



**City of Dallas  
Landmark Commission  
Monday, September 8, 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

**BUS TOUR/SITE VISIT - TIME: 9:30 A.M.:**

1. Bus Tour/Site Visit of 104 S. Edgefield Ave., 108 S. Edgefield Ave., and 311 N Montclair.

**BRIEFING:**

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Discussion and Other Business Items.
2. Code Amendment for demolitions dealing with eminent threat to public safety and health.
3. Update on 4949 Swiss Avenue, Kate Singleton.
4. Update on 6015 Bryan Parkway, Marcus Watson.
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. 2821 TURTLE CREEK  
BLVD  
King Mansion  
CA078-693(MD)  
Mark Doty

**Request:** 1) King Mansion - Construct two new outdoor fireplaces at non-historic walls at outdoor patio.

**Applicant:** ARCHITEXAS

**Representative:** N/A

**Date Filed:** August 6, 2008

**Staff Recommendation:** 1) King Mansion - Construct two new outdoor fireplaces at non-historic walls at outdoor patio. - Approve - Approve drawings as 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 Recommendation:** 1) King Mansion - Construct two new outdoor fireplaces at non-historic walls at outdoor patio. - Approve - Approve as submitted. Firsching abstained.

**CONSENT ITEM:**

2. 1907 N LAMAR ST  
West End Historic District  
CA078-694(MD)  
Mark Doty

**Request:** 1) Install new sign over Lamar Street entrance.  
2) Re-face existing sign over parking garage.  
3) Install new sign on south elevation of building.

**Applicant:** Springhill Suites by Marriott

**Representative:** N/A

**Date Filed:** August 7, 2008

**Staff Recommendation:**

- 1) Install new sign over Lamar Street entrance. - Approve - Approve drawings submitted with the condition that the depth should be reduced to 18" with the finding of fact the proposed work is consistent with the general requirements and the criteria for projecting attached signage in the West End Sign District criteria Section 51A.7.1005 (a) and (h) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Re-face existing sign over parking garage. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the general requirements and the criteria for flat attached signage in the West End Sign District criteria Section 51A.7.1005 (a) and (d) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new sign on south elevation of building. - Approve with Conditions - Approve concept of a painted sign with the condition that the final design be re-submitted for Staff approval and meets all the requirements for painted applied signs on Type B facades in the West End Sign District criteria Section 51A.7.1005 (a) and (g) and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install new sign over Lamar Street entrance. - Approve with Conditions - Approved as submitted with the conditions that all signs must comply with the City of Dallas and West End Sign Ordinance.
- 2) Re-face existing sign over parking garage. - Approve with Conditions - Approved as submitted with the conditions that all signs must comply with the City of Dallas and West End Sign Ordinance.
- 3) Install new sign on south elevation of building. - Approve with Conditions - A) Sign #3 (South elevation of building) is to be a white painted facade sign with surface lighting in lieu of open channel letter with exposed neon.  
B) All signs must comply with the City of Dallas and West End Sign Ordinance.

**CONSENT ITEM:**

3. 5702 VICTOR ST  
Junius Heights  
CA078-681(TC)  
Tracey Cox

**Request:** 1) Install roof and columns to existing porch  
2) Install 8-foot wood fence and wrought iron gate  
**Applicant:** ROBERT ALLEGRO  
**Representative:** N/A  
**Date Filed:** July 28, 2008  
**Staff Recommendation:**

1) Install porch and fencing - Approve with Conditions - The proposed work is consistent with the criteria for front facades in the preservation criteria section 4.1.b that says "reconstruction .. of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain, and modular size", however, per section 4.1.d, the "brick added to protected facades must match the original brick as closely as possible in color, texture, modular size, bond pattern and mortar color". Also, prior to obtaining a building permit, final drawings with the dimensions for the columns and roof should be submitted to staff for approval.  
2) Fencing - Approve - The proposed work is consistent with all of the criteria for fences in the preservation criteria section 3.6

**Task Force Recommendation:** 1) Install porch and fencing - Approve with Conditions - Comments only: Construction of front porch as shown with the stipulation that the brick and roof materials match what is on the [existing] building.  
2) Fencing - Approve with Conditions - Comments Only - Clarification needed on the location of the fence

4. 5701 WORTH ST  
Junius Heights  
CD078-032(TC)  
Tracey Cox

**Request:** 1) Demolition of two accessory structures due to imminent threat to public health and safety.  
**Applicant:** Jeanne Mitchell  
**Representative:** N/A  
**Date Filed:** August 1, 2008  
**Staff Recommendation:**

1) Demolish accessory structures - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The accessory structures constitute a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

**Task Force Recommendation:** 1) Demolish accessory structures - Approve - Comments Only

**CONSENT ITEM:**

5. 5906 WORTH ST  
Junius Heights  
CA078-711(TC)  
Tracey Cox

**Request:** 1) Install 6-foot wood fence and gate  
**Applicant:** Armando Araiza  
**Representative:** N/A  
**Date Filed:** August 7, 2008  
**Staff Recommendation:** 1) Fencing - Approve - The proposed work is consistent with all of the criteria for fences in the preservation criteria section 3.6  
**Task Force Recommendation:** 1) Fencing - Approve - Comments Only

6. 4814 TREMONT ST  
Munger Place Historic  
District  
CA078-703(MW)  
Marcus Watson

**Request:** 1) Replace gate across driveway at rear corner of house with new iron gate, per submitted drawings.  
**Applicant:** Deborah Spitzer  
**Representative:** N/A  
**Date Filed:** August 7, 2008  
**Staff Recommendation:** 1) Iron driveway gate. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #20024, Section 11(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
**Task Force Recommendation:** 1) Iron driveway gate. - Approve - Comments only. Approved as submitted.

**CONSENT ITEM:**

7. 4802 GASTON AVE  
Peak's Suburban Addition  
Neighborhood  
CA078-710(MD)  
Mark Doty

**Request:**

- 1) Second floor addition to side and rear of existing structure.
- 2) Remove small, non-historic addition on east elevation.
- 3) Extend existing bay window on east elevation down to first level.
- 4) New window on east elevation.
- 5) Remove existing decking and replace with floor composite decking on front porch.
- 6) Remove existing concrete on top of brick steps.
- 7) Brick porch skirting with necessary ventilation.
- 8) Repair of existing windows and installation of new storm windows.
- 9) New composition roof to match existing in color and style.
- 10) Repair/replace existing siding and fascia boards and trim.
- 11) Repaint house.
- 12) New 9'-0" brick paver driveway in front yard.
- 13) New electric, wrought iron gate, 6'-0" in height, 70% open located at rear 50 % of side facade.
- 14) New exterior tankless water heaters.

**Applicant:**

Gleason Design Group

**Representative:**

N/A

**Date Filed:**

August 7, 2008

**Staff Recommendation:**

1) Second floor addition to side and rear of existing structure. - Approve with Conditions - Approve drawings submitted with the condition that a trim piece is installed to differentiate the new construction from the old with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2, 4.4 and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Remove small, non-historic addition on east elevation. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Extend existing bay window on east elevation down to first level. - 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).

4) New window on east elevation. - 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 3.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Remove existing decking and replace with floor composite decking on front porch. - Approve with Conditions - Approve drawings submitted with the condition that the porch flooring to match existing wood, tongue and groove with the finding of fact the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 3.22, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) Remove existing concrete on top of brick steps. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) Brick porch skirting with necessary ventilation.

7) Brick porch siding with necessary ventilation. - 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).

8) Repair of existing windows and installation of new storm windows. - Approve with Conditions - Approve as submitted with the condition the storm window information is submitted and 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).

9) New composition roof to match existing in color and style. - Approve - The proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10) Repair/replace existing siding and fascia boards and trim. - Approve with Conditions - Approve with the condition that only a section of the facade have siding removed and insulation installed to ensure that it will not affect the look and profile of the siding and trim pieces when re-installed with the finding of fact the proposed work is consistent with the criteria for facades in the preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11) Repaint house. - Approve - Approve paint colors submitted with the finding of fact the proposed work is consistent with the criteria for color in the preservation criteria Section 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12) New 9'-0" brick paver driveway in front yard. - Approve with Conditions - Approve site plan as submitted with the condition the driveway needs to be contained with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3 and 2.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and Section 51A-4.301.

13) New electric, wrought iron gate, 6'-0" in height, 70% open located at rear 50 % of side facade. - Approve - Approve gate design and placement as submitted with the finding of fact the proposed work is consistent with the crite

**Task Force Recommendation:**

1) Second floor addition to side and rear of existing structure. - Approve with Conditions - Approve but delineate where new construction meets existing (4.7)

2) Remove small, non-historic addition on east elevation. - Approve

3) Extend existing bay window on east elevation down to first level. - Approve - Alston opposed to Item 3. Addition of bay window. This 'remuddles' a prominent architectural feature of the house.

4) New window on east elevation. - Approve -

- Approved.
- 5) Remove existing decking and replace with floor composite decking on front porch. - Approve with Conditions - Replace only with wood porch floor on porch floor.
  - 6) Remove existing concrete on top of brick steps. - Approve - Approved.
  - 7) Brick porch skirting with necessary ventilation. - Approve with Conditions - Ok in concept, need to see vents. Modern vents, fused, should not face street.
  - 8) Repair of existing windows and installation of new storm windows. - Approve with Conditions - Repair approved. Need info on storm windows.
  - 9) New composition roof to match existing in color and style. - Approve - Roof approved as described.
  - 10) Repair/replace existing siding and fascia boards and trim. - Approve with Conditions - Repair of siding and trim as needed for damaged wood. Generally removal and re-installation of siding and trim to install insulation and sheathing not approved.
  - 11) Repaint house. - Approve with Conditions - Provide color schemes.
  - 12) New 9'-0" brick paver driveway in front yard. - Approve with Conditions - Reduce size to extend from drive to far edge of front steps only.
  - 13) New electric, wrought iron gate, 6'-0" in height, 70% open located at rear 50 % of side facade. - Approve - Approved at 6'-0" tall.
  - 14) New exterior tankless water heaters. - Approve

8. 4715 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA078-031(MD)  
Mark Doty

**Request:** 1) New 8'-0" tall, 70% iron gate located at rear 50% of structure.  
**Applicant:** Clark Mitchell  
**Representative:** N/A  
**Date Filed:** July 28, 2008  
**Staff Recommendation:**

1) New 8'-0" tall, 70% iron gate located at rear 50% of structure. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) New 8'-0" tall, 70% iron gate located at rear 50% of structure. - Approve

9. 2715 HIBERNIA ST  
State Thomas Historic  
District  
CA078-691(JA)  
Jim Anderson

**Request:** 1) Install a concrete parking lot with 6 parking spaces located behind house.  
**Applicant:** John Humphries  
**Representative:** N/A  
**Date Filed:** August 6, 2008

**Staff Recommendation:** 1) Install a concrete parking lot with 6 parking spaces located behind house. - Approve

**Task Force Recommendation:** 1) Install a concrete parking lot with 6 parking spaces located behind house. - Approve



**CONSENT ITEM:**

10. 5303 SWISS AVE  
Swiss Avenue Historic  
District  
CA078-702(MW)  
Marcus Watson

**Request:** 1) Construct iron fence and gate across driveway, per submitted drawings.  
**Applicant:** Bob Dupuy  
**Representative:** N/A  
**Date Filed:** July 18, 2008  
**Staff Recommendation:** 1) Iron driveway fence and gate. - Approve - The proposed work is consistent with the criteria for fences in Ordinance #18563, Section 14(b)(2) and, specifically, the criteria for fence location in 14(b)(2)(D)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
**Task Force Recommendation:** 1) Iron driveway fence and gate. - Approve - Comments only. Approved as submitted.

11. 210 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA078-687(JA)  
Jim Anderson

**Request:** 1) Paint Exterior: Body Glisten Yellow-SW69612, Trim Alabaster-SW7008, Accent Soften Green-SW6177 or Clary Sage-SW6178  
**Applicant:** John Burns  
**Representative:** N/A  
**Date Filed:** July 31, 2008  
**Staff Recommendation:** 1) Paint Exterior - Approve - Approval as submitted. Both accent colors are approved. Applicant can chose either color. Ordinance No.18369 Section 9(8)(C).  
**Task Force Recommendation:** 1) Paint Exterior - Approve - Approval as submitted.

12. 311 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA078-695(JA)  
Jim Anderson

**Request:** 1) New carport.  
**Applicant:** Rob Romano  
**Representative:** N/A  
**Date Filed:** August 7, 2008  
**Staff Recommendation:** 1) New carport. - Approve - Approval as submitted. Ordinance No. 18369 Section (9)(a)(1).  
**Task Force Recommendation:** 1) New carport. - Approve - Approval as proposed

13. 311 N. Edgefield Ave.  
CE078-021(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 \$19,855 spent in rehabilitation.  
**Applicant:** Rob and Rex Romano  
**Representative:** N/A  
**Date Filed:** August 21, 2008  
**Staff Recommendation:** Approval of the Certificate of Eligibility and approve \$19,855 spent in rehabilitation.  
**Task Force Recommendation:** N/A

**CONSENT ITEM:**

14. 209 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA078-668(JA)  
Jim Anderson

**Request:** 1) Paint exterior; Body Toasty Gray-304Y51098, Trim White on white 306Y88014, Accent Reptilian- 50GY43120, new front door.  
2) New front door and sidelights.  
**Applicant:** Kenneth Kimmons  
**Representative:** N/A  
**Date Filed:** July 30, 2008

**Staff Recommendation:** 1) Paint exterior, new front door, new carport - Approve with Conditions - Recommend colors, as submitted, with the condition that the accent color be Military Green. Ordinance No.18369 Section 9(8)(C). The applicant was present at the task force meeting and agreed to this condition.  
2) New front door and sidelights - Approve - Approval as submitted. Ordinance No. 18369 Section 9(17)(F)(iii).

**Task Force Recommendation:** 1) Paint exterior, new front door, new carport - Approve with Conditions - Recommend colors (as submitted) with the condition that the accent color be Military Green.  
2) New front door and sidelights - Approve - Approval as submitted.

15. 218 N ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA078-690(JA)  
Jim Anderson

**Request:** 1) Paint exterior trim. Trim Artichoke SW6179, Accent Eclipse SW6166, Stucco body to remain White  
**Applicant:** Kyle Rosen  
**Representative:** N/A  
**Date Filed:** August 7, 2008

**Staff Recommendation:** 1) Paint Trim - Approve with Conditions - Change trim color to Clary Sage. Applicant attended task force and agreed to trim change.

**Task Force Recommendation:** 1) Paint Trim - Approve with Conditions - Change trim color to Clary Sage.

16. 319 N WILLOMET AVE  
Winnetka Heights Historic  
District  
CA078-675(JA)  
Jim Anderson

**Request:** 1) Widen driveway and approach.  
2) New wrought iron fence.  
**Applicant:** Elaine Schindler  
**Representative:** N/A  
**Date Filed:** July 31, 2008

**Staff Recommendation:** 1) Widen driveway and approach. - Approve with Conditions - Approval with the condition that the driveway is allowed by Building Inspection. Ordinance No. 18369 (b)(9)(B)(i) Driveways can be expanded to 20 feet behind the front facade.  
2) New wrought iron fence. - Approve

**Task Force Recommendation:** 1) Widen driveway and approach. - Approve with Conditions - Approval with the condition that the driveway is allowed by Building Inspection.  
2) New wrought iron fence. - Approve

**CONSENT ITEM:**

17. 509 N WINNETKA AVE  
Winnetka Heights Historic  
District  
CA078-699(JA)  
Jim Anderson

**Request:** 1) Paint exterior Body Adaptive Shade-SW7053, Trim Lancaster Whitewash-HC-174, Accent Clydesdale Brown-2092-10.  
**Applicant:** Jason Thompkins  
**Representative:** N/A  
**Date Filed:** August 7, 2008  
**Staff Recommendation:** 1) Paint exterior - Approve - Approval as submitted. Ordinance No.18369 Section 9(8)(C).  
**Task Force Recommendation:** 1) Paint exterior - Approve - Approval of paint colors as proposed.

**DISCUSSION ITEM:**

1. 1229 ADMIRAL NIMITZ  
CIR  
Fair Park  
CA078-697(MD)  
Mark Doty

**Request:** 1) Embarcadero Building - New construction adjacent to rear facade for a chilled water plant to accommodate chillers, various pumps, new electrical transformer and cooling towers for Hall of States' replacement mechanical system.  
**Applicant:** Quimby McCoy Preservation Architecture LLP  
**Representative:** N/A  
**Date Filed:** August 7, 2008  
**Staff Recommendation:** 1) Embarcadero - New construction adjacent rear facade for chilled water plant/etc. for Hall of State. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for alterations and additions in the preservation criteria Section 4.3(b)(2), (6) and (7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
**Task Force Recommendation:** 1) Embarcadero - New construction adjacent rear facade for chilled water plant/etc. for Hall of State. - Approve

**DISCUSSION ITEM:**

2. 3939 GRAND AVE  
Fair Park  
CA078-696(MD)  
Mark Doty

- Request:**
- 1) Hall of State - Replacement of mechanical system with a 4-pipe system.
  - 2) Hall of State - Rehabilitation and update of the electrical system.
  - 3) Hall of State - New fire protection (sprinkler) system.
  - 4) Hall of State - Restoration of skylights in Great Hall.
  - 5) Hall of State - Replacement of all roofs.
  - 6) Hall of State - Misc. architectural and plumbing work.
  - 7) Hall of State - Removal of four trees.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** August 7, 2008

- Staff Recommendation:**
- 1) Hall of State - Replacement of mechanical system with a 4-pipe system. - 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) Hall of State - Rehabilitation and update of the electrical system. - 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) Hall of State - New fire protection (sprinkler) system. - Approve with Conditions - Approve drawings submitted with the condition that additional details are submitted including the sprinkler plan and details for the Great Hall, a sample of the sprinkler heads and additional equipment and reflected ceiling plans with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 4) Hall of State - Restoration of skylights in Great Hall. - 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).
  - 5) Hall of State - Replacement of all roofs. - 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).
  - 6) Hall of State - Misc. architectural and plumbing work. - 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).
  - 7) Hall of State - Removal of four trees. - Approve with Conditions - Approve removal of four trees as indicated on site plan as submitted with the condition that the tree removal is approved by the City of Dallas Arborist and 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) Hall of State - Replacement of mechanical system with a 4-pipe system. - Approve
  - 2) Hall of State - Rehabilitation and update of the electrical system. - Approve
  - 3) Hall of State - New fire protection (sprinkler) system. - Approve with Conditions - Applicant will re-submit detailed plans for the fire protection/alarm system.
  - 4) Hall of State - Restoration of skylights in Great

- Hall. - Approve
- 5) Hall of State - Replacement of all roofs. - Approve
- 6) Hall of State - Misc. architectural and plumbing work. - Approve
- 7) Hall of State - Removal of four trees. - Approve with Conditions - Applicant will submit plans for tree mitigation.

**DISCUSSION ITEM:**

3. 5526 TREMONT ST  
Junius Heights  
CA078-680(TC)  
Tracey Cox

**Request:** 1) Addition to side of house and enclosure of portion of front porch

**Applicant:** Santos Gatierrez

**Representative:** N/A

**Date Filed:** July 28, 2008

**Staff Recommendation:** 1) Addition - Deny without Prejudice - Proposed work has been completed without a CA. The proposed work is not in compliance with the following criteria: Section 4.1.a - "front facades and the front 50 percent of the side facades of contributing structures are protected"- the addition is being made on protected facades; Section 4.1.b "... renovation.. of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain and modular size" - part of the addition has used a plywood/particle board which is not consistent with the siding used on the remainder of the house; Section 4.1.c "Historic solid-to-void ratios of protected facades must be maintained" - two windows were removed to construct this "bump out" addition; Section 4.2 "All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure" - the "bump out" disrupts the line of the side facade; Section 5.1 "Historic doors and windows must remain intact and their openings must be preserved on protected facades, except that doors and windows may be replaced if necessary due to damage of deterioration" - the two windows were removed without any documentation presented as to their condition or state of deterioration. It is staff's understanding that there were removed to meet interior needs, and not removed due to necessity or deterioration. Their locations have not been restored in the proposed addition; Section 7.1 "historic porches .. on protected facades are protected"; Section 7.2 "Porches.. on protected facades may not be enclosed.." - part of the addition includes closing in part of the wrap around porch in order to make more interior room, which is not appropriate, per the ordinance. Although staff understands much of the work has already been completed, it was done under a permit for interior work only with a note that no structural changes should occur; unknown to staff, the construction was completed between the time of the complaint and the task force meeting. The applicant was present at the task force meeting, where this request was denied, and the taskforce was not informed that the additions had been completed. The additions are not compatible with the main structure and staff encourages the applicant to restore the porch and side facade, and look for alternative locations for additions to the rear of the structure. If the Landmark Commission did find these additions to be appropriate, staff would recommend the two windows be restored on the "bump out", that the windows should be the originals or be wood, also that both the "bump out" and the porch enclosure be covered in wood siding.

**Task Force Recommendation:** 1) Addition - Deny without Prejudice - Comments

Only - Deny alterations to the left side area behind the porch, including removal of 2 windows for a closet expansion and adding plywood to the wall facing the porch per 4.1.a-c

**DISCUSSION ITEM:**

4. 4717 WORTH ST  
Peak's Suburban Addition  
Neighborhood  
CA078-692(MD)  
Mark Doty

**Request:**

- 1) Paint brick exterior. Brick not previously painted and completed with CA approval.
- 2) New exterior light fixtures.
- 3) New front yard fence and gate, 3'-6" wrought iron, 70% open.
- 4) New vinyl windows.
- 5) Backyard concrete patio.
- 6) New 6'-0" wood, rear yard fence.
- 7) New gate, 6'-0", 70% open wrought iron located at back corner of structure.
- 8) Replace existing awning with new black canvas awning.
- 9) Repaint eaves and trim.
- 10) New mailboxes.

**Applicant:**

Kasey Robinson

**Representative:**

N/A

**Date Filed:**

August 6, 2008

**Staff Recommendation:**

- 1) Paint brick exterior. Brick not previously painted and completed with CA approval. - Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that prohibit painting brick that has not been previously painted. Preservation criteria Section 3.4 with the finding of fact the proposed work will 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.
- 2) New exterior light fixtures. - Approve - The proposed work is consistent with the criteria for lighting in the preservation criteria Section 3.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) New front yard fence and gate, 3'-6" wrought iron, 70% open. - Approve - Approve photo and site plan submitted with the finding of fact the proposed work is consistent with the criteria for fencing in the preservation criteria Section 2.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) New vinyl windows. - Approve with Conditions - Approve replacement windows with the condition that the new windows should either match the existing in configuration or be one over one with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 5) Backyard concrete patio. - Approve - The proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 6) New 6'-0" wood, rear yard fence. - Approve with Conditions - Approve with the condition the fence return at the east facade be 6'-0" in height, iron, 70% open with the finding of fact the proposed work is consistent with the criteria for fencing in the preservation criteria Sections 2.9, 2.11, 2.12, and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 7) New gate, 6'-0", 70% open wrought iron located at back corner of structure. - Approve - The



at back corner of structure. - Approve - The proposed work is consistent with the criteria for fencing in the preservation criteria Sections 2.9, 2.11 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

8) Replace existing awning with new black canvas awning. - 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)(ii).

9) Repaint eaves and trim. - Approve with Conditions - Approve with the condition that the current eave and trim painted black be re-painted a dark brown or tan color with the finding of fact the proposed work is consistent with the criteria for painting in the preservation criteria Section 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10) New mailboxes. - Approve - Approve location of mailboxes submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1) Paint brick exterior. Brick not previously painted and completed with CA approval. - Deny without Prejudice - Recommend against painting of brick. Sacha not opposed to painted brick on non-contributing structure.

2) New exterior light fixtures. - Approve - Light fixtures ok.

3) New front yard fence and gate, 3'-6" wrought iron, 70% open. - Approve with Conditions - Agree with the concept of a simple design. Need drawing or photo of intended.

4) New vinyl windows. - Approve with Conditions - Prefer original windows. If needed, new windows need to be one over one.

5) Backyard concrete patio. - Approve - Patio ok.

6) New 6'-0" wood, rear yard fence. - Approve - Wood fence in rear ok.

7) New gate, 6'-0", 70% open wrought iron located at back corner of structure. - Approve with Conditions - Gate ok in concept, need drawing or photo of intended. Return facing front should be 70% open, in rear 50% of side facade.

8) Replace existing awning with new black canvas awning. - Approve with Conditions - Rectangular awning ok, low slope, black ok.

9) Repaint eaves and trim. - Approve with Conditions - Eave paint color should not be solid black.

10) New mailboxes. - Approve with Conditions - New mailboxes need to be approved.

**DISCUSSION ITEM:**

5. 104 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CD078-030(JA)  
Jim Anderson

**Request:** 1) Demolish apartment structure damaged by fire.  
**Applicant:** Laura Foster  
**Representative:** N/A  
**Date Filed:** July 24, 2008  
**Staff Recommendation:** 1) Demolish apartment structure damaged by fire -  
Approve with Conditions - Approval of demolition.  
Healthy trees particularly the major tree between  
the 2 structure must be retained. Dallas  
Development Code Section  
51A-Section4.501(h)(iii).  
**Task Force Recommendation:** 1) Demolish apartment structure damaged by fire -  
Approve with Conditions - Recommend move  
forward with demolition taking care to protect  
healthy trees. Dallas Development Code Section  
51A-Section 4.501(h)(iii).

6. 108 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CD078-029(JA)  
Jim Anderson

**Request:** 1) Demolish multifamily structure damaged by fire.  
**Applicant:** Laura Foster  
**Representative:** N/A  
**Date Filed:** July 24, 2008  
**Staff Recommendation:** 1) Demolish multifamily structure damaged by fire.  
- Approve with Conditions - Approval of demolition.  
Healthy trees patricularly the major tree between  
the 2 structure must be retained. Dallas  
Development Code Section  
51A-Section4.501(h)(iii).  
**Task Force Recommendation:** 1) Demolish multifamily structure damaged by fire.  
- Approve with Conditions - Recommend move  
forward with demolition taking care to protect  
healthy trees. Dallas Development Code Section  
51A-Section 4.501(h)(iii).

7. 345 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA078-689(JA)  
Jim Anderson

**Request:** 1) Conceptual review for a wall mural located on the 12th Street  
facade.  
**Applicant:** Renato De Los Santos  
**Representative:** N/A  
**Date Filed:** August 6, 2008  
**Staff Recommendation:** 1) Conceptual review for a wall mural located on  
the 12th Street facade. - Deny without Prejudice -  
Conceptual mural as presented is not compatible  
with the Winnetka heights Historic district. The  
bold colors and contemporary forms are not  
compatible. Section 51A-4.501(g)(C)(ii).  
**Task Force Recommendation:** 1) Conceptual review for a wall mural located on  
the 12th Street facade. - Deny without Prejudice -  
Recommend denial of proposed mural based on ot  
compatible im Winnetka Heights.

**DISCUSSION ITEM:**

8. 311 N MONTCLAIR AVE  
Winnetka Heights Historic  
District  
CD078-033(JA)  
Jim Anderson

**Request:** 1) Demolish fire damaged structure.  
**Applicant:** Pam Williams  
**Representative:** N/A  
**Date Filed:** August 5, 2008  
**Staff Recommendation:** 1) Demolish fire damaged structure. - Approve - Approval. This structure is very badly fire damaged.  
**Task Force Recommendation:** 1) Demolish fire damaged structure. - Approve - Recommend approval for demolition for public safety. Dallas Development Code Section 51A-Section 4.501(h)(iii).

9. 323 S ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA078-688(JA)  
Jim Anderson

**Request:** 1) Paint Exterior Body- Roycroft Brass SW2843, Trim- Roycroft Bronze Green SW2846, Accent-Aurora Brown SW2837  
**Applicant:** Kyle Finley  
**Representative:** N/A  
**Date Filed:** August 5, 2008  
**Staff Recommendation:** 1) Paint Exterior - Approve with Conditions - Approval with change in Body color to Roycroft Suede. Trim and Accent to remain as submitted; Trim- Roycroft Bronze Green SW2846, Accent-Aurora Brown SW2837. Original Body color submitted, Roycroft Brass SW2843 did not have an appropriate contrast with the trim colors. Ordinance No.18369 Section 9(8) (C). The colors must be complementary of each other and the character of the district.  
**Task Force Recommendation:** 1) Paint Exterior - Approve with Conditions - Approval with Roycroft Suede as body, Trim and Accent O.K.

**DISCUSSION ITEM:**

10. 1700 W 10TH ST  
Winnetka Heights Historic  
District  
CA078-663(JA)  
Jim Anderson

**Request:** 1) Side addition.  
2) New painted wall sign.  
3) Reface existing sign.

**Applicant:** Francisco Javier Lopez

**Representative:** N/A

**Date Filed:** July 28, 2008

**Staff Recommendation:** 1) Side addition. - Approve with Conditions - Approval with the condition that the addition be compatible with the original structure. Ordinance No. 18369 Section 9(a)(2). The addition can be painted concrete block and flat roofed to match the existing addition. The new addition must be inset at least 1 foot from the existing addition and the rear of the original building. The blank wall facing Rosemont should be broken up with insert areas that represent windows or doors.  
2) New painted wall sign. - Approve with Conditions - Approve with the following conditions; Building Inspection determined that only 8 words can be 4 inches or taller. The remainder of the words must be less than 4 inches in height. Letters to be stencils as presented by applicant. Ordinance No. 18369 Section (15).  
3) Reface existing sign. - Approve - Approval as submitted.

**Task Force Recommendation:** 1) Side addition. - Deny - Motion to deny the addition at this time.  
2) New painted wall sign. - Approve with Conditions  
3) Reface existing sign. - Deny - Motion to deny changeable front sign.

**DISCUSSION ITEM:**

11. 310 N WILLOMET AVE  
Winnetka Heights Historic  
District  
CA078-686(JA)  
Jim Anderson

**Request:** 1) Extend existing parkway flower bed with flowers, shrubs and trees.  
2) Extend sidewalk from house to curb using brick or brown stepping stones and mulch  
3) Plant ground cover in remainder of parkway.

**Applicant:** Vicki F. Lee

**Representative:** N/A

**Date Filed:** July 17, 2008

**Staff Recommendation:** 1) Extend parkway flower bed. - Approve with Conditions - Approval of bed design as in Plan A. Ordinance No. 18369 Section 9(b)(5).  
2) Extend front walk. - Approve with Conditions - Front walk should be concrete in that the small brick walk portion is not original. Ordinance No. 18369 Section (b)(9)(iii).  
3) Plant ground cover in remainder of parkway. - Approve - Flower beds are permitted. Groundcover, such as Asian Jasmine, are a practical solution for flower beds located in the parkway. Ordinance No. 18369 Section(b)(5)

**Task Force Recommendation:** 1) Extend parkway flower bed. - Approve with Conditions - Approval of beds and mulch as per Plan A.  
2) Extend front walk. - Approve with Conditions - Front walk to be concrete.  
3) Plant ground cover in remainder of parkway. - Deny without Prejudice - Denied proposed jasmine.

12. 201 N WINNETKA AVE  
Winnetka Heights Historic  
District  
CA078-683(JA)  
Jim Anderson

**Request:** 1) Dinner plate landscape edging

**Applicant:** Cindy McCord

**Representative:** N/A

**Date Filed:** August 1, 2008

**Staff Recommendation:** 1) Dinner plate edging - Approve - This feature is temporary in nature and does not have an adverse effect on the property or the district. Dallas Development Code Section 51A 4.501(g)(6)(C)(i)(bb).

**Task Force Recommendation:** 1) Dinner plate edging - Deny - Recommend removal of plate edge.

13. 10 Nonesuch Rd.  
(formerly 1 Nonesuch Rd.)  
Stanley Marcus House  
Initiation of the Designation  
Process

**Request:** Initiation of the Designation of the Stanley Marcus House, 10 Nonesuch Rd. (formerly 1 Nonesuch Rd.)

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** Initiate the designation process under 7 of 10 designation criteria on 10 Nonesuch Rd. (Stanley Marcus House).

**Task Force Recommendation:** Designation Committee Recommendation: Approval under 7 of 10 designation criteria.

**OTHER BUSINESS:**

1. Approval of the August 4, 2008 Minutes.

**OTHER BUSINESS:**

2. Code Amendment for demolitions dealing with eminent threat to public safety and health.
3. A review of the results of the Conservation District Impact Study conducted by Preservation Dallas.
4. Appointment of Task Forces members.
5. Approval of the 2006-2007 Annual Report.
6. The Landmark Commission Designation Committee will meet on the follow dates:
  - Wednesday, September 3, 2008, Site visit of 4526 Leland (Good Samaritan Hospital) @ 5:00 p.m. ; and at 5:45 p.m. Committee meeting at 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.
  - Wednesday, October 1, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
  - Wednesday, October 8, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
  - Wednesday, October 15, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
  - Wednesday, October 22, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.
  - Wednesday, October 29, 2008, 5:45 p.m. Dallas City Hall, 1500 Marilla Street, Rm 5DN.

Note:The official Designation Committee agenda will be posted in the City Secretay's office and city website.

7. The Landmark Commission Preservation Plan Committee will meet on the following dates: Tuesday, September 16, 2008 (time & location:TBD).

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

8. 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]*