-017(MD)
Mark Doty

Request: 1) Demolish existing structure due to non-contributing because newer than period of significance.

Applicant: 4838 Gaston, LLC

Representative: N/A

Date Filed: March 31, 2008

Staff Recommendation: 1) Demolish existing structure due to non-contributing because newer than period of significance. - Approve - Although the structure was constructed during the period of significance for the historic overlay district, the proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(D) because the structure is noncontributing to the historic overlay district per the National Register nomination, the structure has been severely altered 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 Recommendation: 1) Demolish existing structure due to non-contributing because newer than period of significance. - Approve - The structure is non-contributing due to being too severely altered.

7. 4725 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-368(MD)
Mark Doty

Request: 1) New cornerside wood fence, 6'-0" in height, placed in same location as existing.

Applicant: Jo Dick

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) New cornerside wood fence, 6'-0" in height, placed in same location as existing. - Approve - The proposed work does not comply with Section 2.12 that prohibits cornerside yard fences located in the front 50% of the cornerside facade, but it meets 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), because the proposed work 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 Recommendation: 1) New cornerside wood fence, 6'-0" in height, placed in same location as existing. - Deny without Prejudice - Fence should comply with 2.12. We do not recommend a solid fence in front of any of the side facade.
Manes recused.

DISCUSSION ITEM:

8. 2500 THOMAS AVE
State Thomas Historic
District
CA078-380(JA)
Jim Anderson

Request: 1) Review of new multifamily project, 8 buildings on 8 lots

Applicant: Rob Baldwin and Associates

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) Review of new multifamily project, 8 buildings on 8 lots - Approve with Conditions - 1. Landscape plans need to be submitted, need to show a more traditional design. 2. Lawn is needed at front yard of units not hardscape. 3. Steps are needed up to porch. Height of foundation should be at least 18 inches. 4. Windows to be provided for review, must appear to be wood. 5. Wood exterior required for Thomas Street properties (smooth Hard-Plank o.k.). 6. Balustrades to be rails not solid. 7. First house to the east on Thomas to be flipped with the second house. 8. Turrets roofs should be lowered to be approximately same height as main roof. 9. No wood fence between houses at front elevation. 10. At Colby elevation, wall of parking garage sticking out of soil is an issue, needs a front yard. 11. Colby structures should be redesigned to emulate brick institutional buildings not oversized houses. Elevations can remain the same with the following improvements: Colby elevations need more windows, windows to be full size, possibly centered, not to appear so punched. Colby structures could have parapets with a hip roof and dormers to constitute a half story. 12. Landscape plan revised, paint and windows to be resubmitted. 13. Steps at Colby too grand, not typical of the neighborhood.

Task Force Recommendation: 1) Review of new multifamily project, 8 buildings on 8 lots - Approve with Conditions - 1. Landscape plans need to be submitted, need to show a more traditional design. 2. Lawn is needed at front yard of units not hardscape. 3. Steps are needed up to porch. 4. Windows to be provided for review, must appear to be wood. 5. Brick or wood exterior finish o.k. we prefer wood siding or smooth Hard-Plank. 6. Balustrades to be rails not solid. 7. First house to the east on Thomas to be flipped with the second house. 8. No wood fence between houses at front elevation. 9. At Colby elevation, wall of parking garage sticking out of soil is an issue, needs a front yard. 10. Colby elevations need more windows, possibly centered, not to appear so punched. 11. Landscape plan revised, paint and windows to be resubmitted. 12. Steps at Colby too grand, not typical of the neighborhood.

DISCUSSION ITEM:

9. 2707 HIBERNIA ST
State Thomas Historic
District
CA078-384(JA)
Jim Anderson

Request: 1) Conceptual review of side addition to existing structure.

Applicant: Rodney Austin

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation: 1) Side addition to existing structure. - Deny without Prejudice - The size and design do not constitute not an appropriate addition. The new addition is not differentiated from the original structure as required in Secretary of Interior Standard No. 9. The scale and size of the addition overwhelms the existing contributing historic structure. No differentiation of materials. The addition should be located to the rear of the structure. The width of the completed building appears to exceeds 40 feet. Section 7(A)(i).

Task Force Recommendation: 1) Side addition to existing structure. - Deny without Prejudice - We recommend Denial without Prejudice, based on the Secretary of Interiors Standard No. 9. In that there is not differentiation of the new addition from the existing, and that the scale of the existing contributing historic structure is restored. The task force has requested that the applicant submit revised drawings for the special meeting planned. Motion from special meeting, comments only, no quorum. 1. The proposed addition over powers the existing historic structure. 2. No differentiation of materials. (Secretary of Interiors Standards #9.) 3. Additions are only permitted to the side and rear of the historic structure 8(a)(2) and we feel that this is to the front, we feel that the additions at the front facade should be behind the face of the existing building wall (not front edge of porch). 4. The width of the completed building exceeds 40 feet. Section 7(A)(i).

10. 408 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA078-375(MW)
Marcus Watson

Request: 1) Paint house, paint colors as submitted (name unknown).

Applicant: Patte B. Kent

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) Paint house. - Approve - Colors as painted are consistent with the criteria for colors in Ordinance #18369, Para. 9(a)(8), and they meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). It is recommended, but not required, that half-timbering in gables be painted with trim color to restore contrast in the architectural detail.

Task Force Recommendation: 1) Paint house. - Deny without Prejudice - Color base-as is. Color trim-must be re-submitted; must paint half-timbers and knee braces.

DISCUSSION ITEM:

11. 126 S ROSEMONT AVE
Winnetka Heights Historic
District
CA078-362(MW)
Marcus Watson

Request: 1) Paint house. Body: Behr "Skylark" (530A-2U), Trim: White.

Applicant: Stephanie and Steve Greenwell

Representative: N/A

Date Filed: March 28, 2008

Staff Recommendation: 1) Paint house. Body: Behr "Skylark" (530A-2U), Trim: White. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Para. 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. Body: Behr "Skylark" (530A-2U), Trim: White. - Approve with Conditions - Colors are not typical of the area nor of the period. Willing to approve "Snowdrop" (body) and "Silent White" (trim).

DISCUSSION ITEM:

12. 219 N WILLOMET AVE
Winnetka Heights Historic
District
CA078-388(MW)
Marcus Watson

Request:

- 1) Replace glass in windows with thermal pane glass and seal, retaining sashes if possible; otherwise, replace sashes in kind to accommodate thermal glass.
- 2) Replace non-historic front door and sidelights, as submitted.
- 3) Replace 8" square front porch columns with 12" square wood box columns with matching trim.
- 4) Install a new wood single window in front facade on the first floor to the left of door lined up vertically with the window above on the second floor, profile, dimensions and trim to match existing windows on the house.
- 5) Install electric driveway gate at the back of the house, as submitted, with copper sheets placed on the upper and lower areas as submitted and artificially oxidized to create patina prior to installation.
- 6) Paint house. Body: Golden Bear (Behr 330F-5A) or Mesa (Behr 320F-5A); Trim: Fig (Behr 320F-7D); Accent: Awning Red (Behr S-H-180D).

Applicant:

Aldrich Hradecky, Jr.

Representative:

N/A

Date Filed:

April 2, 2008

Staff Recommendation:

- 1) Restore the existing windows. - Approve with Conditions - Existing wood sashes must be retained. It is recommended that one window in the rear be used to experiment with fitting new glass in the sash before ordering glass for all windows. Glass must be clear. The replacement is proposed only for the installation of thermal glass, not for deterioration of windows. If conditions are met, the proposed work meets Secretary of the Interior Standard #5 and the Preservation Criteria in Ord. #18369, Para. 9(a)(17)(B), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace non-historic front door and sidelights, as submitted. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18369, Para. 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace 8" square front porch columns with 12" square wood box columns with matching trim. - Approve - The proposed work is consistent with the criteria for columns in Ordinance #18369, Para. 9(a)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install a new wood single window in front facade on the first floor to the left of door. - Approve - This facade was previously altered when structure was converted from duplex to single-family. Original door and window configuration altered. The proposed work is consistent with the criteria for windows in Ordinance #18369, Para. 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install electric driveway gate at the back of the house, as submitted. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18369, Subsection 9(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Paint house, as submitted. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Para. 9(a)(9), and it

Task Force Recommendation:

- 1) Restore the existing windows. - Approve - Approve restoring windows.
- 2) Replace non-historic front door and sidelights, as submitted. - Approve with Conditions - Proposed mahogany door and sidelights.
- 3) Replace 8" square front porch columns with 12" square wood box columns with matching trim. - Approve - Replacing columns with 12" trim.
- 4) Install a new wood single window in front facade on the first floor to the left of door. - Approve - Add window on downstairs front wall left of door to match height and width of window above.
- 5) Install electric driveway gate at the back of the house, as submitted. - Approve - Proposed electric gate to out of copper. Patina it prior to install.
- 6) Paint house, as submitted. - Approve - Paint colors proposed ok.

DISCUSSION ITEM:

13. 419 N WINNETKA AVE
Winnetka Heights Historic
District
CA078-391(MW)
Marcus Watson

Request: 1) Restoration or partial replacement of the original wood siding.
2) Re-paint the house. Color: Behr paint, 390D-6 spring moss;
window trim: new white.
3) Replacement of existing windows as submitted with white
single hung vinyl internal grid windows.

Applicant: VLADIMIR KLICHKO

Representative: N/A

Date Filed: April 3, 2008

Staff Recommendation: 1) Restore or replace wood siding. - Approve with
Conditions - Siding replacement must all be wood,
#117 novelty siding from the window sill level up
and rounded shiplap to match original below
[applicant agreed]. If condition is met, the work is
consistent with the criteria for facade materials in
Ordinance #18369, Para. 9(a)(10)(A) and (C), and
it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
2) Paint house. - Approve with Conditions - Colors
must be as follows: body- SW Roycroft Brass and
trim- SW Roycroft Vellum [applicant agrees]. Brick
surfaces not previously painted may not be
painted. If conditions are met, the proposed work
is consistent with the criteria for colors in
Ordinance #18369, Para. 9(a)(8), and it meets the
standards in City Code Section
51A-4.501(g)(6)(C)(i).
3) Replace existing window. - Approve with
Conditions - Staff inspected the age and condition
of the windows and determined that the front
windows, if not original to the house, are part of an
early renovation of the facade and should be
retained and repaired with existing trim (rotten
wood may be replaced in kind where necessary).
Windows on the sides of the house appear to be
mismatched and may be replaced where
necessary if they are wood, true-divided light sash
windows in a 6-over-1 or 6-over-6 configuration.
Solid, clear glass storm windows with frames to
match trim color or sash color may be used to
protect the wood windows and/or for their
insulating qualities. If conditions are met, the
proposed work is consistent with the criteria for
windows in Ordinance #18369, Para. 9(a)(17),
Secretary of the Interior Standards #3-6, and it
meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Restore or replace wood siding. - Approve with
Conditions - Use wood rounded shiplap instead of
hardi-plank for bottom below #117 novelty wood
siding [applicant present and agreed].
2) Paint house. - Approve with Conditions - Body:
SW Roycroft Brass and Trim: SW Roycroft Vellum
[applicant present and agreed].
3) Replace existing window. - Approve with
Conditions - Windows in wood, not vinyl, 1-over-1's
w/ simple wood trim between windows [code
17(F)iii, iv].

OTHER BUSINESS:

1. Approval of the April 7, 2008 Minutes.

OTHER BUSINESS:

3. Establishment/Appointment of a Preservation Plan Committee.

Appointment of the Historic Preservation Plan Committee.

List available in the Development of Development Services, Historic Preservation Division.

4. Update on the Museum of American Railroad moving and DCPA doing Broadway musicals in competition with Music Hall, Craig Holcomb

5. Preservation Plan Committee meeting will be on Tuesday, May 13 at 5:30 p.m., Location: TBD and will be posted on the official Preservation Plan Committee agenda.

6. The Landmark Commission Designation Committee will meet on the follow dates,

Wednesday, May 7, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 14, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 21, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, May 28, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, June 4, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, June 11, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, June 18, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Wednesday, June 25, 2008, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Rm 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 Developments 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]*