



City of Dallas
Landmark Commission
Monday, August 7, 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
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

BUS TOUR - 8:30 A.M.:

1. Bus Tour of Wynnewood Village, 10th Street Historic District, Colonial Hills, and Wheatley Place Historic Districts.

BRIEFINGS:

1. Briefing: Certificates for Demolition and Demolition by Neglect, Casey Burgess, Assistant City Attorney.
2. Certificates of Appropriateness
3. Certificates for Demolition and Removal
4. Other Business

CONSENT ITEM:

1. 1704 MAIN ST
Individual-Mercantile
CA056-444(JA)
Jim Anderson

Request: 1) This submission is to clarify that the Bas Relief pieces shown on the original 1941 drawings were never built on the facade of Main Street or on the Commerce Street face of the building.

Applicant: Beeler Guest Owens Architects

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Clarity Bas Relief pieces. - Approve - The bas relief figures were shown on the original blueprints. However, they do not appear on any photos of the building and there is no evidence of them when the areas were recently uncovered. Since this building was developed during WWII there has been discussion of items deleted as budget cuts. We assume that the bass relief was deleted from the proposal.

Task Force Recommendation: 1) Clarity Bas Relief pieces. - Approve - Approved as submitted.

CONSENT ITEM:

2. 2501 FLORA ST
Booker T Washington (Arts
Magnet) High School
CA056-418(JA)
Jim Anderson

Request: 1) Amend parking lot layout and placement of mechanical courtyard.
2) Amend landscape plan with more trees in courtyard.
3) Amend the design of lower plaza at Jack Evans Street.

Applicant: Master Plan for DISD

Representative: N/A

Date Filed: June 5, 2006

Staff Recommendation: 1) Amend parking lot layout and placement of mechanical courtyard. - Approve with Conditions - Add landscape screen on perimeter of mechanical courtyard to properly screen mechanical system from view.
2) Amend landscape plan with more trees in courtyard. - Approve
3) Amend the design of lower plaza at Jack Evans Street. - Approve

Task Force Recommendation: 1) Amend parking lot layout and placement of mechanical courtyard. - Approve with Conditions - Add landscape screen on perimeter of mechanical courtyard.
2) Amend landscape plan with more trees in courtyard. - Approve
3) Amend the design of lower plaza at Jack Evans Street. - Approve

3. 1509 MAIN ST
Individual
CA056-419(JA)
Jim Anderson

Request: 1) Renovation of the roof deck and pool added to the building in the 1996 renovation. Renovation to include new decking materials, shading devices, landscaping and furniture.

Applicant: Allison Brooks

Representative: N/A

Date Filed: June 5, 2006

Staff Recommendation: 1) Renovation: New decking material, shading devices, landscaping and furniture. - Approve

Task Force Recommendation: 1) Renovation: New decking material, shading devices, landscaping and furniture. - Approve - Approved as submitted.

4. 5609 VICTOR ST
Junius Heights
CA056-407(MD)
Mark Doty

Request: 1) Rebuild sunporch and deck on back of house and replace glass with screening material. New drainage and gutters.

Applicant: Gary Duke

Representative: N/A

Date Filed: July 3, 2006

Staff Recommendation: 1) Rebuild sunporch and deck on back of house. New drainage and gutters. - Approve - Application is for work on rear of property. Proposed work is appropriate to structure. Ordinance 26331 Item 4.1 (a), "Front facades and front 50 percent of side facades of contributing structures are protected.

Task Force Recommendation: 1) Rebuild sunporch and deck on back of house. New drainage and gutters. - Staff Review. No Junius Heights Task Force.

CONSENT ITEM:

5. 708 BLAYLOCK DR
Lake Cliff Historic District
CA056-422(JA)
Jim Anderson

Request: 1) Demo and replace existing sidewalk and driveway.
2) New shed in rear yard.
3) Repair and replace rotted windows.
4) Landscaping.
5) Paint trim.

Applicant: Bryan Padgham

Representative: N/A

Date Filed: July 5, 2006

Staff Recommendation: 1) Demo and replace existing sidewalk and driveway. - Approve - Ordinance 23328 Item 3.3
2) New shed in rear yard. - Approve - Ordinance 23328 Item 10.
3) Repair and replace rotted windows. - Approve - Ordinance 23328 Item 5.3, 5.6, & 5.8.
4) Landscaping. - Approve - Ordinance 23328 Items 3.7 and 3.8.
5) Paint trim. - Approve - Ordinance 23328 Item 4.8.

Task Force Recommendation: 1) Demo and replace existing sidewalk and driveway. - Approve - Approval per plans.
2) New shed in rear yard. - Approve - Approval
3) Repair and replace rotted windows. - Approve - Approval
4) Landscaping. - Approve - Approval drawing detail per plan.
5) Paint trim. - Approve - Approval colors per CA request.

6. 4829 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-441(MD)
Mark Doty

Request: 1) Install metal, automatic gate at rear house edge.

Applicant: TRACY VENEGAS

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Install metal, automatic gate at rear edge of house. - Approve with Conditions - Approve as submitted. Gate should be no higher than 8 feet and should be 70% open per Ordinance 22352, Section 2.11.

Task Force Recommendation: 1) Install metal, automatic gate at rear edge of house. - Approve with Conditions - Approved as submitted in attached photos and site plan with the provision that height be no greater than 8 feet and is at least 70% open. Per Section 2.11 of Ordinance.

7. 6020 SWISS AVE
Swiss Avenue Historic
District
CA056-411(JA)
Jim Anderson

Request: 1) Replace driveway - same concrete construction, except 9' width instead of 8' at present.
2) Replace 4 sections of cracked sidewalk (including section in front of steps at street.

Applicant: Harold Dan Farell

Representative: N/A

Date Filed: July 5, 2006

Staff Recommendation: 1) Replace driveway. - Approve
2) Replace 4 sections of cracked concrete. - Approve - Ordinance 18563 Section 14(b)(7)(B)(i).

Task Force Recommendation: 1) Replace driveway. - Approve - We recommend approval as submitted.
2) Replace 4 sections of cracked concrete. - Approve - We recommend approval as submitted.

CONSENT ITEM:

8. 114 S CLINTON AVE
Winnetka Heights Historic
District
CA056-437(JA)
Jim Anderson

Request: 1) Paint exterior. Body: sunning deck; trim: ultra pure white, and front porch floor: green adirondack. Paint by Behr.
Applicant: Kristin Kelley
Representative: N/A
Date Filed: July 6, 2006
Staff Recommendation: 1) Paint exterior. - Approve - Body Sunning Deck PPF-13. Trim Ultrsa pure White 6050. Porch floor and accent (window sash) Green Adirondack PPF-35. (Paint by Behr). Ordinance 18369 Section 9(a)(8)(c).
Task Force Recommendation: 1) Paint exterior. - Approve - Paint exterior colors ok. Ok to stain front door.

9. 309 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-412(JA)
Jim Anderson

Request: 1) Prep. and paint exterior of house. Sherwin Williams paint. Main color: birdseye maple 2834; secondary: roycrof copper red 2839; and primary accent: roycroft bottle green 2847.
Applicant: Carol Herriage
Representative: N/A
Date Filed: June 28, 2006
Staff Recommendation: 1) Prep. and paint exterior of house. - Approve - Repaint Birds eye maple siding, soffit and columns. Trim Roycroft Bottle green used for window and door trim, facia and window sashes, accent Roycroft Copper red for door. Paint colors are from the Arts and Crafts collection and are appropriate. Ordinance 18369 Setion 9(a)(8)(c).
Task Force Recommendation: 1) Prep. and paint exterior of house. - Approve - Repaint Birds eye maple siding, soffit and columns. Trim Roycroft Bottle green used for window and door trim, facia and window sashes, accent Roycroft Copper red for door.

10. 341 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-414(JA)
Jim Anderson

Request: 1) Finish painting exterior using roycorft suede for body, roycorft vellum for trim, and roycroft bronze green for accent. Paint by Sherwin Williams.
Applicant: Lonnie Hash
Representative: N/A
Date Filed: June 12, 2006
Staff Recommendation: 1) Paint exterior. - Approve - Ordinance 18369 Section 9(a)(8)(c).
Task Force Recommendation: 1) Paint exterior. - Approve - Paint colors ok.

11. 137 S MONTCLAIR AVE
Winnetka Heights Historic
District
CA056-416(JA)
Jim Anderson

Request: 1) Install gutters: 6" half-round with 4" dounspouts (round) finish - oilrubbed bronze.
Applicant: Tavia Crumpler
Representative: N/A
Date Filed: June 21, 2006
Staff Recommendation: 1) Install gutters. - Approve - Ordinance 18369 Section 9(a)(8)(D).
Task Force Recommendation: 1) Install gutters. - Approve - Gutter installation of sample ok.

CONSENT ITEM:

12. 500 N Rosemont @ 7th Street (Heights Garden)
CA056-436(JA)
Winnetka Heights

Request: Per site plan, install custom made historic reproductions of an early Dallas Parks bench under an existing red oak, plus a park urn complete with pipe irrigation and flora.
Applicant: Winnetka Heights Park and Reforestation
Representative: N/A
Date Filed: July 6, 2006
Staff Recommendation: Approval.
Task Force Recommendation: Approval with conditions of request for park urn and bench.

13. 126 N WINNETKA AVE
Winnetka Heights Historic District
CA056-408(JA)
Jim Anderson

Request: 1) Repaint exterior of home
2) Build a two-car garage on the back of the lot.
Applicant: Dustin Duncan
Representative: N/A
Date Filed: June 13, 2006
Staff Recommendation: 1) Repaint exterior of home. - Approve - Approval Body, Lion 760D-4 Trim, Eagle Rock S-H-730 Accent, Innocence W-D-720 (Paint is by Behr). Ordinance 18369 Section 9(a)(8)(c).
2) Build a two-car garage on the back of the lot. - Approve - Approval of garage. Ordinance 18369 Section 9(a)(l).
Task Force Recommendation: 1) Repaint exterior of home. - Approve - Paint colors ok. per request.
2) Build a two-car garage on the back of the lot. - Approve - Garage ok per plan.

DISCUSSION ITEM:

1. 3750 Midway Plaza - Cotton Bowl
CA056-045(JA)
Fair Park

Request: Remove existing scoreboards. Install one LED scoreboard/Jumbotron screen in south end zone.
Applicant: State Fair of Texas-Bob Hilbun
Representative: N/A
Date Filed: June 30, 2006
Staff Recommendation: Approval with conditions.
1) prepare drawings for Landmark Commission showing size, relationship to stadium and sight lines from historic district.
2) Any graphics or advertising on back side to be brought back for approval.
3) Check if other colors are available for back side, other than black - possibly gray or off-white.
Task Force Recommendation: Approval with conditions.
1) prepare drawings for Landmark Commission showing size, relationship to stadium and sight lines from historic district.
2) Any graphics or advertising on back side to be brought back for approval.
3) Check if other colors are available for back side, other than black - possibly gray or off-white.

DISCUSSION ITEM:

2. 3500 S FITZHUGH AVE
Fair Park
CA056-435(JA)
Jim Anderson

Request: 1) Installation of more permanent operable shade screens at the centennial food and fiber and embarcadero buildings to protect historic murals from light and direct sun.
2) Historic signage restoration at centennial building.

Applicant: Nancy McCoy

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Installation of more permanent operable shade screens. - Approve with Conditions - Recreated low signage to be painted rather than metal letters.
2) Historic signage restoration at centennial building. - Approve with Conditions - Add current building names adjacent to Historic names in matching font but different color.

Task Force Recommendation: 1) Installation of more permanent operable shade screens. - Approve with Conditions - Recreated low signage to be painted rather than metal letters.
2) Historic signage restoration at centennial building. - Approve with Conditions - Add current building names adjacent to Historic names in matching font but different color.

3. 400 S CENTRAL EXPY
Olive and Myers
Manufacturing Buildings
CA056-417(JA)
Jim Anderson

Request: 1) 1-year for lease signs
2) 1 12'x27' vinyl banner installed facing South Central.
3) 1 Wooden sign installed in ground or on fence, approx. 6'x3'.

Applicant: DOMINUS COMMERCIAL

Representative: N/A

Date Filed: June 14, 2006

Staff Recommendation: 1) 1-year for lease signs - Deny without Prejudice - Deny without prejudice 1 year for lease signs due lack of information-QTY, Location, Size, etc.
2) 1 12'x27' vinyl banner installed facing South Central. - Deny - Denial of 12' x 27' vinyl banner - 2-year original time limit has expired.
3) 1 Wooden sign installed in ground or on fence, approx. 6'x3'. - Approve - 1 wooden sign is approved.

Task Force Recommendation: 1) 1-year for lease signs - Deny without Prejudice - Deny without prejudice 1 year for lease signs due lack of information-QTY, Location, Size, etc.
2) 1 12'x27' vinyl banner installed facing South Central. - Deny - Denial of 12' x 27' vinyl banner - 2-year original time limit has expired.
3) 1 Wooden sign installed in ground or on fence, approx. 6'x3'. - Approve - 1 wooden sign is approved.

DISCUSSION ITEM:

4. 2038 COMMERCE ST
Bluitt Sanitarium
CA056-434(JA)
Jim Anderson

Request: 1) Install signage on the front of the building, simple tube white neon.

Applicant: Pearl represented by Casteel & Associates, Inc.

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Install signage on front of building. - Approve with Conditions - Approve single tube sign to be reduced to 75% of the current size. Sign to be attached into the mortar joints not into the brick. Ordinance 24517 Item 9.1.

Task Force Recommendation: 1) Install signage on front of building. - Approve with Conditions

5. 401 N HOUSTON ST
West End Historic District
CA056-440(JA)
Jim Anderson

Request: 1) Signage, including painted applied signs and sign as part of gate, as shown on attached drawings.

Applicant: David Lind

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Signage, including painted applied signs and sign as part of gate, as shown on attached drawings. - Approve - These signs are allowable by the West End Sign ordinance as per the sign inspectors review. The signs are the logo of the architectural firm. 51A-7.1004(g) and 51A-7.1004(d).

Task Force Recommendation: 1) Signage, including painted applied signs and sign as part of gate, as shown on attached drawings. - Approve - Approved as submitted.

6. 715 LIPSCOMB AVE
Junius Heights
CA056-466(MD)
Mark Doty

Request: 1) Replace front windows with Marvin double hung wood windows
2) Replace two side aluminum windows with Marvin double hung wood windows.

Applicant: Peter Tucker

Representative: N/A

Date Filed: June 25, 2006

Staff Recommendation: 1) Replace front windows with Marvin double hung wood windows. - Approve with Conditions - Replacement of current multi-lite windows with more appropriate wood windows. Windows on front to be a pair of six-over-six multi-lites. Ordinance 26331 Items 5.2, 5.3, and 5.6.
2) Replace two side aluminum windows with Marvin double hung wood windows. - Approve with Conditions - Replacement of current aluminum windows with more appropriate wood windows. Window configuration to be four-over-four multi-lites. Ordinance 26331 Items 5.2, 5.3, and 5.6.

Task Force Recommendation: 1) Replace front windows with Marvin double hung wood windows. - No Junius Heights Task Force
2) Replace two side aluminum windows with Marvin double hung wood windows. - No Junius Heights task force.

DISCUSSION ITEM:

7. 5719 TREMONT ST
Junius Heights
CA056-447(MD)
Mark Doty

Request: 1) New two-story construction with detached garage.
Applicant: COLE CONSTRUCTION
Representative: N/A
Date Filed: July 6, 2006
Staff Recommendation: 1) New two-story construction with detached garage. - Approve with Conditions - Per Ordinance 26331, Section 8.1, "new construction...permitted." Section 8.3(d), "Tract D:...new construction...must be in the...Craftsman style..." Section 8.4.
Applicant asked to add one additional window on each side elevation close to front facade on first floor. Applicant to re-submit revised elevations. Windows on front facade to be 3 over 1 double hung wood windows. All windows to have expressed muntins and mullions. Weatherwood composition shingles. 6" Hardi-plank smooth for wall material. SW 0011 Crewel Tan for body of house. SW 6126 Navajo White for trim. 'Old Chicago Style' for brick piers. Colors and materials approved.
Task Force Recommendation: 1) New two-story construction with detached garage. - Staff Review only. No Junius Heights Task Force.

8. 5814 WORTH ST
Junius Heights
CA056-395(MD)
Mark Doty

Request: 1) Enclosed open carport underneath non-contributing apartment building with siding and garage doors without CA approval.
Applicant: NANCY WU
Representative: N/A
Date Filed: June 15, 2006
Staff Recommendation: 1) Enclosed open carport with siding and garage doors without CA approval. - Approve with Conditions - Approve enclosure of open carport. New stairs and railings should match existing. Railing will be modified to meet code. Landmark Commission to determine if additions make structure more compatible with district.
Task Force Recommendation: 1) Enclosed open carport with siding and garage doors without CA approval. - Staff Review only. No Junius Heights Task Force.

DISCUSSION ITEM:

9. 329 E COLORADO
BLVD
Lake Cliff Historic District
CA056-423(JA)
Jim Anderson

Request: 1) Revised final landscape plan, reflecting park setting.
2) Exterior doors, vistawall series 500.
3) Revised final light for exterior, final 2 fixtures.
4) Identify restoration method of sealer for ornamental concrete.

Applicant: Top Dog - Oak Cliff, L.P.

Representative: N/A

Date Filed: July 5, 2006

Staff Recommendation: 1) Revised final landscape plan, reflecting park setting. - Approve with Conditions - Check set back of Magnolias to line of site. Landscape ok after site review. Ordinance 23328 Item 3.7.
2) Exterior doors, vistawall series 500. - Approve - Applicant submitted additional information on door location. Ordinance 23328 Item 5.3.
3) Revised final light for exterior, final 2 fixtures. - Approve - Applicant submitted additional information on light location and quantity. Ordinance 13328 Item 3.6.
4) Identify restoration method of sealer for ornamental concrete. - Approve

Task Force Recommendation: 1) Revised final landscape plan, reflecting park setting. - Approve with Conditions - Check set back of Magnolias to line of site. Landscape ok after site review.
2) Exterior doors, vistawall series 500. - Approve with Conditions - submit location of doors.
3) Revised final light for exterior, final 2 fixtures. - Approve with Conditions - Resubmit more information on light information on light fixtures placement and quantity.
4) Identify restoration method of sealer for ornamental concrete. - Approve

10. 622 N HASKELL AVE
Peak's Suburban Addition
Neighborhood
CD056-017(MD)
Mark Doty

Request: 1) Demolition of noncontributing structure. Previous CD approved on 8/2/2004, but has expired.

Applicant: Fred Owens

Representative: Barry Knight

Date Filed: July 5, 2006

Staff Recommendation: 1) Demolition of non-contributing structure - Approve - Section 51A-4.501(h)(4)(D).

Task Force Recommendation: 1) Demolition of non-contributing structure - Approve - Recommend re-approval of previously submitted Certificate of Demolition from July, 2004.

DISCUSSION ITEM:

11. 6155 LA VISTA DR
Swiss Avenue Historic
District
CA056-413(JA)
Jim Anderson

Request: 1) New flower bed semi-circle approximately 25 square feet next to sidewalk up to house (curves).
2) Change existing flower bed from rectangle to curved in front of porch.
3) Plant 1 redbud, 1 pumpas grass front yard. Remove existing cypress. Replace with holly tree.

Applicant: Cory Bruce

Representative: N/A

Date Filed: June 6, 2006

Staff Recommendation: 1) New flower bed. - Deny without Prejudice - Half circle flower bed at top of steps from sidewalk in large with inappropriate stone accents. Recommend complete removal or down - sizing without stones. Low profile plants. This planting is too large for this location. Perhaps a planting could be added to the adjacent side of the walk to create more symetry with the existing landscape design. Rock gardens are not allowed in this location. Ordinance # 18563 Section 14(b)(1).
2) Change existing flower bed from rectangle to curved in front of porch. - Approve
3) Landscaping. - Approve

Task Force Recommendation: 1) New flower bed. - Deny - Half circle flower bed at top of steps from sidewalk in large with inappropriate stone accents. Recommend complete removal or down-sizing without stones. Low profile plants only.
2) Change existing flower bed from rectangle to curved in front of porch. - Approve
3) Landscaping. - Approve

DISCUSSION ITEM:

12. 4946 SWISS AVE
Swiss Avenue Historic
District
CA056-442(JA)
Jim Anderson

Request: 1) New back porch at main house.
2) New 2-story garage.
3) New swimming pool and associated sitework in rear yard.
4) Cabana - conceptual approval of cabana location only.

Applicant: Marcel Quimby Architecture/Preservation Inc.

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) New back porch at main house. - Approve
2) New 2-story garage. - Approve with Conditions
- Conceptual approval submit additional drawings
of all elevations and second floor plan. Ordinance
18563 Sectino 14(a)(I).
3) New swimming pool and associated sitework in
rear yard. - Approve with Conditions - Approval in
concept. Submit drawings of proposed work.
4) Cabana - conceptual approval of cabana
location only. - Approve with Conditions -
Approval in concept. Submit additional drawings
and details. Ordinance 18563 Sectoin 14(a)(I).

Task Force Recommendation: 1) New back porch at main house. - Approve -
New porch - we recommend approval as
submitted.
2) New 2-story garage. - Approve with Conditions
- New garage-Provide all elevations and second
floor plan.
3) New swimming pool and associated sitework in
rear yard. - Approve with Conditions - Swimming
pool- Approve in concept.
4) Cabana - conceptual approval of cabana
location only. - Approve with Conditions - Cabana
- Approved in concepts.

13. 1104 E 9TH ST
Tenth Street Neighborhood
CA056-431(MD)
Mark Doty

Request: 1) New single family construction and concrete parking pad with
driveway.

Applicant: Inner City Rehab & Construction

Representative: N/A

Date Filed: July 5, 2006

Staff Recommendation: 1) New single family construction and concrete
pad with driveway. - Approve with Conditions -
Conceptual approval. Applicant to provide final
construction documents for staff review. Per
Ordinance 21850 Item 1.3.3, "New...driveways
must be of brush concrete, brick, stone, or other
material if compatible with the appearance of the
structure and the architectural qualities of the
district." Item 3 "New Construction and Additions".
Current zoning (PD 388, Tract 4A) does not
currently support single family residential.
Applicant will need to rezone property to allowed
single family use.

Task Force Recommendation: 1) New single family construction and concrete
pad with driveway. - Task Force member did not
attend meeting. No comments.

DISCUSSION ITEM:

14. 1106 E 9th St
CA056-432(MD)
Tenth Street

Request: New single family construction and concrete parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide final construction documents for staff review. Ordinance 21850 Items 1.3, 3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

15. 1108 E 9TH ST
Tenth Street Neighborhood
CA056-433(MD)
Mark Doty

Request: 1) New single family construction and concrete parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: 1) New single family construction and concrete parking pad with driveway. - Approve with Conditions - Conceptual approval. Staff asked applicant to differentiate design to not mirror design at 1104 E 9th. Applicant to provide final construction documents for staff review. Conceptual approval. Applicant to provide final construction documents for staff review. Per Ordinance 21850 Item 1.3.3, "New...driveways must be of brush concrete, brick, stone, or other material if compatible with the appearance of the structure and the architectural qualities of the district." Item 3 "New Construction and Additions". Current zoning (PD 388, Tract 4A) does not currently support single family residential. Applicant will need to rezone property to allowed single family use.
Task Force Recommendation: 1) New single family construction and concrete parking pad with driveway. - Task Force member did not attend meeting. No comments.

16. 1021 E 11TH ST
Tenth Street Neighborhood
CA056-409(MD)
Mark Doty

Request: 1) New single family construction with detached garage.
Applicant: Rodriguez, Eric
Representative: N/A
Date Filed: June 19, 2006
Staff Recommendation: 1) New single family construction with detached garage. - Approve with Conditions - Single family construction with detached garage. Applicant asked to make minor modifications to design. Applicant agreed to changes. Changes submitted and accepted on July 25, 2006. Ordinance 21850 Items 3, 4.
Task Force Recommendation: 1) New single family construction with detached garage. - Task Force member did not attend. No comments.

DISCUSSION ITEM:

17. 1027 Noah
CA056-424(MD)
Tenth Street

Request: Install new concrete parking pad and driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide site plan showing location and size of parking pad and driveway. Ordinance 21850 Item 1.3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

18. 1029 NOAH ST
Tenth Street Neighborhood
CA056-425(MD)
Mark Doty

Request: 1) New single family construction and parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: 1) New single family construction with parking pad and driveway. - Approve with Conditions - Conceptual approval. Applicant to provide final construction documents for staff review. Per Ordinance 21850 Item 1.3.3, "New...driveways must be of brush concrete, brick, stone, or other material if compatible with the appearance of the structure and the architectural qualities of the district." Item 3 "New Construction and Additions".
Task Force Recommendation: 1) New single family construction with parking pad and driveway. - Task Force member did not attend meeting. No comments.

19. 1031 Noah
CA056-426(MD)
Tenth Street

Request: Install new concrete parking pad and driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide site plan showing location and size of parking pad and driveway. Ordinance 21850 Item 1.3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

20. 1105 Noah
CA056-428(MD)
Tenth Street

Request: New single family construction and concrete parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide final construction documents for staff review. Ordinance 21850 Items 1.3, 3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

DISCUSSION ITEM:

21. 1107 Noah
CA056-429(MD)
Tenth Street

Request: New single family construction and concrete parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide final construction documents for staff review. Ordinance 21850 Items 1.3, 3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

22. 1109 Noah
CA056-430(MD)
Tenth Street

Request: New single family construction and concrete parking pad with driveway.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: Approve with Conditions - Conceptual approval. Applicant to provide final construction documents for staff review. Ordinance 21850 Items 1.3, 3.
Task Force Recommendation: Task Force member did not attend meeting. No comments.

23. 1125 NOAH ST
Tenth Street Neighborhood
CA056-427(MD)
Mark Doty

Request: 1) 10' x 20' Concrete parking pad on right side of property.
Applicant: Inner City Rehab & Construction
Representative: N/A
Date Filed: July 5, 2006
Staff Recommendation: 1) 10' x 20' concrete parking pad. - Approve with Conditions - Conceptual approval. Applicant to provide site plan showing location and size of parking pad and driveway. Per Ordinance 21850 Item 1.3.3, "New...driveways must be of brush concrete, brick, stone, or other material if compatible with the appearance of the structure and the architectural qualities of the district."
Task Force Recommendation: 1) 10' x 20' concrete parking pad. - Task Force member did not attend meeting. No comments.

DISCUSSION ITEM:

24. 2811 CASEY ST
Wheatley Place Historic
District
CA056-406(MD)
Mark Doty

Request: 1) Original one over one wood windows and wood siding removed and replaced with multi-lite aluminum windows and aluminum siding. Work completed without a CA form.

Applicant: CLINTON GARLAND

Representative: N/A

Date Filed: June 28, 2006

Staff Recommendation: 1) Original windows and wood siding removed and replaced with aluminum windows and siding. No prev. CA. - Deny - Work was completed without CA approval. Original windows and wood siding were removed and replaced with inappropriate multi-lite windows and vinyl siding. Removal of original material (siding) on protected facades is not allowed per Ordinance 24432, Section 4.1 (a) (b), 4.2, 4.3, 4.5 and 4.7. Removal of existing windows is not allowed per Section 5.1. Dallas City Code 51A-4.501(l)(2) states " No...certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure." Also, "Any person who adversely affects or demolishes a structure on property subject to the predesignation moratorium or in a historic overlay district in violation of this section is liable pursuant to Texas Local Government Code Section 315.006 for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation." Secretary of the Interior's Standard #2, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Task Force Recommendation: 1) Original windows and wood siding removed and replaced with aluminum windows and siding. No prev. CA. - Task Force member did not attend. No comments.

DISCUSSION ITEM:

25. 201 S EDGEFIELD AVE **Request:**
Winnetka Heights Historic
District
CA056-438(JA)
Jim Anderson

- 1) Re-roof.
- 2) Landscaping.
- 3) New awnings.
- 4) Replace doors and trim.
- 5) Soffits and fascia.
- 6) Repair or replace neon "Vacancy" sign.
- 7) Repair and/or replace rotten windows, sills and trim.
- 8) Repair brick and add brick wall.

Applicant: Joseph R. and Barbara Martinez

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation:

- 1) Re-roof. - Approve - Approval of re-roofing in tan color. Ordinance 18369 Section 9(a)(14)(B).
- 2) Landscaping. - Approve - Ordinance 18369 Section 9(b).
- 3) New awnings. - Approve - Approval as submitted. Ordinance 18369 Section 9(a)(14).
- 4) Replace doors and trim. - Approve with Conditions - French doors were original to this property. Considering security and maintenance and since these doors are open to the weather; staff recommends new french doors made of metal that will be secure. Ordinance 18369 Section 9(a)(18)(F).
- 5) Soffits and facias. - Approve with Conditions - Repairs must be done in wood. Wood can be pressure treated, cedar or cypress. Hardi-board is not allowed on historic properties. Ordinance 18369 Section 9(a)(10)(A) and (C).
- 6) Repair or replace neon "Vacancy" sign. - Approve with Conditions - Remove sign. Ordinance 18369 Section 9(a)(15).
- 7) Repair and/or replace rotten windows. - Approve with Conditions - Approval to repair window to match original. Repoint cap of brick and sills. Proposed 6' screening wall to run parallel with Jefferson with brick arch at steps. Ordinance 18369 Section 9(a)(17).
- 8) Brick work - Approve with Conditions

Task Force Recommendation:

- 1) Re-roof. - Approve - Tan roof ok, if homeowner wants tan.
- 2) Landscaping. - Approve
- 3) New awnings. - Approve - Approved per suggested request.
- 4) Replace doors and trim. - Approve with Conditions - Suggest possible metal or fiber glass french doors.
- 5) Soffits and facias. - Approve with Conditions - No hardi material on fascia or soffit.
- 6) Repair or replace neon "Vacancy" sign. - Approve with Conditions - Remove vacancy sign.
- 7) Repair and/or replace rotten windows. - Approve with Conditions - Approval to repair window to match original. Repoint cap of brick and sills.
- 8) Brick work - Approve with Conditions - Proposed 6' screening wall to run parallel with Jefferson with brick arch at steps.

DISCUSSION ITEM:

26. 201 N WINNETKA AVE
Winnetka Heights Historic
District
CD056-018(JA)
Jim Anderson

Request: 1) Demo the existing garage so that a new garage may be built.
Structure is an imminent threat to public health and safety.

Applicant: TRACE B BEARD

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Demo the existing garage so that a new garage
may be built. - Approve

Task Force Recommendation: 1) Demo the existing garage so that a new garage
may be built. - Approve - Demo of existing
garage.

27. 201 N WINNETKA AVE
Winnetka Heights Historic
District
CA056-453(JA)
Jim Anderson

Request: 1) Build a new 20' x 24' garage.

Applicant: TRACE B BEARD

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Build a new 20' x 24' garage - Approve -
Garage fulfills the requirements in Ordinance
18369 Section 9(a)(1).

Task Force Recommendation: 1) Build a new 20' x 24' garage - Approve

OTHER BUSINESS:

1. Approval of the Minutes of July 10, 2006.
2. Report from the Designation Committee, Victoria Clow.
 - Current Procedure with regard to Designations
 - Designation Criteria
 - Ordinance/Preservation Criteria
 - Projects currently working on
 - Questions & Answers
3. 10th Street Survey Results, Dwayne Jones, Preservation Dallas.
4. Discussion on bus tour: Wynnewood Village, 10th Street Historic District, Colonial Hills, and Wheatley Place Historic Districts.
5. Introduction to the September 11, 2006 Agenda items: 10th Street and Demolition by Neglect.
6. Baltimore NAPC Forum 2006 Wrap-up - Discussion, Doug Edwards.
7. Landmark Commission Rules Committee Meetings will be held on the following dates:
Thursday, August 3, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
Wednesday, August 16, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN
8. Designation Committee Meetings will be held on the following dates:
Wednesday, August 9, 2006, 5:45 p.m., 1500 Marilla St., Room 5DN.
Wednesday, August 23, 2006, 5:45 p.m., 1500 Marilla St., Room 5DN.
Wednesday, September 13, 2006, 5:45 p.m., 1500 Marilla St., Room 5DN.
Wednesday, September 27, 2006, 5:45 p.m., 1500 Marilla St., Room 5DN.

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]*