



**City of Dallas
Landmark Commission
Monday, February 6, 2006
AGENDA**

BRIEFING	5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	1:00 P.M.

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

Theresa O'Donnell, Director
Janet Tharp, Interim Assistant Director
Leif Sandberg, Planning Manager
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner
Joyce Collazo, Chief Planner

BRIEFING:

1. Comprehensive Plan, Janet Tharp
2. Landmark Commission discretion in Certificate of Appropriateness approvals: Dallas Development Code, Section 51A-4.501(g)(6)(B): Clarification of purpose and intent: Casey Burgess, Assistant City Attorney
3. Certificates of Appropriateness
4. Certificates for Demolition
5. Certificates of Eligibility
6. Landmark Designations

CONSENT ITEM:

1. 1320 W JEFFERSON BLVD
Winnetka Heights Historic District
CA056-080(JA)
Jim Anderson

Request: 1) New park benches and urns.
Applicant: Winnetka Heights Parks and Reforestation
Representative: N/A
Date Filed: January 5, 2006
Staff Recommendation: 1) Park benches and urns. - Approve with Conditions - Design of backless bench to be submitted to the Landmark Commission.
Task Force Recommendation: 1) Park benches and urns. - Approve with Conditions - Condition being- Design of backless bench be submitted for approval by Landmark Commission.

2. 107 W JEFFERSON BLVD
Winnetka Heights Historic District
CA056-079(JA)
Jim Anderson

Request: 1) New park benches.
Applicant: Winnetka Heights Parks and Reforestation
Representative: N/A
Date Filed: January 5, 2006
Staff Recommendation: 1) New park benches. - Approve
Task Force Recommendation: 1) New park benches. - Approve

DISCUSSION ITEM:

1. 601 Elm Street
West End Historic District
CE056-133(JC)

Request: A Certificate of Eligibility (CE) request for approval of a fifteen-year 100% tax abatement on the value of land and improvements on the property located at 601 Elm Street in the West End Historic Overlay District.

Applicant: 7233 Elm, L.P., Chip Johnson

Representative: N/A

Date Filed: November 3, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

2. 1907 Elm Street, Tower
Petroleum Building
Harwood Historic District
CE056-134(JC)

Request: A Certificate of Eligibility (CE) request for approval of a fifteen-year tax abatement on the added value of the structure only (land not included) on the property located at 1907 Elm Street (the Tower Petroleum Building only) in the Harwood Historic Overlay District.

Applicant: Pacific 2004 Holdings, LTD, Rita Sweeney

Representative: Craig Melde

Date Filed: December 2, 2005

Staff Recommendation: Approval

Task Force Recommendation: Approval

3. 3500 S FITZHUGH AVE
Fair Park
CA056-089(JA)
Jim Anderson

Request: 1) Seating expansion in North and South end zones.
2) New contextual facade around north end of stadium.
3) Associated site improvements.

Applicant: PARK & RECREATION DEPT

Representative: N/A

Date Filed: January 13, 2006

Staff Recommendation: 1) Seating expansion. - Approve with Conditions - Conceptual approval pending review of final design of materials. Considerations include: a) using architectural precast concrete for facades, and b). consideration of extent of masonry in 1936 cotton bowl.
2) New facade. - Approve with Conditions
3) Site improvements. - Approve with Conditions

Task Force Recommendation: 1) Seating expansion. - Approve with Conditions - Conceptual approval pending review of final design of materials. Considerations include: a) using architectural precast concrete for facades, and b). consideration of extent of masonry in 1936 cotton bowl.
2) New facade. - Approve with Conditions
3) Site improvements. - Approve with Conditions

DISCUSSION ITEM:

4. 801 ELM ST
West End Historic District
CA056-078(JA)
Jim Anderson

Request: 1) Remove all existing double bull nose thin brick from building C and replace with double bull nose thin brick to match in areas as designated on drawings. Replace with thin brick to match brick on new student center addition as designated on drawings.

Applicant: Booth Architecture, LLC

Representative: N/A

Date Filed: January 5, 2006

Staff Recommendation: 1) Remove/replace brick. - Approve with Conditions - Submit plan with photos keyed to plan and locations of brick colors.

Task Force Recommendation: 1) Remove/replace brick. - Approve with Conditions - With photos and a site plan submitted, which includes a color key to show the intent of the design.

5. 804 PACIFIC AVE
West End Historic District
CA056-071(JA)
Jim Anderson

Request: 1) Install storefront glass in 13 (6 on Austin side and 7 on Pacific side) ground floor openings.
2) Paint new signs on the top of the Austin and Pacific sides of the building.

Applicant: WEST END SQUARE LTD

Representative: N/A

Date Filed: January 4, 2006

Staff Recommendation: 1) Storefront glass. - Deny without Prejudice
2) New signs. - Approve with Conditions - Signage approved with the white letters on black background using Wide Latin font. Final design of signage and material to be submitted to the Landmark Commission for approval.
51A.7.1005(f)

Task Force Recommendation: 1) Storefront glass. - Deny without Prejudice
2) New signs. - Approve with Conditions - Signage approved with the white letters on black background using Wide Latin font. Final design of signage and material to be submitted to the Landmark Commission for approval.

6. 4711 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA056-076(MF)
Margaret Fiskell

Request: 1) New roof decking. New 30yr composition shingles in Weathered Wood or Heatherstone color.
2) New curb cut at driveway. Add cement runners, runners to extend 18 feet under Porte Cochere.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: January 5, 2006

Staff Recommendation: 1) Replace roof decking and shingles. - Approve with Conditions - Applicant to submit shingle samples. Ordinance No. 22352 Item 3.17
2) New driveway approach and runners. - Approve with Conditions - Curb cut to allow access for construction vehicles as the rear yard access is too narrow. Ordinance No. 22352 lte. 2.3 Development Code requirements for off-street parking requires one space for each 500 square feet of dwelling unit floor area. See 51A-4.209(b)(5)(c). No parking is allowed in the required front yard - 51P-362.107(d)(3)

Task Force Recommendation: 1) Replace roof decking and shingles. - Approve with Conditions - Need to submit shingle samples.
2) New driveway approach and runners. - Approve

DISCUSSION ITEM:

7. 4706 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA056-066(MF)
Margaret Fiskell

Request: 1) New front entry door with side-lights.

Applicant: Shamelee Haliman

Representative: N/A

Date Filed: December 31, 2005

Staff Recommendation: 1) New front door with side-lights. - Approve with Conditions - a). Wood front door: Option #1: Simpson # 6813 Craftsman Three Lite I. Option #2: Simpson #6863 Craftsman Three Lite III Option #3: An appropriate wood salvage door. b). Side-lights: Simpson #6175 Craftsman One Lite. c). Transom: Remove the existing transom. Ordinance No. 22352 Item 3.10

Task Force Recommendation: 1) New front door with side-lights. - Approve with Conditions - a. Front door: Material must be wood. b. Side-lights: Must have true divided lights. c. Transom: Transom must be removed.

DISCUSSION ITEM:

8. 4830 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-074(MF)
Margaret Fiskell

Request: 1) New construction single-family house.

Applicant: Terrence Chavis

Representative: N/A

Date Filed: January 3, 2006

Staff Recommendation: 1) New construction single-family house. -
Approve with Conditions - a) Provide trim details.
b) Provide exterior light fixture selections.
c) Suggest adding trim at soffit / wall joint at all locations.
d) Materials - Approve
Novelty wood siding.
Boral modular brick - "Woodward" blend.
Composition shingles - ELK 30yr - "Weathered wood" color.
Pella wood double-hung windows.
Front door: JELD-WEN #1863BAP AuraLast Pine.
Sidelights: JELD-WEN#1863BAP AuraLast Pine.
e). Paint: Approval with conditions-
Body - SW2339 "Roycroft Copper Red"
Columns and Trim to be the lighter color -
SW7043 "Worldly Grey". Per Ordinance #22352
Section 3.7 "Columns should be painted white or a light color."
Recommend Accent color as SW0038 - "Library Pewter"
f) Submit landscape plan.
g) Submit fence design for 70% open returns.
h) Submit front-yard setback comparison for the blockface. See Ordinance #22352 #4.8a "A main building on an interior lot must have a front-yard setback that is equal to the average setback of other structures in the blockface."
i) Submit specification sheet for garage doors.

Task Force Recommendation: 1) New construction single-family house. -
Approve with Conditions - a) Provide trim details.
b) Provide light fixture selections.
c) Suggest adding trim at soffit / wall joint at all locations.
d) Materials - Approve
Novelty wood siding.
Boral modular brick - "Woodward" blend.
Composition shingles - ELK 30yr - "Weathered wood" color.
Pella wood double-hung windows.
Front door: JELD-WEN #1863BAP AuraLast Pine.
Sidelights: JELD-WEN#1863BAP AuraLast Pine.
e). Paint: Approval with conditions-
Body - SW2339 "Roycroft Copper Red"
Columns to be the light Accent color - SW7043
"Worldly Grey"
per #3.7 of the Ordinance.

DISCUSSION ITEM:

9. 4422 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA056-067(MF)
Margaret Fiskell

Request: 1) Rebuild missing parapet.

Applicant: CECELIA YEEDA

Representative: N/A

Date Filed: December 12, 2005

Staff Recommendation: 1) Rebuild parapet. - Approve with Conditions - Staff approves the rebuilding of the Mission-style parapet on the front facade and adding the Ludowici roof tile as specified by the Landmark Commission motion on 12/06/2004- Approval with conditions:
1) A random blend of a minimum 60% existing salvaged historic Ludowici Green tile with a maximum of 40% new Ludowici "Empire Green" cast tile. Size of the new tile must match the existing historic Ludowici green cast tiles.
2) Install the missing roof parapet with the Mission-style pediment on the front facade prior to the installation of the tile.

Task Force Recommendation: 1) Rebuild parapet. - Approve

DISCUSSION ITEM:

10. 4632 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA056-075(MF)
Margaret Fiskell

Request:

- 1) Replace chain link gate and fence with wood fence to match existing. Add wood fence interior yard return.
- 2) Remove existing flower beds and foundation plantings. Remove trees and shrubs at front and rear property line.
- 3) Remove the vertical skirting and replace with wood horizontal siding.
- 4) Replace second floor windows on front, interior side and rear of house.
- 5) Paint exterior of house: Body - Glidden Tunnel of Love 30RB 36/036. Trim - Glidden Black Tulip 30RB 07/107.

Applicant: Vicki J Running

Representative: N/A

Date Filed: January 5, 2006

Staff Recommendation:

- 1) New wood fence and interior yard return. - Approve with Conditions - Return fences see Ordinance #22352 Section 2.11 and 2.12 - "The portion of the fence facing the main street must be at least 70% open." Applicant to submit a detailed design.
- 2) Remove landscaping. - Deny without Prejudice - Submit a landscape plan for approval prior to removal of the existing flower beds, foundation plantings and trees and shrubs at the front and rear property line. Ordinance No. 22352 Item 3.6
- 3) New skirt horizontal wood siding. - Approve with Conditions - Horizontal siding proposed ok. Recommend horizontal wood siding with a larger exposure or cedar shake shingles. Ordinance No. 22352 Item 3.2
- 4) Replace 2nd floor windows. - Deny without Prejudice - Recommend repair vs replacement of the existing 2nd floor historic windows. Ordinance No. 22352 Item 3.10
- 5) Paint exterior. - Approve with Conditions - Body & columns to be Glidden Stingray - 10RB 63/014. See Ordinance #22352 Section 3.7 - "Columns should be painted white or a light color." Trim to be Glidden Tunnel of Love-30RB 36/036 Also recommend using an Accent color: Glidden Ink Drop 10RB 06/063 or Glidden Musical Note 30RB 14/057.

Task Force Recommendation:

- 1) New wood fence and interior yard return. - Approve with Conditions
- 2) Remove landscaping. - Deny without Prejudice - No landscape demolition without a landscape plan.
- 3) New skirt horizontal wood siding. - Approve with Conditions - Skirting ok. Consider siding with larger exposure or shingles, both of which would be typical of the period.
- 4) Replace 2nd floor windows. - Deny without Prejudice - No replacement of existing historic windows.
- 5) Paint exterior. - Approve with Conditions - Paint colors - Body & columns to be Glidden Stingray; Trim to be Glidden Tunnel of Love. Consider additional color for Accent - black or charcoal grey.

DISCUSSION ITEM:

11. 5819 SWISS AVE
Swiss Avenue Historic
District
CD056-006(JA)
Jim Anderson

Request: 1) Remove existing garage/quarters. Demolition reviewed under the standard imminent threat. Build new garage/gameroom.
Applicant: W2 STUDIO
Representative: N/A
Date Filed: January 9, 2006
Staff Recommendation: 1) Remove garage. - Approve - 51A-4.501(h)(4)(c)
Task Force Recommendation: 1) Remove garage. - Approve

12. 5819 SWISS AVE
Swiss Avenue Historic
District
CA056-072(JA)
Jim Anderson

Request: 1) Building new garage/gameroom.
2) Add porch area off back of house.
Applicant: W2 STUDIO
Representative: Melissa Williams
Date Filed: December 28, 2005
Staff Recommendation: 1) New garage/gameroom - Approve with Conditions - Recommend carriage style door design similar to original garage doors. (Paint finish) Ordinance No.18563 Section 14(a) (1)(A) and (B) 51A(b)(6)(E)(uii)
2) Add porch area off back of house. - Approve - Ordinance No. 18563 Section 14(a)(2) and Section 14(a)(11)
Task Force Recommendation: 1) New garage/gameroom - Approve with Conditions - Recommend carriage style door design similar to original garage doors. (Paint finish)
2) Add porch area off back of house. - Approve

13. 6102 SWISS AVE
Swiss Avenue Historic
District
CA056-086(JA)
Jim Anderson

Request: 1) Repair balustrade and concrete trim using an epoxy sealant.
Applicant: ULC of Texas
Representative: N/A
Date Filed: January 12, 2006
Staff Recommendation: 1) Balustrade and concrete trim. - Deny - Work has been completed without approval. Epoxy which has been applied to all cast stone other than on the gabel is unacceptable in color and texture. Recommend color and texture of original cast stone restored. Recommend owner to contact professionals knowledgeable on cast stone construction and restoration. These professionals should address the Landmark Commission with their findings. Ordinance # 18563 Section 14(a)(8)(A)
Task Force Recommendation: 1) Balustrade and concrete trim. - Deny - Work has been completed without approval. Epoxy which has been applied to all cast stone other than on the gabel is unacceptable in color and texture. Recommend color and texture of original cast stone restored. Recommend owner to contact professionals knowledgeable on cast stone construction and restoration.

DISCUSSION ITEM:

14. 200 N ROSEMONT
AVE
Winnetka Heights Historic
District
CA056-073(JA)
Jim Anderson

Request: 1) Add wood fence around back 50% of property. Fence is 6 foot high and natural wood color. Due to high traffic from Salvation Army, located across the street and 2 burglaries in last 3 years, we request the Landmark Commission to allow fence along rear corner side facade. Rear doors are in side facade and need extra security.

Applicant: Sam Templeton

Representative: N/A

Date Filed: December 20, 2005

Staff Recommendation: 1) Fence. - Approve

Task Force Recommendation: 1) Fence. - Approve - Fence could hide less significant back portion of house.
Ask for Landmark Commission to allow this fence based on increasing privacy due to unusually high pedestrian or vehicular traffic.

DISCUSSION ITEM:

15. Junius Heights Historic District: Primary Area: Designation and classification as a Revitalizing Neighborhood:

Staff recommendation: Approval of the designation of the primary area of the proposed Junius Heights Historic District with the updated preservation criteria dated January 27, 2006. Also, staff recommends approval of an amendment to the Dallas Development Code, Section 51A-11.102(A)(14), to include "Junius Heights" in the list of revitalizing neighborhoods. This Code amendment should be processed concurrently with the historic designation.

16. Junius Heights Historic District: Gaston expansion area: Initiation

Staff recommendation: Hold the initiation of the Gaston expansion area of the proposed Junius Heights Historic District under advisement until the March 6, 2006, Landmark Commission meeting to allow for staff to conduct a public meeting to present and discuss the proposal with interested property owners. Staff supports the inclusion of the proposed expansion area into the Junius Heights historic district.

17. Junius Heights Historic District: Gaston expansion area: Designation and classification as a Revitalizing Neighborhood

Staff recommendation: Hold the designation of the Gaston expansion area of the proposed Junius Heights Historic District under advisement until the March 6, 2006, Landmark Commission meeting to allow for staff to conduct a public meeting to present and discuss the proposal with interested property owners. Staff supports the inclusion of the proposed expansion area Junius Heights historic district. Also, staff supports an amendment to the Dallas Development Code, Section 51A-11.102(A)(14), to include "Junius Heights" in the list of revitalizing neighborhoods. This Code amendment should be processed concurrently with the historic designation.

18. Reinitiation of the 4500 Block of Reiger.
Staff Recommendation: Approval as submitted.
Designation Committee Recommendation: Pending

OTHER BUSINESS:

1. Approval of the Minutes of January 9, 2006.
2. Garvin Cemetery - Update on designation research, Jim Anderson
3. a) Appointment of Rob Romano to the Winnetka Heights/Lake Cliff Task Force. Appointment of Henry Branstetter to the South Blvd./Park Row Task Force and remove him from the Wheatley Place/Tenth Street Task Force.
b) Appointment of Designation Committee Members.
4. Task Force Rules of Procedure.

OTHER BUSINESS:

5. Selection of the Task Force chairs if the Task Force failed to do so as required by Section 14(G)(1) of the Rules of Procedure.

6. Discussion on the Designation Committee.

7. Designation Committee Meetings will be held on the following dates:

Wednesday, February 8, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

Sunday, February 12, 2006, 3:00 p.m., Garvin Cemetery

Wednesday, February 22, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

Wednesday, March 8, 2006, 5:45 p.m., 1500 Marilla St., room 5DN

Wednesday, March 22, 2006, 5:45 p.m. 1500 Marilla St., room 5DN

8. A walk-through of the property at 4711 Gaston Avenue.

* A quorum of the Landmark Commission may not be present. This tour is for informational purposes only. No action will be taken by the Landmark Commission during the tour.

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]*