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LANDMARK COMMISSION CITY SECRETARY
MONDAY, APRIL 5, 2010 DALLAS, TEXAS

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Room 5/E/S	11:00 a.m.
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PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers – 6 th floor	1:00 p.m.
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Theresa O'Donnell, Director
 Jim Anderson, Sr. Planner Historic Preservation
 Mark Doty, Sr. Planner Historic Preservation
 Margaret Fiskell, Sr. Planner Historic Preservation

BRIEFING ITEMS

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

CONSENT ITEMS

1. 1701 4TH AVE

District: Bama Pie Company
 Case Number: CA090-247(MD)
 Mark Doty

Request:

- 1) Alternate east entry design.
- 2) Courtyard entry design (Two openings).
- 3) Bama Pie main entry design.
- 4) Revision to previously approved storefront entry design.

Applicant: Derrick Mitchem

Application Filed: March 4, 2010

Staff Recommendations:

- 1) Alternate east entry design. – **Approve** - Approve drawings as submitted with the finding the proposed work is consistent with the criteria for protected facades in the preservation criteria sections 4.1(b), 4.1(c) and 4.5 and fenestration and openings in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Courtyard entry design (Two openings). – **Approve** -Approve drawings as submitted with the finding the proposed work is consistent with the criteria for protected facades in the preservation criteria sections 4.1(b), 4.1(c) and 4.5 and fenestration and openings in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Bama Pie main entry design. – **Approve** - Approve drawings as submitted with the finding the proposed work is consistent with the criteria for protected facades in the preservation criteria sections 4.1(b), 4.1(c) and 4.5 and fenestration and openings in the

preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Revision to previously approved storefront entry design.– **Approve with conditions** - Approve drawings as submitted with the condition that the existing brick to be removed will be stored on site with the finding the proposed work is consistent with the criteria for protected facades in the preservation criteria sections 4.1(b), 4.1(c) and 4.5 and fenestration and openings in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1) Alternate east entry design. – **Approve** - East side opening is approved as submitted with east side opening design being considered a second option to the originally approved design.

2) Courtyard entry design (Two openings). – **Approve** - Courtyard entry design is approved as submitted. (2 openings)

3) Bama Pie main entry design. – **Approve** - Bama Pie main entry design is approved as submitted.

4) Revision to previously approved storefront entry design. Storefront entry design – **Approve with conditions** - Option 'A' is approved with condition that new cast stone material finish will differentiate from original building cast stone & be non-historic. The existing brick to be removed will be saved & retained on site.

2. 3536 GRAND AVE

District: Fair Park
CA090-244(MD)
Mark Doty

Request: African-American Museum - New exterior doors.

Applicant: City of Dallas, Equipment and Building Services

Application Filed: March 4, 2010

Staff Recommendations: African-American Museum - New exterior doors. **Approve** drawings as submitted with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations: African-American Museum - New exterior doors. – **Approve** -

3. 3630 HARRY HINES BLVD.

District: Turtle Creek Pump Station
CA090-243(MD)
Mark Doty

Request:

1) Revision to previously approved accessibility ramp.

2) Revision to previously approved sculpture locations.

Applicant: Architexas

Application Filed: March 4, 2010

Staff Recommendations:

1) Revision to previously approved accessibility ramp – **Approve** - Approve drawing submitted with the finding the proposed work is consistent with the criteria for public improvements in the preservation criteria Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Revision to previously approved sculpture locations – **Approve** - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1) Revision to previously approved accessibility ramp – **Approve** -

2) Revision to previously approved sculpture locations – **Approve** - Approved CA as submitted. Firsching - recused

4. 6023 BRYAN PKWY

District: Swiss Avenue
CA090-250(JA)
Jim Anderson

Request: Remove non-original stained glass window on rear facade and install two wood windows to match other windows on the rear facade.

Applicant: Walter Mayfield

Application Filed: March 1, 2010

Staff Recommendations: Remove non-original stained glass window on rear facade and install two wood windows – **Approve** - The two wood windows match the detailing and size of adjacent windows on rear facade. The wood windows are typical of the style and period of the building and is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Task Force did not have a quorum, comments only. Remove non-original stained glass window on rear facade and install two wood windows. Match detailing and size of adjacent two windows. Windows must be wood.

5. 1215 W 7TH ST.

District: Winnetka Heights
CA090-253(MF)
Margaret Fiskell

Request: Install a wood fence trash enclosure 6ft x 8ft, 6ft in height.

Applicant: Kessler Theatre, LLC

Application Filed: March 4, 2010

Staff Recommendations: Install a wood fence trash enclosure 6ft x 8ft, 6ft in height. – **Approve with conditions** - Use of pickets requires the top edge of the fence to be flat per Section 15(b) and Section 9(b)(2)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

Task Force did not have a quorum - comments only. Install a wood fence trash enclosure 6ft x 8ft, 6ft in height. Task Force suggests using planks with 4 inch to 6 inch wide pickets with dog-ear top, butted side to side. Material to be cedar or fir or similar species.

6. 502 N CLINTON AVE.

District: Winnetka Heights
CA090-251(MF)
Margaret Fiskell

Request:

- 1) Install side-yard open air patio and approve landscape plan.
- 2) Revise existing aluminum blade sign #1 -Body color: Behr Wipeout Blue #540D-6. Vinyl Graphics color: Kilz Vanilla Creme #J4.
- 3) Revise front facade SW corner aluminum sign #2. Body color: Behr Wipeout Blue #540D-6. Vinyl Graphics color: Kilz Vanilla Creme #J4.
- 4) Revise existing aluminum pan logo sign #3 at the front entrance with a light fixture. Spec/cut sheet provided for 45W flood light fixture(s) in Bronze finish. Body: Behr Wipeout Blue #540D-6. Vinyl Graphics: Kilz Vanilla Creme #J4.
- 5) Two (new) 3 foot diameter aluminum blue pan logo signs: South side facing Seventh Street and North side with a gooseneck light

fixture. Spec/ cut sheet submitted for galvanized 12" gooseneck light fixture.

Body: Behr Wipeout Blue #540D-6. Vinyl Graphics: Kilz Vanilla Creme #J4.

Applicant: Ged Dipprey

Application Filed: March 4, 2010

Staff Recommendations:

1) Install side-yard open air patio and approve landscape plan.

- **Approve** - The proposed work is consistent with the criteria for Tract III - Section 14, preservation criteria in Section 15, and landscaping requirements in Section 9(b) and the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2) Revise existing aluminum blade sign #1- new color and font for lettering. - **Approve** The revised blade sign is consistent with the preservation criteria in Section 15(a)(8), Section 14(d), and the standards in City Code Section 51A-4.501(g)(6)(C)(ii) and it meets the standards for a non-business zoning district in City Code Section 51A-7.402.

3) Revise front facade SW corner aluminum sign #2. - **Approve** - The revised front facade SW corner sign is consistent with the preservation criteria in Section 15(a)(8), Section 14(d), and the standards in City Code Section 51A-4.501(g)(6)(C)(ii) and it meets the standards for a non-business zoning district in City Code Section 51A-7.402.

4) Revise existing aluminum pan logo sign #3 at the front entrance with a light fixture. - **Approve** - The revised front aluminum pan logo sign is consistent with the preservation criteria in Section 15(a)(8), Section 14(d), and the standards in City Code Section 51A-4.501(g)(6)(C)(ii) and it meets the standards for a non-business zoning district in City Code Section 51A-7.402.

5) 2 new 3 foot diameter logo signs on South side facing 7th Street & North side w/gooseneck light. - **Approve** - Two new 3 foot diameter aluminum blue pan logo sign is consistent with the preservation criteria in Section 15(a)(8), Section 14(d), and the standards in City Code Section 51A-4.501(g)(6)(C)(ii), and it meets the standards for a non-business zoning district in City Code Section 51A-7.402.

Task Force Recommendations:

Task Force did not have a quorum - comments only.

1) Install side-yard open air patio and approve landscape plan. Submit graphic to Staff of proposed planter. Landscape plan ok as submitted.

2) Revise existing aluminum blade sign #1- new color and font for lettering. Sign ok as submitted.

3) Revise front facade SW corner aluminum sign #2. Sign ok as submitted.

4) Revise existing aluminum pan logo sign #3 at the front entrance with a light fixture. Sign ok as submitted. Submit spec/ cut sheet of proposed light. Task Force suggests using a low watt flood and three fixtures not one as proposed.

5) 2 new 3 foot diameter logo signs on South side facing 7th Street

& North side w/gooseneck light. Signs ok as submitted. Submit spec/ cut sheet of gooseneck light fixture to Staff. Task Force suggests keeping all metals on fixtures and hardware similar in color and finish - ie. galvanized steel finish.

7. 422 S WINNETKA AVE.
District: Winnetka Heights
CA090-240(MF)
Margaret Fiskell

Request: Remove existing porch railing and install new porch railing. Work completed without a Certificate of Appropriateness.

Applicant: Brian Karr

Application Filed: February 18, 2010

Staff Recommendations:

Remove existing porch railing and install new porch railing.

-Approve- Craftsman porch bannister and railing is consistent with the preservation criteria in Section 4.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Task Force did not have a quorum - comments only.

Remove existing porch railing and install new porch railing. Ok as submitted.

DISCUSSION ITEMS

1. 106 N WILLOMET

District: Winnetka Heights
CE090-003(MD)
Mark Doty

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$57,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Elizabeth White

Application Filed: February 4, 2010

Staff Recommendations: *Denial* of the Certificate of Eligibility. The property is not eligible for a tax exemption because the cost of the rehabilitation project does not exceed the percentage of pre-rehabilitation value with a finding that only rehabilitation done within three years after or three years prior to the Landmark Commission's determination may be counted in determining whether the proposed three rehabilitation project exceeds the required percentage of re-rehabilitation value, and the receipts submitted are not within the three year time period.

Task Force Recommendations: None

2. 4512 JUNIUS ST.

District: Peak's Suburban
CA090-248(MF)
Margaret Fiskell

Request: Four ganged windows originally, one window sash remains. Remove remaining window trim around boarded up openings and infill with novelty siding across the opening.

Applicant: Andrew Nelson

Application Filed: March 4, 2010

Staff Recommendations: Remove window trim boards and infill with novelty siding across the opening. – *Deny without prejudice* - The historic window facings, sill, trim and frames should be preserved and is consistent with the preservation criteria in Section 3.2 and 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and the Secretary of the Interior's Standard #2 - "removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Recommend window sashes with glass be installed in the original openings.

Task Force Recommendations: Remove window trim boards and infill with novelty siding across the opening. – *Deny without prejudice* - Strongly recommend that original windows be restored to the original configuration, however as an alternative, we would accept installation of #117 siding (to match the existing) in those areas where the original sashes have been removed. Existing historic window facings, sill, trim and frames should remain visible, and be preserved.

3. 2807 TANNER ST.

District: Wheatley Place
CD090-006(MD)
Mark Doty

Request: Demolition of main structure that poses an imminent threat to public health and safety pursuant to court orders.

Applicant: City Attorney's Office

Application Filed: March 4, 2010

Staff Recommendations: Demolition of main structure that poses an imminent threat to public health and safety. – **Approve** - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The 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. Mature trees in good health must be identified by a City arborist and preserved in place during demolition and clean-up process.

Task Force Recommendations: Task Force did not meet.

4. 1214 W DAVIS ST.

District: Winnetka Heights
CA090-252(MF)
Margaret Fiskell

Request: Landscape & Streetscape detailed plan includes: Benches; Light pole; Bicycle Rack; Tree Grates; Planters; Enhanced Brick Pavers and Gate.

Applicant: Kessler Theatre, LLC

Application Filed: March 4, 2010

Staff Recommendations: Landscape & Streetscape detailed plan. – **Approve with conditions** - The proposed work is consistent with the preservation criteria in Tract III Section 14 and 15 and the standards in City Code Section 4.501(g)(6)(C)(i). Conditions: The proposed work must comply with the development standards in Planned Development District No. 87, the Dallas Development Code, Dallas City Code Chapter 43, and all other applicable city codes.

Task Force Recommendations:

Task Force did not have a quorum – comments only.

Landscape & Streetscape detailed plan. Ok as submitted.

5. 3500 S FITZHUGH AVE.

District: Fair Park
Mark Doty

Request: CONCEPTUAL REVIEW

Midway - Replacement/new shade structures along Midway.

Applicant: Robert Croysdale

Application Filed: March 4, 2010

Staff Recommendations: **Approve conceptually** with the condition that the final plans, elevations and details must be submitted for Landmark Commission approval.

Task Force Recommendations: Approve conceptually. Hilbun – recused.

6. South side of Davis Street from both sides of Willowmet Avenue to both sides of Rosemont Avenue and on the north side of Davis Street from both sides of Clinton Avenue to Edgefield Avenue.

File Number: Z089-219

Request: City Council authorized hearing to determine proper zoning on property zoned Planned Development District No. 87, with Historic Overlay No. 15, the Winnetka Heights Historic District on the south side of Davis Street from both sides of Willowmet Avenue to both sides of Rosemont Avenue and on the north side of Davis Street from both sides of Clinton Avenue to Edgefield Avenue with consideration given to creating Tract IV with permitted uses and development standards.

Applicant: N/A

Application Filed: N/A

Staff Recommendations: Approval

Designation Committee Recommendations: None

7. 3819 MAPLE AVE
District: Old Parkland Hospital
Z090-168

Request: Consider amending PD No. 262, with historic overlay No. 31, The Old Parkland Hospital, to create Tract III with permitted uses, development standards and preservation criteria (Nurses Building).

Applicant: Robert Baldwin

Application Filed: March 4, 2010

Staff Recommendations: *Approval*

Designation Committee Recommendations: Approve with minor alterations.

OTHER BUSINESS ITEMS

- 1) March 1, 2010 Minutes.
- 2) Approval of the 2008-2009 Annual Report.
- 3) Appointments to the CBD/West End/Individual Structures, Fair Park, Junius Heights, Peak's Suburban/Edison La Vista, State Thomas/Wilson Block, Swiss Avenue/Munger Place, and Winnetka Heights/Lake Cliff Task Forces. *A list of the appointments is available in the Sustainable Development and Construction Department, Historic Preservation.*
- 4) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, April 21, 2010, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, Room 5/D/N

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

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

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