



City of Dallas
Landmark Commission
Monday, January 9, 2006
AGENDA

BRIEFING	5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	12:30 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. Proposed Dallas Development Code Amendment to Section 51A-4.501 regarding criminal responsibility: Tammy Palomino, City Attorney's Office.
2. Junius Heights Initiation and Designation: Jim Anderson
3. Certificates of Eligibility
4. Certificates of Appropriateness
5. Certificates for Demolition

CONSENT ITEM:

2. 3201 WENDOVER RD
Individual-Bromberg /
Patterson House
CA056-058(JA)
Jim Anderson

Request: 1) Construction of a new open air pavilion located between the main house and Beards Branch Creek (North side of site).
Applicant: Marcel Quimby Architecture/Preservation, Inc.
Representative: N/A

Date Filed: December 1, 2005
Staff Recommendation: 1) Open Air Pavilion. - Approve
Task Force Recommendation: 1) Open Air Pavilion. - Approve

3. 1907 ELM ST
Harwood
CA056-057(JA)
Jim Anderson

Request: 1) Restoration of the exterior facades of the historic Tower Building. (a) Selective demolition to remove non-historic elements. (b). Repair/replace damaged masonry. (c). Repointing brick, limestone, terra cotta and granite. (d). Cleaning of brick, limestone, terra cotta and granite. (e). Restoration of flag poles. (f). Restoration of metal casement windows. (g). Restoration of bronze storefronts including windows and entries. (h). Replacement of historic retractable awning on first floor.

Applicant: Craig Melde
Representative: N/A
Date Filed: December 1, 2005
Staff Recommendation: 1) Restore exterior facades. - Approve - Ordinance No. 20575, Item 3.1
Task Force Recommendation: 1) Restore exterior facades. - Approve

CONSENT ITEM:

4. 4927 TREMONT ST
Munger Place Historic
District
CA056-050(JA)
Jim Anderson

Request: 1) Change 3050 clear glass windows on lower left and right side facades to a 3060 window with divided llights on the upper window pane to match existing windows on the front facade.
Applicant: DAVID WILLIAMS
Representative: N/A
Date Filed: December 1, 2005
Staff Recommendation: 1) Change glass windows. - Approve - Ordinance No. 20024, Section 11(a)(19)
Task Force Recommendation: 1) Change glass windows. - Approve - Approved as submitted for window change of 3050 to 3060.

5. 4932 JUNIUS ST
Munger Place Historic
District
CA056-049(JA)
Jim Anderson

Request: 1) Replace ceiling fan and light fixture with two new light fixtures.
Applicant: Jason Harper
Representative: N/A
Date Filed: November 16, 2005
Staff Recommendation: 1) Replace ceiling fan and light fixtures. - Approve - Ordinance No. 20024, Section 11(a)(3)
Task Force Recommendation: 1) Replace ceiling fan and light fixtures. - Approve

6. 335 S MONTCLAIR AVE
Winnetka Heights Historic
District
CA056-051(JA)
Jim Anderson

Request: 1) Paint exterior. Hamilton Blue paint on lower, Platinum Gray on upper, and Brilliant White on trim.
Applicant: Nancy Chartier
Representative: N/A
Date Filed: November 2, 2005
Staff Recommendation: 1) Paint exterior. - Approve - Ordinance No. 18369, Section 9(a)(8)(c)
Task Force Recommendation: 1) Paint exterior. - Approve - Three colors approved, blue on water table, grey on main body, and white on trim, brackets, facia, and sashes. Door to be stained.

DISCUSSION ITEM:

1. 4607 Gaston Avenue,
Certificate of Eligibility
Peak's Suburban
CE056-132(JC)

Request: A Certificate of Eligibility (CE) request for approval of a ten-year added value multifamily residential tax abatement on the value of land and improvements on the property located at 4607 Gaston Avenue in the Peak's Suburban Addition Historic Overlay District.
Applicant: Miguel & Tracey Venegas
Representative: N/A
Date Filed: December 1, 2005
Staff Recommendation: Approval
Task Force Recommendation: Approval

2. 4519 Gaston Avenue,
Certificate of Eligibility
Peak's Suburban
CE056-131(JC)

Request: A Certificate of Eligibility (CE) request for approval of a ten-year added value multifamily and office tax abatement on the value of land and improvements on the property located at 4519 Gaston Avenue in the Peak's Suburban Addition Historic Overlay District.
Applicant: Miguel & Tracey Venegas
Representative: N/A
Date Filed: December 1, 2005
Staff Recommendation: Approval
Task Force Recommendation: Approval

DISCUSSION ITEM:

3. 1704 MAIN ST
Individual-Mercantile Tower
CA056-055(JA)
Jim Anderson

Request: 1) Remove glass and metal storefront to restore the facade to original.

Applicant: Gary Pitts

Representative: N/A

Date Filed: November 29, 2005

Staff Recommendation: 1) Remove glass and metal storefront. - Approve with Conditions - That results of facade investigation be resubmitted to Landmark Commission. The carved Art Moderne male and female figures must be restored or reconstructed as shown on the original plans. Proposed Ordinance - Item 4.7

Task Force Recommendation: 1) Remove glass and metal storefront. - Approve with Conditions - That results of facade investigation be resubmitted to Landmark Commission.

4. 300 N ERVAY ST
Individual-Republic Center
Tower #1
CA056-053(JA)
Jim Anderson

Request: 1) Ervay and Bryan Street entrances to include new canopy and signs.

Applicant: Architexas

Representative: N/A

Date Filed: November 16, 2005

Staff Recommendation: 1) New entrances, canopies and signs. - Approve - Approved as submitted, incorporating THC review comments. Ordinance No. 25546 - Item 4.1

Task Force Recommendation: 1) New entrances, canopies and signs. - Approve - Approved as submitted incorporating THC review comments.

5. 2501 FLORA ST
Individual-Booker T.
Washington
CA056-056(JA)
Jim Anderson

Request: 1) Alternate landscape plan.

Applicant: Master Plan

Representative: N/A

Date Filed: December 1, 2005

Staff Recommendation: 1) Landscape plan. - Approve with Conditions - The Sasaki Plan is in conflict with the Booker T. Washington Preservation Criteria. Ordinance No. 20339, item 1.4. Recommend retention of the front lawn and 2 large existing trees. When Flora Street is widened there will need to be a new landscape design for the sidewalk and front area of the site. The existing roll steps, lawn and front walk must be changed to allow for additional sidewalk width.

Task Force Recommendation: 1) Landscape plan. - Approve with Conditions - That Booker T. Washington plan titled Historic Front Existing Curb dated November 30, 2005 be implemented. This plan follows the Booker T. Washington Ordinance No. 20339, item 1.4

DISCUSSION ITEM:

6. 3500 S FITZHUGH AVE
Fair Park
CA056-046(JA)
Jim Anderson

Request: 1) Presenting additional information concerning the skyride location. The skyride is proposed to have a loading station located in Constitution Place, the walkway between the Tower Building and Grand Place near the location of Big Tex.

Applicant: State Fair of Texas

Representative: N/A

Date Filed: November 28, 2005

Staff Recommendation: 1) Skyride location. - Deny without Prejudice - Recommend that the skyride not be located in the Constitution Place right-of-way. The loading station should be incorporated into or behind the current Grand Place and be incorporated into the rear of the reconstructed Ford Building. Ordinance No. 19487 - Zone C, Constitution Place, items 1, 2, and 3.

Task Force Recommendation: 1) Skyride location. - Deny without Prejudice - Committee sees concept of a skyride in this location to be a good one. However this location is prohibited by the current Ordinance Zone C Constitution Place, items 1, 2, and 3. Additional Task Force comments: Nancy McCoy - If located in Constitution Place, the location should be off the center axis, and as a free standing object in this space. Craig Holcomb - The historic nature of the space has been altered by the addition of trees.

7. 407 N LAMAR ST
West End Historic District
CA056-054(JA)
Jim Anderson

Request: 1) Revisions to previously approved new construction to add additional floors. Structure proposed to be five stories.

Applicant: Humphreys & Partners Architects

Representative: N/A

Date Filed: November 28, 2005

Staff Recommendation: 1) Revisions to new construction. - Approve - Ordinance No. 22158, Section 2

Task Force Recommendation: 1) Revisions to new construction. - Approve - Change to revise structure from a 4 to 5 story building.

DISCUSSION ITEM:

8. 1003 MORELAND AVE
Peak's Suburban Addition
Neighborhood
CA056-045(MF)
Margaret Fiskell

- Request:**
- 1) Repair foundation.
 - 2) Replace roof with composition shingles in weathered wood color.
 - 3) Repair exterior siding.
 - 4) Convert duplex to single-family and change front door location.
 - 5) New addition on North side of house. Plan A: Addition and carport; or Plan B: Addition only.
 - 6) Remove existing and repour concrete sidewalks and driveway.
 - 7) Remove over grown plants.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: December 1, 2005

- Staff Recommendation:**
- 1) Repair foundation. - Approve
 - 2) New composition roof shingles. - Approve - Ordinance No. 22352 - Item 3.17
 - 3) Repair siding. - Approve - Ordinance No. 22352 - Item 3.6
 - 4) Change front door configuration. - Deny without Prejudice - The front facade is protected and the Sanborn maps show this house was built as a duplex. Recommend retaining the original configuration of doors and windows. Removal of the front porch handrail is ok as it is not an original element. Ordinance No. 22352 - Item 3.10
 - 5) New side addition. - Approve with Conditions - Ordinance No. 22352 - Item 4
A) Approval of Plan B with the condition that the materials and detailing should follow the Secretary of the Interior's Standard #9 "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. 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 its environment."
B) Submit a Certificate of Appropriateness for a new carport or garage in rear yard.
 - 6) New sidewalks and driveway. - Approve - Ordinance No. 22352 - Item 2.3
 - 7) Remove the over grown plants. - Approve - Ordinance No. 22352 - Item 2.6

- Task Force Recommendation:**
- 1) Repair foundation. - Approve
 - 2) New composition roof shingles. - Approve
 - 3) Repair siding. - Approve
 - 4) Change front door configuration. - Approve with Conditions - Retain original door and window locations on front elevation of historic house. Recommend removal of handrail at front porch.
 - 5) New side addition. - Approve with Conditions -
A) Side addition per Plan B is best solution. Ok to make wider and cover additional window towards front.
Roof addition to have a peak at least 3 feet lower than that of house. Provide details of materials and trim.
B) Carport or garage (in rear yard) to be submitted in a future Certificate of Appropriateness.
 - 6) New sidewalks and driveway. - Approve
 - 7) Remove the over grown plants. - Approve

DISCUSSION ITEM:

9. 4715 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-044(MF)
Margaret Fiskell

Request: 1) Remove exterior wood siding and trim.
2) Wrap house with DuPont Tyvek to add a weather resistant barrier.
3) Replace wood siding and trim with Hardie Plank siding.

Applicant: Michael Brent Duncan

Representative: N/A

Date Filed: December 1, 2005

Staff Recommendation: 1) Remove exterior siding and trim. - Deny - See Ordinance #22352 Section 3.6: "Wood siding, trim, and detailing must be carefully restored wherever practical. Historic materials should be repaired; they may be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior Standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. No resurfacing with vinyl or aluminum siding or stucco is permitted on main structures. Imitation materials are allowed on accessory structures only if they are in keeping with the style and materials on the main structure.
2) Weather proof house. - Approve with Conditions - Wrapping the exterior of the house with DuPont Tyvek could be done - if the historical wood siding and trim are carefully removed and reinstalled.
3) Requesting new exterior Hardie Plank siding and trim. - Deny - Secretary of the Interior's Standards No. 6
Replace historic materials, where necessary, with in kind materials.

Task Force Recommendation: 1) Remove exterior siding and trim. - Deny without Prejudice - Retain and restore historic materials where possible.
2) Weather proof house. - Approve with Conditions - Wrapping the exterior of the house with DuPont Tyvek could be done if the historical wood siding and trim are carefully removed and reinstalled.
3) Requesting new exterior Hardie Plank siding and trim. - Deny without Prejudice - Replace historic materials, where necessary, with in kind materials.

DISCUSSION ITEM:

10. 4722 SWISS AVE
Peak's Suburban Addition
Neighborhood
CD056-004(MF)
Margaret Fiskell

Request: 1) Demolition of accessory structure under 'demolition standard'
Imminent threat to public health/safety.

Applicant: Daniel Watters

Representative: N/A

Date Filed: November 30, 2005

Staff Recommendation: 1) Demolition of accessory structure. - Deny
without Prejudice - (a) Provide descriptions of the
existing "unsound" foundation and other structural
elements.
(b) Provide a letter from a Structural Engineer or
Architect on existing conditions and feasibility of
repair. - Requested the applicant provide a site
plan and photographs of the exterior facades of
the accessory structure as it can not be seen from
the street.

Task Force Recommendation: 1) Demolition of accessory structure. - Approve
with Conditions - 51A-4.501(h)(4)(C)
(a) Better description of "unsound" foundation.
(b) Meet technical requirements for letter from
Structural Engineer or Architect.
(c) Review and document Sanborn maps to better
establish the age of the structure.

11. 5902 SWISS AVE
Swiss Avenue Historic
District
CA056-059(JA)
Jim Anderson

Request: 1) Replaced front walk, roll step and porch steps and added a
patterned concrete border.

Applicant: Susan Thompson

Representative: N/A

Date Filed: December 1, 2005

Staff Recommendation: 1) Replaced sidewalk. - Deny without Prejudice -
No coloring in concrete per ordinance. Explore
options to remove color. Ordinance No. 18563
Section 14(b)(7)(A)(i)

Task Force Recommendation: 1) Replaced sidewalk. - Deny - No coloring in
concrete per ordinance. (Might consider
recoloring to natural color). Explore options to
remove color.

DISCUSSION ITEM:

12. 6102 SWISS AVE
Swiss Avenue Historic
District
CA056-048(JA)
Jim Anderson

Request: 1) (a). Replace front walk, front steps and driveway by capping the existing concrete. Rebuild rolled step in new configuration. (b). New walk from main walk to drive. (c). Repair balustrade and concrete trim on house using an epoxy sealant

Applicant: ULC of Texas

Representative: N/A

Date Filed: November 10, 2005

Staff Recommendation: 1) Repair/replace front walk and balustrade. - Deny without Prejudice - Ordinance No. 18563, Section 15(b)(7)
Denial as proposed. a). Approval of replacing the driveway, front steps, walk and rolled step and in the same dimensions and height as original. b). Approval to add the connecting walk from the front walk to the driveway. All concrete to be brush finished. 3 .Denial without prejudice of the epoxy covering on the cast stone trim. Resubmit for next month Commission hearing to allow the task force additional time to review the item. Secretary of the Interior's Standards number 2, 3 and 6

Task Force Recommendation: 1) Repair/replace front walk and balustrade. - Approve with Conditions - Approval of sidewalk/approach improvement with expansion of approx. 3" maximum on each side for a total increase of approx. 6". Top coating will produce an acceptable appearance, but may not be the best method, verses total replacment. Sidewalk to be same width as inside of new steps. Step curbs to match existing, which is 10". Concrete epoxy deferred to next meeting.

DISCUSSION ITEM:

13. 3606 DUNBAR ST
Wheatley Place Historic
District
CA056-042(MF)
Margaret Fiskell

Request: 1) New one-over-one Weather Shield wood windows.
2) Remove aluminum siding. Replaced with wood-grain (not smooth) hardie-plank siding.
3) Paint exterior. Body - Taupe; Trim - Cream
4) Brick columns.
5) Architectural features.

Applicant: Fred Walker

Representative: N/A

Date Filed: December 1, 2005

Staff Recommendation: 1) Wood windows - Approve with Conditions - 1/1 wood windows manufactured by Weather Shield. Salvaged wood windows could be used and are subject to Staff approval. The size of window frames must match the existing openings. See Ordinance No. 24432 Section 5.2 and 5.3. "Replacement ...windows must express profile, muntin and mullion size, light configuration, and material to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood..." - The applicant is an investor and his Contractor removed the original wood windows and replaced wood with dividec light metal windows.
2) Hardie-plank siding - Approve - Wood-grained Hardie-Plank siding is currently installed. - Applicant removed the aluminum siding and replaced it with wood-grained Hardie-Plank siding. Per Ordinance 24432 Section 4.3 - "Wood siding, trim and detailing must be restored wherever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials."
3) Paint exterior. - Approve
4) Brick columns previously unpainted were painted. - Deny - Brick columns on the front facade were not previously painted. See Ordinance No. 24432 Section 4.1(e) "Brick, cast stone and concrete elements on protected facades may not be painted..."
5) Removed and altered architectural features. - Deny - Recommend that the following architectural elements be reinstalled. Ordinance No. 24432 - Item 8.1
a) This property had exposed rafter ends, not boxed. It appears the eave overhangs were cut down and boxed in.
b) Fascia boards
c) Barge boards
d) Triangular knee braces.
e) Gable vents.
f) Gable half-timbering.
g) Remove the Installed shutters. Shutters are not appropriate to the Craftsman bungalow style. - This property had the existing architectural elements that are typical in the Wheatley Place Historic District.

Task Force Recommendation: 1) Wood windows - Approve with Conditions - Replacement of windows to be one-over-one wood with new wood Weather Shield as submitted, salvage windows or a comprable wood window.
2) Hardie-plank siding - Approve with Conditions -

Hardi-board siding with wood graining that has been installed is not objectionable. According to 4.3, ask Landmark Commission to consider other appropriate materials.

3) Paint exterior. - Approve

4) Brick columns previously unpainted were painted. - Deny - Brick was not previously painted.

5) Removed and altered architectural features. - Deny - Rafter tails, fascia, knee braces, gable vents and gable half-timber details have been

14. 4811 Junius, Certificate of Eligibility
Peak's Suburban
CE056-130(JC)

Request:

A Certificate of Eligibility (CE) request for approval of an Owner-Occupied Rehabilitation Five-Year Extension of an existing ten-year residential tax abatement on 100% of the value of land and improvements on the property located at 4811 Junius in the Peak's Suburban Addition Historic Overlay District

Applicant:

Albert & Laurie Silva

Representative:

N/A

Date Filed:

November 7, 2005

Staff Recommendation:

Approval

Task Force Recommendation:

Approval

OTHER BUSINESS:

1. Approval of the Minutes of December 5, 2005.
2. Proposed Dallas Development Code Amendment to Section 51A-4.501 regarding criminal responsibility: Tammy Palomino, City Attorney's Office.
3. Junius Heights: Initiation for Designation: Jim Anderson
4. Junius Heights: Historic Designation Recommendation to City Plan Commission: Jim Anderson
5. 2501 Flora, Booker T. Washington
Proposed Ammendments to PD 145, as it pertains to Booker T. Washington High School.
6. Rules of Procedure
 - Task Force for Junius Heights
 - Task Force Membership Vacancies/Attendance
 - Staff, Code Compliance, and BI Attendance
7. Conflict of Interest Disclosure Requirements
8. Update on Pending Cases

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]*