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LANDMARK COMMISSION
MONDAY, MAY 3, 2010

CITY SECRETARY
DALLAS, TEXAS

AGENDA

BRIEFINGS: Dallas City Hall 11:00 a.m.
1500 Marilla St., Room 5/E/S

PUBLIC HEARING: Dallas City Hall
1500 Marilla St., Council Chambers – 6th floor 1:00 p.m.

Theresa O'Donnell, Director
Jim Anderson, Sr. Planner Historic Preservation
Mark Doty, Sr. Planner Historic Preservation
Margaret Fiskell, Sr. Planner Historic Preservation

BRIEFING ITEMS

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

1. Designation Committee Updates: Daron Tapscott, Designation Committee Chair
2. Update on Amendments to Lobbyist Registration and Gift Policy Reporting Requirements, Tammy Palomino
3. Update on Courtesy Reviews; Tammy Palomino, Assistant City Attorney
4. Update on Demolition Process for Urban Nuisances in Existing and Proposed Historic Districts; Neva Dean, Current Planning; and Tammy Palomino

CONSENT ITEMS

1. 306 N EDGEFIELD AVE

Winnetka Heights
CE090-004(MD)
Mark Doty

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$27,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Jessica Guillory

Application Filed: April 1, 2010

Staff Recommendations: Approval of the Certificate of Eligibility and approval of \$27,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 701 DUMONT ST

Junius Heights
CA090-285(JA)
Jim Anderson

Request:

- 1) Repair/replace missing/damaged siding and foundation skirt.
- 2) Repair roof overhang.
- 3) Install lattice in place of metal vent in front gable.
- 4) Add porch railing and new porch column.
- 5) Replace/repair windows.

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Applicant: Barry Reynolds

Application Filed: March 31, 2010

Staff Recommendations:

- 1) Repair/replace missing/damaged siding and foundation skirt. – Approve - The lower 10 inches of the skirt siding can be cementitious siding; overlap to match existing siding with the finding that it is consistent with preservation criteria in Ordinance #26331, Section 4.1(b) and City Code Section 51A-4.501(g)(6(C)(i). New siding elsewhere on structure must not cover any historic window opening.
- 2) Repair roof overhang. – Approve - The depth of the proposed new decking under roof overhang must not exceed 1 and 5/16 inches and emulate the historic overhang. The eaves on the back of the house can be enclosed with wood because it is not a protected facade and it is structurally necessary with the finding that it is consistent with preservation criteria in Ordinance #26331, Section 4.1(a) and 6.3 and City Code Section 51A-4.501(g)(6(C)(i).
- 3) Install lattice in place of metal vent in front gable. – Deny without prejudice - The metal vent may be original and there is no evidence that a different vent existed in the past. The proposed vent is not consistent with preservation criteria in Ordinance #26331, Section 4.1(b) and City Code Section 51A-4.501(g)(6(C)(i).
- 4) Add porch railing and new porch column. – Approve - The proposed railing and columns are appropriate with the finding that they are consistent with preservation criteria in Ordinance #26331, Section 7 and City Code Section 51A-4.501(g)(6(C)(i).
- 5) Replace/repair windows. – Approve with conditions - Repair/replace with wood windows that match the historic profile on the front, the side facade facing Junius Street and the front 50% of the interior facade. Strongly recommend replacing and restoring the 3 window unit in the dining room that was closed up. Recommend replacing and restoring the window on Junius Street that was closed up. Approve the vinyl replacement windows, as shown, on the back and the rear 50% of the interior side (Side not facing Junius Street). This work is consistent with preservation criteria in Ordinance #26331, Section 5.1, 5.2, and 5.3 and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendations:

- 1) Repair/replace missing/damaged siding and foundation skirt. – Approve up to 10 inches cementitious siding on bottom (skirt) of house. Overlap to match existing siding. New siding (elsewhere) on structure not to cover any historic window opening.
- 2) Repair roof overhang. – Approve - The depth of the proposed new soffit boards under roof overhang must not exceed 1 and 5/16 inches and emulate the historic overhang per 4.1b and 6.3. Approve boxing in eaves with wood on the back of the house because it is not a protected facade and it is structurally necessary.
- 3) Install lattice in place of metal vent in front gable. – Deny - Approve leaving metal vent on the front gable.
- 4) Add porch railing and new porch column. Approve railing and columns as shown.
- 5) Replace/repair windows. – Approve with conditions - Approve having wood windows that match the historic profile on the front, the

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side facade facing Junius St. and the front 50% of the interior facade. Strongly recommend replacing and restoring the window unit in the dining room that was closed up. Recommend replacing and restoring the window on Junius St. that was closed up recently. Recommend allowing the vinyl replacement windows, as shown, on the back and the rear 50% of the interior side (Side not facing Junius St.). Must document to the city that the window that replaced the door was originally a window as advocated by the applicant.

3. 704 NESBITT DR

Junius Heights
CA090-289(JA)
Jim Anderson

Request: Add new roof dormer on west side of roof.

Applicant: Steven Roden

Application Filed: April 5, 2010

Staff Recommendations: Add new roof dormer on west side of roof. – Approve - The dormer is appropriate to the design of the existing structure and is located on a non-protected portion of the structure with the finding that it is consistent with preservation criteria in Ordinance #26331, Section 4.1(a) and 4. 2 and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendations: Add new roof dormer on west side of roof. - Approve accept of the design of the addition of the dormer as shown as per 8.4, 8.5 and 4.2.

4. 5414 WORTH ST

Junuis Heights
CD090-007(JA)
Jim Anderson

Request: Demolish garage using criteria for imminent threat to public health and safety and non-contributing because of age.

Applicant: Thomas Lawrence

Application Filed: March 27, 2010

Staff Recommendations: Demolish garage. – Approve - The architect's statement confirms that the structures a documented major and imminent threat to public health and safety; the demolition is required to alleviate the threat; and no other reasonable way exists to eliminate the threat. The applicant has not proven that the structure is non-contributing because it is newer than the period of historical significance as required in Section 51A-4.501(h)(4)(D).

Task Force Recommendations: Demolish garage. – Approve demolition of garage per architect Kevin Moran's recommendation that the structure is not structurally sound and not contributing. (as per 1.1 and 1.2)

5. 917 MORELAND AVE

Peak's Suburban
CA090-274(MF)
Margaret Fiskell

Request:

- 1) New front yard concrete driveway with a 5 foot curb cut radius and widens to 17 feet in side yard.
- 2) New sidewalk extension across the front from the front door approach to the driveway.
- 3) Relocate the side-yard 70% open iron fence to the rear face of the duplex.

Applicant: Ron Hardy

Application Filed: March 12, 2010

Staff Recommendations:

- 1) New front yard concrete driveway with a 5 foot curb cut radius and

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widens to 17 feet in side yard. – Approve with conditions - Driveway width of 10 feet maximum from the street to the front face of the building is compatible with the historic district and it meets the standard for approval in City Code Section 51A-4.501(g)(6)(C)(ii). Angle transition from parking to driveway width will be behind the front porch. Providing an angle transition for off-street parking meets the standards for approval in the code Section 51A-4.301(b)(2).

2) New sidewalk extension across the front from the front door approach to the driveway. – Approve - The proposed work is consistent with the criteria for new sidewalks in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) Relocate the side-yard 70% open iron fence to the rear face of the duplex. – Approve - The location proposed is consistent with the criteria for interior side-yard fences in the preservation criteria Section 2.9 and 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

1) New front yard concrete driveway with a 5 foot curb cut radius and widens to 17 feet in side yard. – Approve with conditions - Drive width 10'-0" max from street to front face of building. Angle transition from 10 feet in drive to 17 feet in parking - ok.

2) New sidewalk extension across the front from the front door approach to the driveway. – Approve -

3) Relocate the side-yard 70% open iron fence to the rear face of the duplex. – Approve -

6. 2619 HIBERNIA ST

State Thomas
CA090-271(JA)
Jim Anderson

Request: Install two new sconce lights on front porch.

Applicant: Eric Marye

Application Filed: March 23, 2010

Staff Recommendations: Install two new sconce lights on front porch. – Approve - The proposed lighting is consistent with Ordinance #19084, Section 8(b)(4) and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Install two new sconce lights on front porch. – Approval as submitted.

7. 5953 BRYAN PKWY

Swiss Avenue
CA090-284(JA)
Jim Anderson

Request: Add handrails at porch steps and roll steps.

Applicant: Joe Williams

Application Filed: March 28, 2010

Staff Recommendations: Add handrails at porch steps and roll steps. – Approve with conditions - The railings are typical of the style and period of the building with the finding that it is consistent with Ordinance No.18563, Section 14(a)(11)(A) and City Code Section 51A-4.501(g)(6)(C)(i). The steel portions of the railings must be painted a dark color.

Task Force Recommendations: Add handrails at porch steps and roll steps. – Approval as submitted.

8. 6023 BRYAN PKWY

Swiss Avenue
CA090-283(JA)
Jim Anderson

Request: Replace existing front porch with a new porch across the full width of the front of the structure.

Applicant: Walter Mayfield

Application Filed: March 31, 2010

Staff Recommendations: Replace existing front porch with a new porch across the full width of the front of the structure. - Approve - The porch is typical of the style and period of the building with the finding that it is consistent with Ordinance No.18563, Section 14(a)(11)(A) and (F) and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Replace existing front porch with a new porch across the full width of the front of the structure. - Approve with conditions - The detail at the top of the columns and railing should match details as found on the block. Slope of porch roof should adequate.

9. 304-306 N EDGEFIELD AVE

Winnetka Heights
CA090-277(MF)
Margaret Fiskell

Request:

- 1) Add new metal railing to the rear porch steps.
- 2) Infill with brick the existing door on the side facade that opens into the master bathroom.

Applicant: Jessica Guillory

Application Filed: March 26, 2010

Staff Recommendations:

- 1) Add new metal railing to the rear porch steps. – Approve with conditions - Paint the railing to match trim color. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Infill with brick the existing door on the side facade that opens into the master bathroom. – Approve with conditions - Brick must match existing nominal size and color, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

- 1) Add new metal railing to the rear porch steps. – Approve -
- 2) Infill with brick the existing door on the side facade that opens into the master bathroom. – Approve with conditions - Brick must be matched to existing.

10. 111 N EDGEFIELD AVE

Winnetka Heights
CA090-276(MF)
Margaret Fiskell

Request:

- 1) Remove existing chain link fence in side and rear yard.
- 2) Install new 6 foot wood fence. Fence location in the side-yard is further forward than the halfway point due to gas meters and sidewalk.
- 3) Repair existing side-yard gate support posts and trim the wood boards down for ease of operation.

Applicant: Steven Weidenbacher

Application Filed: March 29, 2010

Staff Recommendations:

- 1) Remove existing chain link fence in side and rear yard. – Approve - The proposed work is consistent with the criteria for fence location in the preservation criteria Section 9(b)(2)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new 6 foot wood fence. Fence location in the side-yard is further forward than the halfway point due to gas meters and sidewalk.

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– Approve - The proposed work is consistent with the criteria for fence location in Section 9(2)(C)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Repair existing side-yard gate support posts and trim the wood boards down for ease of operation. – Approve - The proposed work is consistent with the criteria for wooden fence posts in the preservation criteria Section 9(b)(2)(G)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Remove existing chain link fence in side and rear yard. – Approve -
- 2) Install new 6 foot wood fence. Fence location in the side-yard is further forward than the halfway point due to gas meters and sidewalk. – Approve -
- 3) Repair existing side-yard gate support posts and trim the wood boards down for ease of operation. – Approve -

11. 225 S WINDOMERE AVE

Winnetka Heights
CA090-282(MF)
Margaret Fiskell

Request:

- 1) Paint house and garage: Body- Renwick Olive SW 2815; Trim-Roycroft Vellum SW 2833; Accent- Burgundy SW 6300; Porch ceiling- Blissful Blue SW 6527.
- 2) Frame and install lap board on the front concrete stoops (see the period photo from 1946).

Applicant: Russ Aikman

Application Filed: March 20, 2010

Staff Recommendations:

- 1) Paint house and garage: Body- Renwick Olive SW 2815; Trim-Roycroft Vellum SW 2833; Accent- Burgundy SW 6300; Porch ceiling- Blissful Blue SW 6527. – Approve - The proposed work is consistent for colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Frame and install lap board on the front concrete stoops (see the period photo from 1946). – Approve - The proposed work is consistent with wood facade materials in the preservation criteria Section 9(a)(10)(C) and by photo documentation from 1946, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Paint house and garage: Body- Renwick Olive SW 2815; Trim-Roycroft Vellum SW 2833; Accent- Burgundy SW 6300; Porch ceiling- Blissful Blue SW 6527. – Approve
- 2) Frame and install lap board on the front concrete stoops (see the period photo from 1946). – Approve -

DISCUSSION ITEMS

1. 222 N EDGEFIELD AVE

District: Winnetka Heights
Ca090-281(MF)
Margaret Fiskell

Request:

- 1) New Front Door: Doors by Decora - Craftsman Door Collection # DbyD-4001.
- 2) New Back Door: Exterior wood 6/8 Door with low E Glass - Single light - Wilson Plywood & Door.
- 3) New front facade windows: Kolbe Sterling double-hung wood with true divided lights - A: 6 over 1 lights or B: 16-over-1 lights.
- 4) New side and rear facade windows: Built Best -Challenger wood double-hung with 1-over-1 lights. See window schedule for sizes.
- 5) Remove existing front porch and four foot concrete porch slab.
- 6) New front porch.
- 7) Paint house: Body- Pittsburgh Paint Camel #417-4; Trim- Pittsburgh Paint Diamond Mine #414-1.
- 8) Build walkway 36" to 48" wide in brushed finished concrete from center of porch to public sidewalk with replicated waterfall steps to match existing slope of lawn.
- 9) Align front steps with door location.
- 10) Remove 4 existing skylights and repair roof with matching composition 30 yr shingles.
- 11) Repair all damaged siding with Novelty #117 wood siding.
- 12) Remove exterior louvers on second floor, replace with two windows over bathtub area. Infill the openings with #117 novelty siding.

Applicant: Cynthia Oliver

Application Filed: April 1, 2010

Staff Recommendations:

- 1) New Front Door: Doors by Decora - Craftsman Door Collection # DbyD-4001. – Approve - Front door style is consistent with the preservation criteria Section 9(a)(17)(F)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) New Back Door: Exterior wood 6/8 Door with low E Glass - Single light - Wilson Plywood & Door. – Approve - The proposed exterior wood 6/8 door with low E Glass- Single light- meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) New front facade windows: Kolbe Sterling double-hung wood with true divided lights - A: 6-over-1 lights or B: 16-over-1 lights. – Approve with conditions - The front facade windows must be wood with 16-over-1 lights (Option B) and is consistent with the criteria for windows typical of this style in the preservation criteria Section 9(a)(17)(F)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) New side and rear facade windows: Built Best -Challenger wood double-hung with 1-over-1 lights. See window schedule for sizes. – Approve - New side and rear double-hung windows must be wood with 1-over-1 lights. 1-over-1 lights is consistent with the window style in the preservation criteria Section 9(b)(17)(F)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Remove existing front porch and four foot concrete porch slab. – Approve - The proposed work is consistent with the preservation criteria

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Section 9(a)(11)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) New front porch. – Deny without prejudice - Check Sanborn Fire Maps for original porch footprint. Resubmit plans for the front porch with a ten foot width that is typical of the style and reflects the dominant and horizontal characteristics of this Craftsman two-story.

7) Paint house: Body- Pittsburgh Paint Camel #417-4; Trim- Pittsburgh Paint Diamond Mine #414-1. – Approve - The colors are consistent for dominant and trim colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8) Build walkway 36" to 48" wide in brushed finished concrete from center of porch to public sidewalk with replicated waterfall steps to match existing slope of lawn. – Deny without prejudice - Based on Section 51A-4.501(g)(6)(C)(i), the proposed work will have an adverse effect on the architectural features of the structure. Resubmit front walkway with the redesign of the front porch.

9) Align front steps with door location. – Deny without prejudice - The proposed work does not meet the standards in city code Section 51A-4.501(g)(6)(C)(i) with the finding of an adverse effect on the architectural features of the structure. Resubmit front steps with the redesign of the front porch.

10) Remove 4 existing skylights and repair roof with matching composition 30-yr shingles. – Approve - The proposed work is consistent with the criteria for skylights in the preservation criteria Section 9(a)(14)(E)(aa), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11) Repair all damaged siding with Novelty #117 wood siding. – Approve - The proposed work is consistent for facade materials in the preservation criteria Section 9(a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Adding two laps of 8 inch smooth hardplank at the ground course will not have an adverse affect.

12) Remove exterior louvers on second floor, replace with two windows over bathtub area. Infill the openings with #117 novelty siding. – Approve - Proposed work on the rear facade meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1) New Front Door: Doors by Decora - Craftsman Door Collection # DbyD-4001. – Deny without prejudice Resubmit single-light door and no side-lights. Applicant wants to resubmit door with the front porch resubmittal.

2) New Back Door: Exterior wood 6/8 Door with low E Glass - Single light - Wilson Plywood & Door. – Approve -

3) New front facade windows: Kolbe Sterling double-hung wood with true divided lights - A: 6-over-1 lights or B: 16-over-1 lights. – Approve with conditions - Front facade windows Kolbe double-hung wood with 16-over-1 lights (Option B).

4) New side and rear facade windows: Built Best -Challenger wood double-hung with 1-over-1 lights. See window schedule for sizes. – Approve -

5) Remove existing front porch and four foot concrete porch slab. – Approve with conditions - Removal of porch ok, also recommend

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removal of 4 foot concrete porch slab.

6) New front porch. – Deny without prejudice -

7) Paint house: Body- Pittsburgh Paint Camel #417-4; Trim- Pittsburgh Paint Diamond Mine #414-1. – Approve -

8) Build walkway 36" to 48" wide in brushed finished concrete from center of porch to public sidewalk with replicated waterfall steps to match existing slope of lawn. – Deny without prejudice - Resubmit walkway with the redesign of the front porch.

9) Align front steps with door location. – Deny without prejudice - Resubmit front steps with the redesign of the front porch.

10) Remove 4 existing skylights and repair roof with matching composition 30 yr shingles. – Approve -

11) Repair all damaged siding with Novelty #117 wood siding. – Approve with conditions - Ok and add two laps of 8 inch hardiplank with smooth side out at ground course.

12) Remove exterior louvers on second floor, replace with two windows over bathtub area. Infill the openings with #117 novelty siding. – Approve -

2. 33 Haymarket Rd.
Haymarket Cemetery

Consider initiation of Historic Designation for Haymarket Cemetery, 33 Haymarket Rd.

OTHER BUSINESS ITEMS

1) April 5, 2010 Minutes.

2) Nomination of the National Register of Historic Places: Adamson High School, 201 E. 9th St.

3) Appointments to the Junius Heights, Peak's Suburban/Edison La Vista, South Blvd./Park Row, State Thomas/Wilson Block, Swiss Avenue/Munger Place, Wheatley Place/Tenth Street, and Winnetka Heights/Lake Cliff Task Forces. *A list of the appointments is available in the Sustainable Development and Construction Department, Historic Preservation.*

4) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, May 19, 2010, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Room 5/D/N

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

ADJOURNMENT

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. Discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Texas Government Code §551.086]*