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LANDMARK COMMISSION
MONDAY, AUGUST 2, 2010

CITY SECRETARY
DALLAS, TEXAS

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Park Board Meeting Room 6/F/N Dallas, Texas 75201	10:30 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Park Board Meeting Room 6/F/N Dallas, TX 75201	1:00 p.m.

Theresa O'Donnell, Director
Mark Doty, Sr. Planner Historic Preservation
Carolyn Horner, Sr. Planner Historic Preservation

BRIEFING ITEMS

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

1. Briefing on EPA's rules on Lead-Based Paint, Renovation, Repair, and Painting Program. Estella Sugawara-Adams, M.S., Regional Lead (Pb) Coordinator, U.S. EPA, and Jackie Staley, General Contractor.
2. Briefing on certificate for demolition application process for residential structures with no more than 3,000 square feet of floor area pursuant to a court order, by Tammy L. Palomino and Mary Supino, Assistant City Attorneys.

CONSENT ITEMS

1. 714 Glendale Street
Junius Heights
CE090-007(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 \$8,105 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Michael and Amanda Pendleton

Application Filed: 6/30/2010

Staff Recommendations: Approval of the Certificate of Eligibility and approval of \$8,105 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendations: None

2. 1462 1ST Avenue
Fair Park
CA090-416(MD)
Mark Doty

Request: Aquarium - New banner signage.

Applicant: CITY OF DALLAS PARKS & RECREATION

Application Filed: June 30, 2010

Staff Recommendations: Aquarium - New banner signage. - Approve drawings dated 7/16/10 with the finding the proposed work is consistent with the preservation criteria for the Rehabilitation Zone - Civic Center Subdistrict 5.2(b)(10) and New Construction and Additions - Specific Buildings 8.4(d)(2)(G) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Aquarium - New banner signage. - Banners and poles are approved as submitted.

3. 1611 McKinney Avenue
Luna Tortilla Factory
CA090-417(MD)
Mark Doty

Request:

- 1) Submittal of awning design and details.
- 2) Submittal of entry door/sidelights design and details.
- 3) Submittal of new window design and details in existing brick infill.

Applicant: LANCE ROSE

Application Filed: June 30, 2010

Staff Recommendations:

1) Submittal of awning design and details. - Approve drawings dated 7/20/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Submittal of entry door/sidelights design and details. - Approve drawings dated 7/20/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Submittal of new window design and details in existing brick infill. - Approve drawings dated 7/20/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Submittal of awning design and details. - Approve w/condition that awnings clear the door swing & brackets be mounted in the mortar joints instead of brick.
- 2) Submittal of entry door/sidelights design and details. Approve as submitted.
- 3) Submittal of new window design and details in existing brick infill. - Approve as submitted.

4. 1520 Elm Street
Stone Street
CA090-413(MD)
Mark Doty

Request: Installation of double faced projecting sign on north facade.

Applicant: STARLITE SIGN

Application Filed: June 30, 2010

Staff Recommendations: Installation of double faced projecting sign on north facade. Approve drawings dated 6/2/10 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 9.1 and 9.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Installation of double faced projecting sign on north facade. Approved with the condition to put the mounting bolts through mortar joints instead of through brick.

5. 2402 South Boulevard

South Blvd./Park Row
CA090-407(MD)
Mark Doty

Request:

- 1) Infill windows on rear enclosed porch.
- 2) New metal fence/gate at rear corner of enclosed porch.
- 3) New garage doors.

Applicant: MELAKU TADESSE

Application Filed: June 25, 2010

Staff Recommendations:

- 1) Infill windows on rear enclosed porch. - Approve work as completed with the condition that exterior window trim is applied to reflect window openings with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) New metal fence/gate at rear corner of enclosed porch. Approve fence location on survey dated with the finding the proposed work is consistent with the criteria for front yard spaces in the preservation criteria Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) New garage doors. - Approve photo of garage door sample provided (multi-panel, aluminum, white or similar color) with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Infill windows on rear enclosed porch. - No quorum. Comments only. - Johnson arrived after meeting had adjourned. Do not support side window infill. Support rear window infill.
- 2) New metal fence/gate at rear corner of enclosed porch. No quorum. Comments only. Johnson arrived after meeting had adjourned.
- 3) New garage doors. No quorum. Comments only. Johnson arrived after meeting had adjourned.

6. 1218 E 10th Street

Tenth Street
CA090-404(MD)
Mark Doty

Request: Remove rear addition.

Applicant: DANIEL SOLORZANO

Application Filed: June 25, 2010

Staff Recommendations: Remove rear addition – Approve with conditions - Approve as requested with the finding the addition is not original and on a non-protected facade with the condition the exposed rear facade is repaired to be consistent with the criteria for structures in the preservation criteria Section 2.3 and with the criteria for color, finishes, and cleaning in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Remove rear addition – Approve with conditions - Because rear facade and porch is not protected, approve removal of enclosed porch with condition that after removal, the exterior siding and roofing be restored with materials to match existing and to make building weather-tight.

7. 318 S Clinton Avenue
Winnetka Heights
CA090-408(CH)
Carolyn Horner

Request: Repaint house; Body: Behr Sonoran Sands (ECC-43-1), Trim: Behr Bridle Path (ECC-43-2), Accent: Behr Chocolate Sprinkle (S-G-750)

Applicant: KATHY LESSA

Application Filed: June 29, 2010

Staff Recommendations: Repaint house; Body: Behr Sonoran Sands (ECC-43-1), Trim: Behr Bridle Path (ECC-43-2), Accent: Behr Chocolate Sprinkle(S-G-750). – Approve - Request complies with the preservation criteria in Ordinance 18369, Section 9(a)(8) and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Repaint house; Body: Behr Sonoran Sands (ECC-43-1), Trim: Behr Bridle Path (ECC-43-2), Accent: Behr Chocolate Sprinkle(S-G-750). - Approve as submitted.

8. 124 N Edgefield Avenue
Winnetka Heights
CA090-412(CH)
Carolyn Horner

Request: Construction of a 12x5 foot addition to the existing residence.

Applicant: JAMIE CATO

Application Filed: June 30, 2010

Staff Recommendations: Construction of a 12x5 foot addition to the existing residence. – Approve drawings dated 7/12/10 with the finding that the request complies with the preservation criteria in Ordinance 18369 Section 9(a)(2) and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Construction of a 12x5 foot addition to the existing residence. – Approve - Submittal complies with the ordinance.

DISCUSSION ITEMS

1. 1325 S Lamar Street
Sears Buildings
CA090-415(MD)
Mark Doty

Request:

Dallas Coffin Company Building

- 1) Restoration of original Lamar Street ground floor facade.
- 2) New building entry and canopy in loading dock area.
- 3) New exterior elevator tower.
- 4) A new roof deck with pool and other amenities.
- 5) New rooftop signage.

Applicant: 5G Studio_Collaborative - Fred Meyer

Application Filed: June 30, 2010

Staff Recommendations:

Dallas Coffin Company Building

- 1) Restoration of original Lamar Street ground floor facade. — Approve drawings dated 6/30/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.4 and although the proposed work does not comply with Section 5.5 that requires replacement doors and windows express muntin and mullion size, light configuration, profile, details and material to match the historic, it meets the criteria for landmark commission approval of work that does not strictly comply with the

preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New building entry and canopy in loading dock area. – Approve drawings dated 6/30/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.3 (a) and (b) and criteria for entrances and canopies in the preservation criteria Section 7.4 and although the proposed work does not comply with Section 5.3(c) that requires all modifications must express materials and configuration to match the historic, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New exterior elevator tower. – Approve - Approve drawings dated 6/30/10 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.3 and 9.9 and although the proposed work does not comply with Section 9.4 that states new construction and additions must have appropriate color, detailing, form, fenestration, massing, materials, roof form, shape, solids-to-voids ratios, and general appearance or Section 9.5 that states height of new construction and additions must not exceed the height of the contributing structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) A new roof deck with pool and other amenities. – Approve drawings dated 6/30/10 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 6.3, 6.4, 6.5 and 6.6 and although the proposed work does not comply with Section 9.2 that prohibits vertical additions, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Dallas Coffin Company Building

1) Restoration of original Lamar Street ground floor facade. – Approve

- 2) New building entry and canopy in loading dock area. – Approve
- 3) New exterior elevator tower. – Approve
- 4) A new roof deck with pool and other amenities. – Approve

2. 1325 S. Lamar Street

Sears Buildings
CE090-006(MD)
Mark Doty

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of 10 years.

Applicant: CCH Lamar Partners I LP, Phillip Tinsley

Application Filed: 6/30/2010

Staff Recommendations: Approval of the Certificate of Eligibility.

Task Force Recommendations: None

3. 711 Elm Street, Suite 102

West End Historic District
CA090-414(MD)
Mark Doty

Request:

- 1) Replace existing awnings with new.
- 2) Relocate existing entrance doors with new aluminum store front.
- 3) Add ramp and handrail at new entrance.
- 4) Restore exterior light globes on pilasters.
- 5) Remove existing patio railing.
- 6) Refinish existing pilasters to match historic cast stone.
- 7) New signage.

Applicant: HARRISON FRENCH ARCHITECTURE

Application Filed: June 30, 2010

Staff Recommendations:

- 1) Replace existing awnings with new. - Approve drawings dated 6/21/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 5.2 and 5.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Relocate existing entrance doors with new aluminum store front. - Approve drawings dated 6/21/10 with the condition the historic brick removed for the new entry is either reused on another storefront or kept in storage on site for future reinstallation with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Add ramp and handrail at new entrance. Approve drawings dated 6/21/10 with the condition that the ramp is changed to a sloping ramp/sidewalk without the railing that meets all applicable Dallas Development Codes and standards with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Restore exterior light globes on pilasters. Approve light fixture specifications submitted with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Remove existing patio railing. Approve removal as requested with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Refinish existing pilasters to match historic cast stone. Approve drawings dated 6/21/10 with the finding the proposed work meets

the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) New signage. Approve signage package dated 7/16/10 with the condition the signage meet all applicable Dallas Development Codes and standards with the finding the proposed work is consistent with the criteria for attached sign in the preservation criteria Section 51A-7.1005 (a)(1)(2) and (3) and with the criteria for flat attached signs on Type B facades in the preservation criteria Section 51A-7.1005(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) Replace existing awnings with new. – Approve awning shape with condition that additional awning detail be submitted.
- 2) Relocate existing entrance doors with new aluminum store front. - Approve with condition that dark gray film is used in areas where frosted glass or film is specified. C. Neel opposed. Basis for opposition is the use of aluminum instead of wood.
- 3) Add ramp and handrail at new entrance. - Deny without prejudice with the suggestion to investigate sloping the sidewalk to meet accessibility requirement.
- 4) Restore exterior light globes on pilasters. - Approve replacement of the light fixture provided the existing fixtures be matched as closely as possible and a sample be submitted for approval.
- 5) Remove existing patio railing. – Approve
- 6) Refinish existing pilasters to match historic cast stone. – Approve
- 7) New signage. – Deny without prejudice

OTHER BUSINESS ITEMS

- 1) July 6, 2010 Minutes.
- 2) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, August 18, 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]*