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City of Dallas

Landmark Commission

Monday, August 4, 2008

CITY SECRETARY
DALLAS, TEXAS

AGENDA

BRIEFING	Dallas City Hall, 1500 Marilla Street, Briefing 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, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Discussion and Other Business Items.
2. Update on demolition of West End Depot, 555 Ross Avenue, Mark Doty.
3. 2800 Swiss Avenue, Jim Anderson
4. Task Forces, Michael Pumphrey.
5. Training - City Attorney's Office
 - Constitutional issues, including equal protection.
 - Standard of review for noncontributing structures.
 - Making a good record.
 - Rules of Procedure: State Law requirements, City Code requirements, Landmark Commission Rules.
 - Roberts Rules of Order.
 - State Laws related to ethics, City Charter and City Code related to ethics.
 - Open Meetings Act related to Landmark Commission and its task forces, frequently asked questions.
 - Bribery of Government Officials.
 - City indemnification of city officials, Chapter 176 of the Local Government Code - Conflict of Interest Questionnaire and Local government Officer Conflicts Disclosure Statement; Ronnie Guerra, Assistant City Attorney's Office.

CONSENT ITEM:

1. 125 N. Rosemont
Winnetka Heights
CE078-020(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 approve \$22,100 spent in rehabilitation.

Applicant: Tom and Erin Slettebo

Representative: N/A

Date Filed: July 16, 2008

Staff Recommendation: Approval of the Certificate of Eligibility.

Task Force Recommendation: N/A

CONSENT ITEM:

2. 3500 S FITZHUGH AVE
Fair Park
CA078-619(MD)
Mark Doty

Request: 1) Grand/MLK gates - Addition of glazing at rear of Guard Booth.
2) Grand/MLK gates - Change to paving materials.

Applicant: Quimby/McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Grand/MLK gates - Addition of glazing at rear of Guard Booth. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Grand/MLK gates - Change to paving materials. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Grand/MLK gates - Addition of glazing at rear of Guard Booth. - Approve
2) Grand/MLK gates - Change to paving materials. - Approve

CONSENT ITEM:

3. 3120 N HASKELL AVE
North Dallas High School
CA078-601(MD)
Mark Doty

Request: 1) North Dallas High School - Plaza improvements to include paving, sidewalks, irrigation and landscaping.
2) New athletic grounds - New football, baseball and softball fields with backstops, dugouts and fencing. New 4'-0" max, concrete retaining wall at Northwest corner of site.

Applicant: Dallas Independent School District

Representative: N/A

Date Filed: June 27, 2008

Staff Recommendation: 1) N Dallas High School - Plaza improvements to include paving, sidewalks, irrigation and landscaping. - Approve - Approve site plan and enlarged site plan dated 7/14/2008 with the finding of fact the proposed work is consistent with the criteria for Building Site and Landscaping in the preservation criteria Sections 3.3, and 3.6(b) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New football, baseball and softball fields w/backstops, dugouts, fencing. Retaining wall. - Approve - Approve site plan dated 7/14/2007 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) N Dallas High School - Plaza improvements to include paving, sidewalks, irrigation and landscaping. - Approve with Conditions - A) The existing steps be maintained down to the sidewalk. B) The extent of the new paving east of the entrance be poured so that it's no farther than the proposed paving. C) The back edge of the new paving east of the entrance be defined by a low wall D) New paving material to be concrete instead of paving E) The logo to be part of a later project F) The new sidewalk west of the entrance be incorporated with the existing terracing G) Any new landscaping to be kept low. H) The new trees proposed along McKinney Avenue to be omitted near the McKinney/Haskell intersection to preserve views.
2) New football, baseball and softball fields w/backstops, dugouts, fencing. Retaining wall. - Approve

CONSENT ITEM:

4. 420 S CENTRAL EXWY
Olive and Myers
Manufacturing Buildings
CA078-626(MD)
Mark Doty

Request:

- 1) Olive and Myers - Secure existing exterior sliding doors in place and install new doors and door jambs compatible to existing.
- 2) Olive and Myers - New door openings on 2nd, 3rd, and 4th floors on East Elevation.
- 3) Olive and Myers - Install new steel and wrought iron exterior stairs on East elevation. Paint to match.
- 4) Olive and Myers - Install fire rated glass as necessary to meet building code.
- 5) Olive and Myers - Install new concrete landings/pads at two exit doors on North elevation and one door on East elevation.
- 6) Olive and Myers - Install stair tower enclosure as close to West parapet on four story addition as possible. Height 14'-0" with brick veneer/mortar to match existing if possible.
- 7) Olive and Myers - Reconstruct existing stair tower with metal to match.
- 8) Olive and Myers - New handicap access ramp on North elevation.

Applicant:

Ryan Bibb

Representative:

N/A

Date Filed:

July 1, 2008

Staff Recommendation:

1) Olive and Myers - Secure existing exterior sliding doors in place/install new doors/jambs to match. - 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).

2) Olive and Myers - New door openings on 2nd, 3rd, and 4th floors on East Elevation. - 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).

3) Olive and Myers - Install new steel and wrought iron exterior stairs on East elevation. Match paint - 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).

4) Olive and Myers - Install fire rated glass as necessary to meet building code. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Olive and Myers - Install concrete landings/pads at two exit doors on North elevation/ one on East. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) Olive and Myers - Install stair tower enclosure as close to West parapet as possible. Height 14'-0"

as close to West parapet as possible. Height 14'-0"
- Approve with Conditions - Approve drawings submitted with the condition that the new exterior skin be either a standing seam or flat panel metal wall system, painted to match existing stair overrun, with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 8.3, 8.4, and 8.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Secretary of the Interior 9.

7) Olive and Myers - Reconstruct existing stair tower with metal to match. - 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 8.3, 8.4, and 8.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8) Olive and Myers - New handicap access ramp on North elevation. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) Olive and Myers - Secure existing exterior sliding doors in place/install new doors/jambes to match. - Approve - Approve as submitted.
Firsching recused.

2) Olive and Myers - New door openings on 2nd, 3rd, and 4th floors on East Elevation. - Approve - Approve as submitted.
Firsching recused.

3) Olive and Myers - Install new steel and wrought iron exterior stairs on East elevation. Match paint - Approve - Approve as submitted.
Firsching recused.

4) Olive and Myers - Install fire rated glass as necessary to meet building code. - Approve - Approve as submitted.
Firsching recused.

5) Olive and Myers - Install concrete landings/pads at two exit doors on North elevation/ one on East. - Approve - Approve as submitted.
Firsching recused.

6) Olive and Myers - Install stair tower enclosure as close to West parapet as possible. Height 14'-0" - Approve - Approve as submitted.
Firsching recused.

7) Olive and Myers - Reconstruct existing stair tower with metal to match. - Approve - Approve as submitted.
Firsching recused.

8) Olive and Myers - New handicap access ramp on North elevation. - Approve - Approve as submitted.
Firsching recused.

CONSENT ITEM:

5. 401 S HARWOOD ST
Presbyterian Church
CA078-617(MD)
Mark Doty

Request: 1) First Presbyterian Church - New Welcome Center to include new porte cochere and back entry.
2) First Presbyterian Church - Conceptual - New brick/wrought iron fence and garden on site located at corner of Young and Harwood.

Applicant: Merriman Holt Architects

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) First Presbyterian Church - New Welcome Center to include new porte cochere and back entry. - 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). Secretary of the Interior's Standard 9.
2) First Presbyterian Church - Conceptual - New brick/wrought iron fence/garden located at Young/Harwood - Approve with Conditions - Approve conceptually with the condition that the final drawings showing final layout, fence height be re-submitted with the finding of fact the proposed work is consistent with the criteria for lighting and landscaping in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) First Presbyterian Church - New Welcome Center to include new porte cochere and back entry. - Approve
2) First Presbyterian Church - Conceptual - New brick/wrought iron fence/garden located at Young/Harwood - Approve with Conditions - Approval of the garden on Harwood is conditional on submittal of the full design prior to the Landmark Commission meeting.

CONSENT ITEM:

6. 5801 REIGER AVE
Junius Heights
CA078-615(JA)
Jim Anderson

Request: 1) Addition to driveway on right side of house with brick pavers, in keeping with driveway locations of homes throughout Junius Heights.
2) Re-design the garage, changing hip-roof to gable roof and raising approx. 1/ 1.5 feet. Material to be James Hardy siding, no change in color.
3) Repair fence.

Applicant: DOUGLAS BARRILLEAUX

Representative: N/A

Date Filed: June 30, 2008

Staff Recommendation: 1) Addition to driveway. - Approve - Approval. Brick is an allowed material. Ordinance 26335 Section 3.2
2) Re-design garage. - Approve - Approve garage redesign as per plan using cementitious siding. New roof form to match house as per plans. Eave height to remain as existing. New roof to be composition shingle to match existing roof. Ordinance no. 26331 Section 9.2, 9.5 and 9.6.
3) Repair fence. - Approve - Approval Ordinance no. 26331 Section 3.6(a)(2)

Task Force Recommendation: 1) Addition to driveway. - Approve
2) Re-design garage. - Approve
3) Repair fence. - Approve - Approve fence per 3.6, no more than 9 feet in height.

7. 5600 VICTOR ST
Junius Heights
CD078-027(JA)
Jim Anderson

Request: 1) Demolish existing structure in back of property (east side). Demolition based on imminent threat to public health/safety. No new structure to be built at this point.

Applicant: ENEJ DRECA

Representative: N/A

Date Filed: June 27, 2008

Staff Recommendation: 1) Demolish structure in rear of property. - Approve - The demolition of this structure was started by a past owner. The roof and portions of the walls have been removed for a long period of time. The engineer's report documents that the structure is unsound and the cost of repairs, at this time, would exceed the cost of new construction.

Task Force Recommendation: 1) Demolish structure in rear of property. - Approve - Approval of demolition of garage as per engineering report.

CONSENT ITEM:

8. 5727 WORTH ST
Junius Heights
CA078-643(JA)
Jim Anderson

Request: 1) Replace rear door with double french doors.

Applicant: Victoria Romero-Gomez

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Replace rear door with double french doors. - Approve - Approval as submitted, Door is on the back of house and not seen from the street. Existing door is not historic and will be replaced with appropriate door. Ordinance no. 26331 Section 5.2.

Task Force Recommendation: 1) Replace rear door with double french doors. - Approve - Approval as submitted, since door is on the back of house and not seen from the street. Original door is not historic and will be replaced with appropriate door as per 5.2.

9. 316 E 6TH ST
Lake Cliff Historic District
CA078-620(MW)
Marcus Watson

Request: 1) New 1 1/2 story wood frame & siding house.
2) Rear driveway.
3) New fence.

Applicant: ROBERT P GARZA

Representative: N/A

Date Filed: June 9, 2008

Staff Recommendation: 1) New 1 1/2 story house. - Approve with Conditions - Must meet all development standards. If condition is met, the proposed work is consistent with the criteria for new construction in Ordinance #23328, Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Rear driveway. - Approve with Conditions - Must meet all development standards. If condition is met, the proposed work is consistent with the criteria for new construction in Ordinance #23328, Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3) New fence. - Approve with Conditions - Must meet all development standards. If condition is met, the proposed work is consistent with the criteria for new construction in Ordinance #23328, Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) New 1 1/2 story house. - Approve with Conditions - Call out types of siding and location on cutsheet.
2) Rear driveway. - Approve - Approved as proposed.
3) New fence. - Approve - Approved as proposed.

CONSENT ITEM:

10. 329 E COLORADO
BLVD
Lake Cliff Towers - Lake
Cliff Historic District
CA078-628(MW)
Marcus Watson

Request: 1) Lake Cliff Tower - Remove center mullion from fixed glazing of bottom half of penthouse arched windows.
2) Lake Cliff Tower - Replace penthouse balcony double doors with single glass doors in the center, mullied and glazed accordingly.
3) Lake Cliff Tower - Installation of new rooftop HVAC unit and water heater in new location.
4) Lake Cliff Tower - Installation of roof ladder for maintenance.

Applicant: MARK KAVANAGH

Representative: N/A

Date Filed: June 27, 2008

Staff Recommendation: 1) Penthouse windows. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Penthouse balcony doors. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Rooftop HVAC unit and water heater. - Approve - The new location is less visible than previous location. The proposed work is consistent with the criteria for roofs in Ordinance #23328, Para. 6.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Roof ladder for maintenance. - Approve - The ladder will probably not be visible from the street. The proposed work is consistent with the criteria for roofs in Ordinance #23328, Para. 6.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Penthouse windows. - Approve
2) Penthouse balcony doors. - Approve
3) Rooftop HVAC unit and water heater. - Approve
4) Roof ladder for maintenance. - Approve

11. 5018 WORTH ST
Munger Place Historic
District
CA078-621(MW)
Marcus Watson

Request: 1) Replace existing single front door with new door and sidelights, as submitted, with trim to match existing.

Applicant: Michael D. Wilson

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Front door. - Approve - Finding of Fact: the existing door is not original; the door was relocated from the center of the facade probably in the 1960s. The work is consistent with the criteria for doors in Ordinance #20024, Section 11(a)(19), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Front door. - No members present.

CONSENT ITEM:

12. 2620 SOUTH BLVD
South Blvd./Park Row
Historic District
CA078-635(MW)
Marcus Watson

Request: 1) Replace chain link fence on east and west sides with iron fence and gate at driveway, per drawing.
2) Replace wood fence at rear with composite fence and gate.

Applicant: Leo Chaney, Sr.

Representative: N/A

Date Filed: July 2, 2008

Staff Recommendation: 1) Iron fence and gate. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Composite fence. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Iron fence and gate. - No members present.
2) Composite fence. - No members present.

13. 6009 BRYAN PKWY
Swiss Avenue Historic
District
CA078-625(MW)
Marcus Watson

Request: 1) Revisions to previously approved addition.
See Case # CA078-264(MW).

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Revisions to addition plans. - Approve - The proposed work is consistent with the criteria for building treatment and additions in Ordinance #18563, Sections 14(a)(2) and 17(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revisions to addition plans. - No members present.

14. 5002 SWISS AVE
Swiss Avenue Historic
District
CA078-632(MW)
Marcus Watson

Request: 1) Add doors to rear of garage.

Applicant: SAM BEBEAU

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Add doors to rear of garage. - Approve - The doors face the alley. The proposed work is consistent with the criteria for accessory structures in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add doors to rear of garage.

CONSENT ITEM:

15. 5901 SWISS AVE
Swiss Avenue Historic
District
CA078-633(MW)
Marcus Watson

Request: 1) Raise roof on rear ell of house up to 2 feet, to interior remodeling and accomodate adequate ceiling height, as submitted.

Applicant: CATHERINE RICHARDS

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Roof on rear ell. - Approve with Conditions - All materials, construction, style, architectural detail and color must match existing. Additional brick must match. Very little of the alteration will be seen from street. If conditions are met, the proposed work is consistent with the criteria for additions and architectural detail in Ordinance #18563, Section 14(a)(2 and 3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Roof on rear ell. - No members present.

16. 107 N CLINTON AVE
Winnetka Heights Historic
District
CA078-581(MW)
Marcus Watson

Request: 1) Construct wood privacy fence return on south side of house even with approved front return of house to the south (fenceline extension of 2.5 feet).

Applicant: Diane Sherman

Representative: N/A

Date Filed: June 19, 2008

Staff Recommendation: 1) Fenceline extension and return. - Approve - The proposed work is consistent with the criteria for fence location in Ordinance #18369, Section 9(b)(2)(C)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Fenceline extension and return. - Approve

17. 311 N EDGEFIELD AVE
Winnetka Heights Historic
District
CD078-028(MW)
Marcus Watson

Request: 1) Demolish non-contributing carport, which is newer than the period of significance.

Applicant: Rob Romano

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Demolition of carport. - Approve - The carport was most likely built after 1950. 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) Demolition of carport. - Approve

CONSENT ITEM:

18. 311 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-627(MW)
Marcus Watson

Request: 1) Construct new carport to match materials, style and colors of house, per plans.

Applicant: Rob Romano

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) New carport. - Approve with Conditions - Approval is contingent on approval of CD078-028(MW). Must meet all development standards. If conditions are met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18369, Section 9(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New carport. - Approve

19. 333 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-603(MW)
Marcus Watson

Request: 1) Landscape front yard and parkway using existing plants and border rocks, per plan.

2) Place crushed brown granite between south-side and neighbors driveway, due to old concrete from original driveway and drainage issues.

Applicant: Autrey, Amyana Bart

Representative: N/A

Date Filed: June 25, 2008

Staff Recommendation: 1) Landscaping. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Crushed brown granite between south-side and neighbors driveway. - Approve - The proposed work is consistent with the criteria for landscaping in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Landscaping. - Approve
2) Crushed brown granite between south-side and neighbors driveway. - Approve

CONSENT ITEM:

20. 414 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA078-610(MW)
Marcus Watson

Request: 1) Repair or replace exterior wood as needed before priming and painting house and garage.
2) Paint trim & accent on exterior of house and garage. Trim: 6448-1C Fairmont Penthouse Stone; Accent: 6008-2C Prairie Foliage.

Applicant: John Mark McDonald

Representative: N/A

Date Filed: June 29, 2008

Staff Recommendation: 1) Repair or replacement of wood as needed before painting. - Approve - Routine maintenance. Any replacement to match original in size, style, construction, etc. The proposed work is consistent with the criteria for routine maintenance in Ordinance #18369, Section 4(b)(1), and it meets the standards in City Code Section 51A-4.501(g)(5)(B)(xi).
2) Painting - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9(a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Repair or replacement of wood as needed before painting. - Approve
2) Painting - Approve

DISCUSSION ITEM:

1. 3500 S FITZHUGH AVE
Fair Park
CA078-618(MD)
Mark Doty

Request: 1) Cotton Bowl - Landscaping plan and retaining wall options.

Applicant: Quimby/McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) Cotton Bowl - Landscaping plan and retaining wall options. - Approve with Conditions - Approve with the condition that the Texas Historical Commission review and approve the plans with the comments that the landscaping should hide the intermediate retaining wall as much as possible and other alternatives for visual mitigation of the intermediate retaining wall (i.e. painting the intermediate retaining wall) be explored and with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Cotton Bowl - Landscaping plan and retaining wall options. - Deny without Prejudice - 7/22/08 - See attached comments from Task Force members.

DISCUSSION ITEM:

2. 2019 N LAMAR ST
West End Historic District
CA078-612(MD)
Mark Doty

Request: 1) Sign 1 - 4'-0" X 23'-0" attached, rooftop sign on North and East elevation.
2) Sign 2 - 2'-0" X 15'-0" attached sign at North and East elevation
3) Sign 3 - 27" X 156" sign over entry door on East elevation.
4) Sign 4 - New black canopy on existing frame with white painted letters on east elevation.

Applicant: JOON PAK

Representative: N/A

Date Filed: June 30, 2008

Staff Recommendation: 1) Sign 1 - 4'-0" X 23'-0" attached, rooftop sign on North and East elevation. - 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 prohibit attached signage over 30 square feet in effective area. Preservation criteria Section 51A-7.1005(a)(4).
2) Sign 2 - 2'-0" X 15'-0" attached sign at North and East elevation - Approve with Conditions - Approve with the condition that the depth of the signage be reduced to no more than 10", the sign be moved up to just below the cornice and top stone banding to provide desired visibility from Woodall Rodgers Freeway with the finding of fact the proposed work is consistent with the criteria for attached signs on Type 'A' facades in the West End Historic Sign preservation criteria Section 51A-7.1005 (c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Sign 3 - 27" X 156" sign over entry door on East elevation. - Approve - The proposed work is consistent with the criteria for attached, marquee signs in the West End Historic Sign preservation criteria Section 51A-7.1005 (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Sign 4 - New black canopy on existing frame with white painted letters on east elevation. - Approve with Conditions - Approve with the condition that the lettering be removed with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Sign 1 - 4'-0" X 23'-0" attached, rooftop sign on North and East elevation. - Approve with Conditions - Condition that all signs meet the City Sign Ordinance and suggest that the size of the parapet signs be reduced.
2) Sign 2 - 2'-0" X 15'-0" attached sign at North and East elevation - Approve with Conditions - Condition that all signs meet the City Sign Ordinance and that the flat attached signs be modified to reduce their projection from the building.
3) Sign 3 - 27" X 156" sign over entry door on East elevation. - Approve with Conditions - Condition that all signs meet the City Sign Ordinance.
4) Sign 4 - New black canopy on existing frame with white painted letters on east elevation. - Approve with Conditions - Condition that all signs meet the City Sign Ordinance.

3. 6014 BRYAN PKWY
Swiss Avenue Historic
District
CA078-639(MW)
Marcus Watson

Request: 1) Landscape Plan approval, per submitted drawing.

Applicant: Alisa Moore Hake

Representative: N/A

Date Filed: July 3, 2008

Staff Recommendation: 1) Landscape Plan. - Approve with Conditions - A minimum of the front 2/3 of the front yard closest to the street across the width of the lot, including the parkway, must be typical lawn grass, not giant liriopse. If condition is met, the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Landscape Plan. - No members present.

4. 202 N CLINTON AVE
Winnetka Heights Historic
District
CA078-622(MW)
Marcus Watson

Request: 1) New single-family residence with accessory structure, per plan.
2) Construct wooden privacy fence, per plan.

Applicant: Kirk Willis

Representative: N/A

Date Filed: July 1, 2008

Staff Recommendation: 1) new single-family residence and garage. - Approve with Conditions - Must meet all development standards. Front door and sidelights must be single Craftsman or Prairie style unit to be approved by staff before construction. Column top and bottom cap detail must be provided for staff approval prior to construction. If conditions are met, the proposed work is consistent with the criteria for new construction in Ordinance #18369, Section 9(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Fence. - Approve with Conditions - Must meet all development standards. If condition is met, the proposed work is consistent with the criteria for fences in Ordinance #18369, Section 9(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) new single-family residence and garage. - Approve with Conditions - Recommend 10 feet deep on porch depth (minimum depth). Recommend 7 feet high on porch beam header from first floor elevation. Finish floor elevation to be 18 inches. Recommend on rear "two story sleeping porch across rear of house" instead of 1 story option shown and submitted. Recommend 2 windows in front bedroom on north wall (northwest bedroom). Brick submitted OK, "Plum Matte" Scratch face with grey mortar.
2) Fence. - Approve

DISCUSSION ITEM:

5. 308 S CLINTON AVE
Winnetka Heights Historic
District
CA078-630(MW)
Marcus Watson

Request: 1) Replace water-damaged boards on the porch floor and with
pressured-treated 2x4's.
2) Replace porch steps (Pressured-treated 2x4's), damaged by
water.

Applicant: Bridget Frost

Representative: N/A

Date Filed: June 30, 2008

Staff Recommendation: 1) Porch floor. - Approve with Conditions -
Replacement must be in-kind, tongue-and-groove
porch flooring, painted or opaque stained in
matching color. Pressure treated stock may be
used. If condition is met, the proposed work is
consistent with the criteria for porches in
Ordinance #18369, Section 9(a)(11)(E), and it
meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).
2) Porch steps. - Approve with Conditions -
Replacement must be in-kind, and treads must be
tongue-and-groove porch flooring, painted or
opaque stained in matching color. Pressure
treated stock may be used. If condition is met, the
proposed work is consistent with the criteria for
porches in Ordinance #18369, Section 9(a)(11)(E),
and it meets the standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Porch floor. - Approve with Conditions - Tongue
and groove, 1"x4" boards; treated can be an option
2) Porch steps. - Approve with Conditions - Tread
must extend beyond riser by 1.5"+.

DISCUSSION ITEM:

6. 408 N ROSEMONT AVE
Winnetka Heights Historic
District
CA078-597(MW)
Marcus Watson

Request:

- 1) Replace front door with solid mahogany door. Replace trim around door. Door and trim to be stained same color.
- 2) Replace all windows on back side of house. Replaced windows are 100% wood and will be painted with approved existing colors.
- 3) Replace glass block window on rear of house and aluminum french back door. Replacement windows and back door are wood and will be painted with approved existing color.

Applicant:

Richard A Smith

Representative:

N/A

Date Filed:

June 30, 2008

Staff Recommendation:

- 1) Front door and trim around door. - Approve with Conditions - The trim around the door must be retained, but the door may be replaced. If condition is met, the proposed work is consistent with the criteria for doors and architectural details in Ordinance #18369, Section 9(a)(3 and 17) and Secretary of the Interior Standard #6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replacement of all windows on back side of house. - Approve with Conditions - Applicant must provide photographic and conditions survey for each window to be replaced to prove non-repairable. For windows, already replaced as of the date of the C.A., new windows must exactly match other original windows on rear half of house, including mullion size. The installed windows do not appear to match in mullion size. If only the currently replaced windows are replaced and meet these conditions, the proposed work is consistent with the criteria for windows in Ordinance #18369, Section 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Glass block window and back door. - Approve - The proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9(a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Front door and trim around door. - Approve
- 2) Replacement of all windows on back side of house. - Approve with Conditions - Provide survey for all windows to be replaced. Maintain same mullion as rest of house; therefore, greater than 5.5".
- 3) Glass block window and back door. - Approve

DISCUSSION ITEM:

7. Consider expansion of Junius Heights Historic District and Subdistrict C - 5638 Gaston Avenue.

Request: Authorization of a public hearing to consider expansion of Junius Heights Historic District Overlay and Subdistrict C within the overlay district on one lot zoned Planned Development District No. 99 (Gaston Avenue) located at 5638 Gaston Avenue.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Designation Committee Recommendation:
Approval

DISCUSSION ITEM:

8. Nomination of the Fidelity Union Life Insurance Building, 1511 Bryan/1507 Pacific Avenue to the National Register of Historic Places.

Staff Recommendation: Approval

OTHER BUSINESS:

1. Approval of the Minutes of July 7, 2008.

2. Retreat 2008, Kate Singleton.

3. Appointment of Mercedes Sperling to the Winnetka Heights/Lake Cliff Task Force.

4. The Landmark Commission Designation Committee will meet on the follow dates:

- Wednesday, August, 6, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, August, 13, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, August, 20, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, August, 27, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, September 3, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, September 10, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, September 17, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

- Wednesday, September 24, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

5. The Landmark Commission Preservation Plan Committee will meet on Tuesday, August 19, 2008, Location & Time: TBD

Note: The official Preservation Plan Committee agenda will be posted in the City Secretary's office and city website. Please review the official agenda for location and time.

6. 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]*