



City of Dallas
Landmark Commission
Monday, December 7, 2009
AGENDA

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
 Jim Anderson, Senior Planner
 Mark Doty, Senior Planner
 Margaret Fiskell, Senior Planner

BRIEFING ITEMS:

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

CONSENT ITEM:

1. 5816 Swiss Avenue
 Swiss Avenue
 CE090-001(MD)

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years.
Applicant: Brenden Martin and Allan Moore
Representative: N/A
Date Filed: November 5, 2009
Staff Recommendation: Approval of the Certificate of Eligibility.
Task Force Recommendation: N/A

2. 3939 ESPLANADE PL
 Fair Park
 CA090-136(MD)
 Mark Doty

Request: 1) Relocate previously approved plaque locations to front of 'Contralto' and 'Tenor' pylons.
Applicant: Friends of Fair Park
Representative: N/A
Date Filed: November 5, 2009
Staff Recommendation: 1) Relocate previously approved plaque locations to front of 'Contralto' and 'Tenor' pylons. - Approve - Approve location recommended by Task Force 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) Relocate previously approved plaque locations to front of 'Contralto' and 'Tenor' pylons. - Approve with Conditions - Approved, with the recommendation to locate the sign on the front of each pylon, on the base below the sculpture, with the sign on the left side of the right pylon and the right side of the left pylon.

CONSENT ITEM:

3. 3500 S FITZHUGH AVE
Fair Park
CA090-139(MD)
Mark Doty

Request: 1) Midway - Conceptual - Construction of a 7,600 square foot greenhouse.
2) Midway - Construction of a 6,000 square foot growing building.
Applicant: NED DURBIN
Representative: N/A
Date Filed: November 5, 2009

Staff Recommendation: 1) Midway - Conceptual - Construction of a 7,600 square foot greenhouse. - Approve with Conditions - Approve conceptually with the condition that the final plans, elevations, and details must be submitted for Landmark Commission approval.
2) Midway - Construction of a 6,000 square foot growing building. - Approve - Approve drawings as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Midway - Conceptual - Construction of a 7,600 square foot greenhouse. - Approve with Conditions - Approved conceptually.
Provide rendering with dome to scale.
Verify that entry vestibule does not conflict with pedestrians.
2) Midway - Construction of a 6,000 square foot growing building. - Approve with Conditions - Approved conceptually.
Provide additional details.
Provide site plan.

4. 801 MAIN ST
West End Historic District
CA090-130(MD)
Mark Doty

Request: 1) Install 21 wind turbines (12'-0" in height) on rooftop.
2) Install 36 rooftop solar panels on non-contributing structures.
3) New membrane roof.
Applicant: El Centro College
Representative: N/A
Date Filed: November 4, 2009

Staff Recommendation: 1) Install 21 wind turbines (12'-0" in height) on rooftop. - Approve - Approve as submitted with the finding that the proposed work will not be visible from across the street and will not have an adverse effect on the historic overlay district as outlined in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 36 rooftop solar panels on non-contributing structures. - Approve - Approve as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3) New membrane roof. - Approve - Approve as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install 21 wind turbines (12'-0" in height) on rooftop. - Approve - Approve as submitted.
2) Install 36 rooftop solar panels on non-contributing structures. - Approve - Approve as submitted.
3) New membrane roof. - Approve

CONSENT ITEM:

5. 5630 VICTOR ST
Junius Heights
CA090-134(JA)
Jim Anderson

Request: 1) New construction house.
2) New construction garage.

Applicant: Ann Walker

Representative: N/A

Date Filed: November 4, 2009

Staff Recommendation: 1) New construction house. - Approve - The applicant has resubmitted the design to fulfill all of the task force conditions on this non-contributing structure. The new construction is compatible with the district with the finding that it is consistent with Ordinance #26331 Section 8 and City Code Section 51A-4.501(g)(6(C)(ii). Staff supports the site plan as submitted without a driveway as required in Ordinance #26331 Section 8.11 with the finding that a driveway would require the removal of several mature trees on the property and other houses on the block do not have a driveway in the front. The lack of a front driveway is consistent with City Code Section 51A-4.501(g)(6(C)(ii), is historically accurate, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the historic character of the structure or the integrity of the historic overlay district in accordance with City Code 51A-4.501(g)(6)(B). Conditions:(1) The windows must be wood windows, (2) the Hardi-board siding must be smooth 4 " lap, and (3) the structure must have at least a 2 foot foundation height at all elevations.
2) New construction garage. - Approve - The garage proposed for this non-contributing structure is compatible with the district with the finding that it is consistent with Ordinance #26331 Section 9 and City Code Section 51A-4.501(g)(6(C)(ii).

Task Force Recommendation: 1) New construction house. - Approve with Conditions - Approve plans as submitted which follow architectural guidelines as stated in Section 8.1, 8.4, 8.5, 8.6 and 8.10 with the following conditions:
1. Add step buttresses to front porch and remove handrails.
2. Cast stone caps on front porch column bases to extend 2"-3 ".
3. Side windows near front to be moved back.
4. Height of porch railing to be no higher than the lower trim on front windows.
5. Cementitious siding is recommended with a 4" overlap and smooth finish as 8.12
6. No front driveway is required as stated in 8.11 because a front driveway would require the removal of mature trees.
2) New construction garage. - Approve - Accept proposed plan to build a garage which is compatible per 9.2 with the location per 9.3. It has an acceptable size per 9.4. The task force accepts the proposal to build a breezeway between house and garage.

CONSENT ITEM:

6. 427 E 6TH ST
Lake Cliff Historic District
CA090-131(MF)
Margaret Fiskell

Request: 1) Install a wrought iron fence in front yard with a maximum 3'-6" height, 50% open, and painted black.

Applicant: Jose Yanez

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation: 1) Install a wrought iron fence in front yard with a max. 3'-6" height, 50% open, and in a black color. - Approve - The proposed front yard fence is historically appropriate per Ordinance # 23329 Section 3.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install a wrought iron fence in front yard with a max. 3'-6" height, 50% open, and in a black color. - Approve - Recommend modest to nominal decorative finials on fence.

CONSENT ITEM:

7. 4802 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA090-112(MF)
Margaret Fiskell

Request: 1) Remove two existing windows on the first floor.
2) Revise right-side elevation drawings to delete two new windows on the second story addition.

Applicant: David Smalling

Representative: N/A

Date Filed: October 22, 2009

Staff Recommendation: 1) Remove two existing windows on the first floor. - Approve with Conditions - Remove only one window at the rear right side-elevation on the existing first floor; the existing first floor window closer to the front must remain. With the finding that while removing even one window does not strictly comply with the preservation criteria the proposed work is historically accurate, and removing one existing window will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district under City Code Section 51A-4.501(g)(6)(B).
2) Delete two new windows on second story addition. - Approve with Conditions - Remove one window on the new second story addition located on the right side elevation at the rear. The second story window closer to the front must remain with the finding that while removing even one window does not strictly comply with the preservation criteria, the proposed work is historically accurate, and removing one new window will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district under City Code Section 51A-4.501(g)(6)(B).

Task Force Recommendation: 1) Remove two existing windows on the first floor. - Approve with Conditions - Only two windows that were previously approved are to be deleted. The two windows closer to the front shall remain (1-upstairs, 1-downstairs). The two rear windows may be deleted.
2) Delete two new windows on second story addition. - Approve with Conditions - Only two windows that were previously approved are to be deleted. The two windows closer to the front shall remain (1-upstairs, 1-downstairs). The two rear windows may be deleted.

CONSENT ITEM:

8. 2517 PARK ROW AVE
South Blvd./Park Row
Historic District
CA090-135(MD)
Mark Doty

Request: 1) New accessory structure in rear yard.
2) Enclose existing back porch.

Applicant: LONNIE JOHNSON

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation: 1) New accessory structure in rear yard. - Approve
- Approve drawings as submitted with the finding that the proposed work is consistent with the criteria for roofs, roof overhangs, materials, and side yard setbacks in the preservation criteria Sections 3(b)(2)(A), 3(b)(2)(C), 3(b)(6)(B) and 3(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Enclose existing back porch. - Approve - Approve drawings as submitted with the finding of fact that although the window style and infill material does not comply with Section 3(b)(5)(C), which requires that windows contain three or more lights and Section 3(b)(6)(A), which requires facade material of additions to or remodelings of redeveloped buildings shall be of the predominant material used in the remainder of the building it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district. Secretary of the Interiors Standard #9.

Task Force Recommendation: 1) New accessory structure in rear yard. - Deny without Prejudice - Size of garage out of scale. Question whether 3 cars can be parked. Need information on how the doors going to look. The garage should be no larger than 25% of the main structure and should be 7' from the side property line.
2) Enclose existing back porch. - Deny without Prejudice - Windows should be same size and style and should install brick exterior to match existing.

CONSENT ITEM:

9. 2619 HIBERNIA ST
State Thomas Historic
District
CA090-128(JA)
Jim Anderson

Request: 1) Install wrought iron fence with brick columns to screen parking lot; install wrought iron gates at Boll street and main driveway.
2) Install wood perimeter fence.
3) Move air conditioning units to Boll Street side, and screen with fence and shrubs.
4) Approve landscape plan.

Applicant: Eric Marye

Representative: N/A

Date Filed: November 4, 2009

Staff Recommendation: 1) Install wrought iron fence with brick columns to screen parking lot; install wrought iron gates at B - Approve - The applicant revised drawing as per task force concerns. The wrought iron fence and gates are typical of the district with the finding that they are consistent with preservation criteria in Ordinance #19084, Section 8(b)(2) and City Code Section 51A-4.501(g)(6)(C)(i).
2) Install wood perimeter fence. - Approve - The applicant revised drawing as per task force concerns. The wood perimeter fence is typical of the district with the finding that it is consistent with Ordinance #19084, Section 8(b) and City Code Section 51A-4.501(g)(6)(C)(i).
3) Move air conditioning units to Boll Street side, and screen with fence and shrubs. - Approve - The applicant revised drawing as per task force concerns. The screening of mechanical equipment is appropriate with the finding that it is consistent with Ordinance #19084, Section 8(b) and City Code Section 51A-4.501(g)(6)(C)(i).
4) Approve landscape plan. - Approve - The applicant revised drawing as per task force concerns. The proposed landscaping is typical of the district with the finding that it is consistent with Ordinance #19084, Section 8(b)(1) and (3) and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install wrought iron fence with brick columns to screen parking lot; install wrought iron gates at B - Approve with Conditions - Approval as redesigned by task force.
2) Install wood perimeter fence. - Approve with Conditions - Approval as redesigned by task force.
3) Move air conditioning units to Boll Street side, and screen with fence and shrubs. - Approve with Conditions - Approval as redesigned by task force.
4) Approve landscape plan. - Approve with Conditions - Approval as redesigned by task force.

CONSENT ITEM:

10. 4905 SWISS AVE
Swiss Avenue Historic
District
CD090-004(JA)
Jim Anderson

Request: 1) Demolish garage.
Applicant: Frank Oliver
Representative: N/A
Date Filed: October 23, 2009

Staff Recommendation: 1) Demolish garage. - Approve - Demolition meets the criteria in City Code Section 51A-4.501(h)(4)(C). The proposed structure constitutes 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 garage. - Approve with Conditions - Recommend approval of demolition of garage provided that the applicant provide a report from a licensed architect or engineer stating the condition of the garage is an imminent threat to public health and safety.

11. 4905 SWISS AVE
Swiss Avenue Historic
District
CA090-129(JA)
Jim Anderson

Request: 1) Build new garage.
Applicant: Frank Oliver
Representative: N/A
Date Filed: October 23, 2009

Staff Recommendation: 1) Build new garage. - Approve - The new garage is compatible with the main structure with the finding that it is consistent with Ordinance No.18563, Section 14(a)(1) and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Build new garage. - Approve - Recommend approval of the new garage as submitted by applicant.

CONSENT ITEM:

12. 5741 SWISS AVE
Swiss Avenue Historic
District
CA090-127(JA)
Jim Anderson

Request: 1) Change proposed window configuration on right elevation towards rear from 3 windows to 2 windows.
2) Change proposed window configuration on left elevation towards rear; remove space between windows.
3) Remove door proposed on 2nd floor towards rear.

Applicant: Paul Petruzzeli

Representative: N/A

Date Filed: October 5, 2009

Staff Recommendation: 1) Change proposed window configuration on right elevation towards rear from 3 windows to 2 windows. - Approve - The changes to the proposed window configuration on the side facade on this non-contributing structure are compatible with the district with the finding that it is consistent City Code Section 51A-4.501(g)(6(C)(ii).
2) Change proposed window configuration on left elevation towards rear; remove space between windows. - Approve - The changes to the proposed window configuration on the side facade on this non-contributing structure are compatible with the district with the finding that it is consistent City Code Section 51A-4.501(g)(6(C)(ii).
3) Remove door proposed on 2nd floor towards rear. - Approve - The removal of the proposed door on the side facade on this non-contributing structure is compatible with the district with the finding that it is consistent City Code Section 51A-4.501(g)(6(C)(ii).

Task Force Recommendation: 1) Change proposed window configuration on right elevation towards rear from 3 windows to 2 windows. - Approve - Approval of the window changes as submitted.
2) Change proposed window configuration on left elevation towards rear; remove space between windows. - Approve - Approval of the window changes as submitted.
3) Remove door proposed on 2nd floor towards rear. - Approve - Approval of the door removal as proposed.

CONSENT ITEM:

13. 211 S CLINTON AVE
Winnetka Heights Historic
District
CA090-137(MF)
Margaret Fiskell

Request: 1) New one-story rear addition to house (brick on house is currently painted red).
2) Remove storage buildings. Build new one-story two car garage
3) Repaint house and garage Option 1: Primary color Rockport Gray - Benjamin Moore HC-105; Trim color: Cream Froth - Benjamin Moore OC-97; Trim and accent color: Springfield Tan - Benjamin Moore AC-5.
4) Option 2: Primary color: Benjamin Moore AF390; Trim color: Benjamin Moore AF-85; Accent color: Benjamin Moore AF-295.

Applicant: Lonnie Johnson

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation: 1) New one-story rear addition to house. - Approve with Conditions - a) Transition from existing to new must be visible. Inset the wall or provide an exterior vertical trim piece that clearly defines the old from the new per Secretary of the Interiors' Standards #9 - "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property..." and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
b) The proposed casement windows on the drawing must be replaced with a 1x1 double-hung windows typical to the Craftsman style and is in compliance with Ordinance #18369 Section 9(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New one-story two-car garage. - Approve - New one-story two car garage in the Craftsman style as it is compatible with the main structure and complies with the preservation criteria in Ordinance #18369 Section 9(a)(12) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Option 1 for paint colors. - Approve - Option 1: Primary color Rockport Gray - Benjamin Moore HC-105; Trim color Cream Froth - Benjamin Moore OC-97; Trim and accent color: Springfield Tan - Benjamin Moore AC-5. Colors are consistent with the criteria per Ordinance #18369 Section 9(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Option 2 for paint colors. - Approve - Option 2: Primary color: Benjamin Moore AF390; Trim color: Benjamin Moore AF-85; Trim and Accent color: Benjamin Moore AF-295. Paint colors are consistent with the criteria per Ordinance #18369 Section 9(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New one-story rear addition to house. - Approve - Add detail to delineate old vs new - e.g. a vertical trim piece. Double-hung windows on rear elevation to match front window types.
2) New one-story two-car garage. - Approve - Approval as submitted.
3) Option 1 for paint colors. - Approve - Approval as submitted.
4) Option 2 for paint colors. - Approve - Approval as submitted.

14. 319 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA090-111(MF)
Margaret Fiskell

Request: 1) Replacement front door.
Applicant: VINCENT SNEE
Representative: N/A
Date Filed: October 2, 2009
Staff Recommendation:

1) Replacement front door. - Approve - The replacement door - paint or stain to match the previous door color. The door is consistent with Ordinance #18369 Section 9(a)(F)(i) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replacement front door. - Approve - Task Force is comfortable with either paint or stain color for the replacement door.

15. 203 N WILLOMET AVE
Winnetka Heights Historic
District
CA090-138(MF)
Margaret Fiskell

Request: 1) Repaint house and garage Option 1: Primary color: Springfield Tan - Benjamin Moore AC-5; Trim color: Bare - Benjamin Moore OC-98; Accent color and gable: Rockport Gray - Benjamin Moore HC-105.
2) Repaint house and garage Option 2: Primary color: Sea Haze - Benjamin Moore 2137-50; Trim color: Pink Damask - Benjamin Moore OC-72; Accent color and on gable: Sea Pine - Benjamin Moore AC-17.
3) Remove existing fence. New wood fence 5 feet off corner side-yard and in rear yard, 8 feet in height with access gates.
4) New three foot concrete walkways from access gates to pool.
Applicant: Lonnie Johnson
Representative: N/A
Date Filed: November 5, 2009

Staff Recommendation: 1) Repaint house and garage Option 1. - Approve - Option 1 colors meet the criteria for dominant and trim colors in Ordinance #18369 Section 9(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Repaint house and garage Option 2. - Approve - Option 2 colors meet the criteria for dominant and trim colors in Ordinance #18369 Section 9(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) New wood fence & gates. - Approve - New wood fence 5 feet off corner side-yard and in rear yard, 8 feet in height with access gates complies with preservation criteria Ordinance #18369 Section 9(b)(G)(i)(ii)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) New three foot concrete walkways from access gates to pool. - Approve - Three foot concrete walkways from access gates to pool meets the preservation criteria in Ordinance #18369 Section 9(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Repaint house and garage Option 1. - Approve - Approval as submitted.
2) Repaint house and garage Option 2. - Approve - Approval as submitted.
3) New wood fence & gates. - Approve - Approval as submitted.
4) New three foot concrete walkways from access gates to pool. - Approve - Approval as submitted.

CONSENT ITEM:

16. 214 N WILLOMET AVE
Winnetka Heights Historic
District
CA090-133(MF)
Margaret Fiskell

Request: 1) Approve landscape plan.

Applicant: David Oliver

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation: 1) Approve landscape plan. - Approve - The proposed foundation plantings and Cedar Elm tree in the front yard is consistent with Ordinance #18369 Section 9(b)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Approve landscape plan. - Approve - Approval as submitted.

CONSENT ITEM:

17. 215 N WILLOMET AVE
Winnetka Heights Historic
District
CA090-132(MF)
Margaret Fiskell

Request: 1) New 605 square foot second floor rear addition.
2) 1 x 1 double-hung wood windows.
3) New addition hardwood siding and trim to match existing house
4) Main body siding, eave corbels in paint color 'A': HC-97 'Hancock Gray'.
5) Door and window trim, corner trim board, architrave, fascia and gutters: color 'B': HC-4 'Hawthorne Yellow'.
6) Sashes, column trim in paint color 'C': Accent color 'Cottage Red'

Applicant: Danielle Langston

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation: 1) New 605 square foot second floor rear addition. - Approve - The height and mass is compatible with the Ordinance No. 18369 Section 9(a)(2) and the roof form complies with Section 9(a)(14) with the finding that the proposed addition meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) 1x1 double-hung wood windows. - Approve - Windows and frames are consistent with Ordinance #18369 Section 17(F)(iv), with the finding that it meets the standards in City Code Section 51A4.501(g)(6)(C)(i).
3) Hardwood siding and trim to match existing house. - Approve - Hardwood siding and trim are consistent with Ordinance #18369 Section 9(a)(3) and meets the standard for approval in City Code Section 51A-4.501(g)(6)(C)(i).
4) Paint body color HC-97 'Hancock Gray'. - Approve - Main body color 'A': HC-97 'Hancock Gray'. The proposed paint color is consistent with Ordinance #18369 Section 9(8)(C) and meets the standard for approval in the City Code Section 51A-4.501(g)(6)(C)(i).
5) Paint trim color HC-4 'Hawthorne Yellow'. - Approve - Trim color 'B': HC-4 'Hawthorne Yellow'. The proposed paint color is consistent with Ordinance #18369 Section 9(8)(C) and meets the standard for approval in City Code Section 51A-4.501(g)(6)(C)(i).
6) Paint accent color: 'Cottage Red' - Approve - Accent color 'C': 'Cottage Red'. The proposed paint color is consistent with Ordinance #18369 Section 9(8)(C) and meets the standard for approval in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New 605 square foot second floor rear addition. - Approve - Approval as submitted.
2) 1x1 double-hung wood windows. - Approve - Approval as submitted.
3) Hardwood siding and trim to match existing house. - Approve - Approval as submitted.
4) Paint body color HC-97 'Hancock Gray'. - Approve - Approval as submitted.
5) Paint trim color HC-4 'Hawthorne Yellow'. - Approve - Approval as submitted.
6) Paint accent color: 'Cottage Red' - Approve - Approval as submitted.

CONSENT ITEM:

18. 408 N WILLOMET AVE
Winnetka Heights Historic
District
CA090-083(MF)
Margaret Fiskell

Request: 1) Paint exterior main color: BEHR Grasshopper Wing # 400F-6.
2) Paint exterior trim color: BEHR Off White # 1873.
3) Paint exterior accent color: BEHR Black Suede # S-H-790

Applicant: ISAAC MARTINEZ

Representative: N/A

Date Filed: October 4, 2009

Staff Recommendation:

1) Paint exterior main color. - Approve - The proposed main paint color, BEHR Grasshopper Wing # 400F-6, is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint exterior trim color. - Approve - The proposed exterior trim color, BEHR Off White # 1873, is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Accent color paint. - Approve - The exterior accent color, BEHR Black Suede # S-H-790, as it is consistent with Ordinance #18369 Section 9(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint exterior main color. - Approve - Approval as submitted.
2) Paint exterior trim color. - Approve - Approval as submitted.
3) Accent color paint. - Approve - Approval as submitted.

19. 421 S WINNETKA AVE
Winnetka Heights Historic
District
CA090-141(MF)
Margaret Fiskell

Request: 1) Install new board-on-board 8' fence 3 feet from the sidewalk on twelfth street in the corner side-yard and rear yard.
2) Install automatic gate 8' in height across the driveway at rear.

Applicant: Diane Sherman

Representative: N/A

Date Filed: November 5, 2009

Staff Recommendation:

1) Install new fence in corner-side yard and rear yard. - Approve - Approve location of corner side-yard and rear-yard fence as the location is consistent with the requirements of Ordinance #18369 Section 9(b)(2).
2) Install new automatic gate 8' height across driveway at rear. - Approve with Conditions - The automatic gate 8 feet in height with finished side facing twelfth street is setback 3 feet from the public sidewalk and is in compliance with Ordinance #18369 Section 9(b)(C)(iv) and City Code Section 51A-4.501(g)(6)(C)(i). Building official must verify that the gate is outside the visibility triangle.

Task Force Recommendation: 1) Install new fence in corner-side yard and rear yard. - Approve - Task Force is comfortable with the fence location further forward as the fence location was previously approved. See Section 9(b)(2)(C).
2) Install new automatic gate 8' height across driveway at rear. - Approve - Approval of the automatic gate finished side facing twelfth street.

DISCUSSION ITEM:

1. 607 CORBIN ST
West End Historic District
CA090-107(MD)
Mark Doty

Request: 1) Install amusement ride (20'-0" X 18'-0") on parking lot. Amusement ride is temporary.

Applicant: Jay Haynes

Representative: N/A

Date Filed: October 26, 2009

Staff Recommendation: 1) Install amusement ride (20'-0" X 18'-0") on parking lot. Amusement ride is temporary. - Approve with Conditions - Approve as submitted with the conditions the ride is temporary and must be removed by 7/31/2010 unless applicant re-applies for another Certificate of Appropriateness form with the finding that the proposed amusement ride is temporary which makes it not incompatible and will not have an adverse effect on the historic overlay district as outlined in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Install amusement ride (20'-0" X 18'-0") on parking lot. Amusement ride is temporary. - Approve with Conditions - Application approved as submitted with the condition that the attraction is installed on a temporary basis for no more than 6 months from installation and ending no later than 7/31/2010. - Joe Piwetz: I don't feel it's an appropriate use in the district.

DISCUSSION ITEM:

2. 707 HUNTLEY ST
Junius Heights
CA090-126(JA)
Jim Anderson

Request: 1) Add soil to raise front yard.
2) Add Pennsylvania Bluestone patios in front yard.
3) Add plants in front yard.
4) Add flagstone on front porch and portion of walk to create a step.

Applicant: Mary Grunbaum

Representative: N/A

Date Filed: October 2, 2009

Staff Recommendation: 1) Add soil to raise front yard. - Approve - Adding soil in the front yard to match the slope of the neighboring properties of this non-contributing structure as it is compatible with the district with the finding that it is consistent City Code Section 51A-4.501(g)(6)(C)(ii).
2) Add Pennsylvania Bluestone patios in front yard. - Deny - Pennsylvania Bluestone paving in the front yard of this non-contributing structure is not compatible with the district in accordance with City Code Section 51A-4.501(g)(6)(C)(ii) with the finding that it is not consistent with Ordinance #26331 Section 3.5(b). In this district front yards are typically grass lawns and other plant material, not stone patios.
3) Add plants in front yard. - Approve - Adding plants in the front yard of this non-contributing structure are compatible with the district with the finding of fact that it is consistent City Code Section 51A-4.501(g)(6)(C)(ii).
4) Add flagstone on front porch and portion of walk to create a step. - Approve - Adding flagstone to the porch and portion of front walk on this non-contributing structure is compatible with the district with the finding that it is consistent City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Add soil to raise front yard. - Approve - Approval to add soil to front yard as shown.
2) Add Pennsylvania Bluestone patios in front yard. - Deny - Not allow Bluestone patio in front. Front yard patios are not compatible with the district per 3.5(b) and should be replaced with lawn.
3) Add plants in front yard. - Approve - Approval to add plants to the front yard as shown.
4) Add flagstone on front porch and portion of walk to create a step. - Approve

DISCUSSION ITEM:

3. 2601 SOUTH BLVD
South Blvd./Park Row
Historic District
CA090-110(MD)
Mark Doty

Request: 1) New roof on main structure.

2) New roof on garage.

Applicant: T WRIGHT JOHNSON

Representative: N/A

Date Filed: October 29, 2009

Staff Recommendation:

1) New roof on main structure. - Approve with Conditions - Repair or replacement of flat tile roof must be with material and color to match the existing roof with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New roof on garage. - Approve - Approve installation of new roof (with red composition shingle roof to match existing, Decra Shake, color Terracotta or similar product) with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) New roof on main structure. - Approve - Applicant was advised to have the roof structure inspected and check the proposal from the roofing contractor for the loss in insulation - since they will not be replacing the roof with the original clay tile.

2) New roof on garage. - Approve

DISCUSSION ITEM:

4. 101 N CLINTON AVE
Winnetka Heights Historic
District
CA090-082(MF)
Margaret Fiskell

Request: 1) Existing side porch has a brick railing with a cast stone cap on the left-side facade. Remove and replace with new oak wood railing.
2) Install new oak porch railing on the front facade of the side porch.

Applicant: Nancy Scott

Representative: N/A

Date Filed: October 7, 2009

Staff Recommendation: 1) Remove existing side porch railing on the left-side facade. - Deny without Prejudice - Remove the existing side porch brick railing with cast stone cap on the left-side facade - Denial without prejudice - Materials ...decorative elements and the manner in which they are used, applied or joined together must be typical of the style and period of the main building and compatible with the other buildings on the blockface per Ordinance #18369 Section 9(a)(3). The proposed replacement does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) and would have an adverse effect on the architectural features of the structure.
2) Install new oak porch railing. - Deny without Prejudice - Install new oak wood railing to side porch at front facade. Denial without prejudice - Materials...decorative elements and the manner in which they are used, applied or joined together must be typical of the style and period of the main building and compatible with the other buildings on the blockface per Ordinance #18369 Section 9(a)(3). Introducing a new wood railing element does not comply with the standards in City Code Section 51A-4.501(g)(6)(C)(i) and would have an adverse effect. Add brick with a cast stone cap to match existing.

Task Force Recommendation: 1) Remove existing side porch railing on the left-side facade. - Deny without Prejudice - Existing brick railing with cast stone cap is original.
2) Install new oak porch railing. - Deny without Prejudice - Metro Brick may have a match for facade in color and texture. Remove the wood railing and replace with similiar brick railing to match original.

DISCUSSION ITEM:

5. 114 S CLINTON AVE
Winnetka Heights Historic
District
CA090-118(MF)
Margaret Fiskell

Request: 1) Move approach steps & sidewalk to align with the front entrance door.
2) Addition of a fourth column on porch for stability.
3) Replace existing columns with new tapered columns.

Applicant: Kristin Kelley

Representative: N/A

Date Filed: November 4, 2009

Staff Recommendation: 1) Move steps & sidewalk to align with the front entrance door. - Deny without Prejudice - The existing waterfall steps, sidewalk, and front porch steps are part of the streetscape features that define the overall historic character of this neighborhood and removal and relocation of the steps and sidewalk would have an adverse effect on the historic relationship of the building and streetscape. Secretary of the Interior's Standards #2 "...the alteration of features and spaces that characterize a property shall be avoided." The proposed work does not meet the City Code standard for approval in Section 51A-4.501(g)(6)(C)(i).
2) Addition of a fourth column on porch for stability. - Deny without Prejudice - No documentation was provided to justify adding a fourth column to the porch for support. Secretary of the Interior's Standard # 6 "Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence." The proposed work does not meet the City Code standards for approval in Section 51A-4.501(g)(6)(C)(i).
3) Replace existing columns with new tapered columns. - Deny without Prejudice - Photo documentation from 1988 shows Doric round columns as typical see Ordinance #18369 Section 9(a)(9)(C). Secretary of the Interior's Standards #3 "...Changes that create a false sense of historical development such as adding architectural elements from other buildings, shall not be undertaken." The proposed work does not meet the City Code standard for approval in Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Move steps & sidewalk to align with the front entrance door. - Approve - Approval as submitted.
2) Addition of a fourth column on porch for stability. - Approve - Approval as submitted.
3) Replace existing columns with new tapered columns. - Approve - Approval as submitted.

DISCUSSION ITEM:

6. 122 N WINNETKA AVE
Winnetka Heights Historic
District
CA090-113(MF)
Margaret Fiskell

Request: 1) New addition of a bath and closet at rear of house that is currently a covered patio.

Applicant: Kevin Miller

Representative: N/A

Date Filed: October 12, 2009

Staff Recommendation: 1) New rear addition for bath and closet currently a covered patio. - Approve - Approval of the proposed double-hung window in the bathroom and the exterior siding on the addition as the proposed work is compatible with the criteria for additions in Ordinance No. 18369 Section 9 (a)(2); 9(a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Paint colors to match existing; the maximum lot coverage permitted for all buildings and structures combined is 35%.

Task Force Recommendation: 1) New rear addition for bath and closet currently a covered patio. - Deny without Prejudice - Incomplete submittal need specifications for windows, siding and lot coverage ratio.

OTHER BUSINESS ITEMS:

1. Approval of the October 5 and November 2, 2009 Minutes.
2. The Landmark Commission Designation Committee is scheduled to meet on the following dates:
Thursday, December 3, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, December 10, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, December 17, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, January 7, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, January 14, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, January 21, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, January 28, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N

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

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]*