



City of Dallas
Landmark Commission
Monday, October 5, 2009
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	11:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers, 6th floor	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
Mark Doty, Senior Planner

BRIEFING:

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

CONSENT ITEM:

1. 3939 GRAND AVE
Fair Park
CA090-012(MD)
Mark Doty

Request: 1) Hall of State - Paint Auditorium plaster walls historic colors.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: September 2, 2009

Staff Recommendation: 1) Hall of State - Paint Auditorium plaster walls historic colors. - Approve - Approve color scheme as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Hall of State - Paint Auditorium plaster walls historic colors. - Approve - Approve colors proposed by consultant.
No quorum, comments only. Holcomb was not present for vote.

CONSENT ITEM:

2. 1920 ELM ST
Harwood Historic
District, Plaza Hotel
CA090-001(MD)
Mark Doty

Request: 1) Install/locate wallscape sign on a noncontributing building.
Applicant: Jackson Walker L.L.P.
Representative: N/A
Date Filed: September 1, 2009
Staff Recommendation: 1) Install/locate wallscape sign on a noncontributing building. - Approve with Conditions - Approve installation/location of sign with the finding of fact the proposed work is consistent with the criteria for signs in Tract A in the preservation criteria Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) and Dallas Development Code 51A-7.930(g)(2)(B). A new CA must be submitted for Staff approval for each new sign face.

Task Force Recommendation: 1) Install/locate wallscape sign on a noncontributing building. - Approve - Approve as submitted.

3. 1800 N MARKET ST
West End Historic District
CA090-002(MD)
Mark Doty

Request: 1) New outdoor patio.
Applicant: The Butcher Shop
Representative: N/A
Date Filed: September 2, 2009
Staff Recommendation: 1) New outdoor patio. - Approve with Conditions - Approve drawing as submitted with the condition that the existing Texas State Historic subject marker is to remain in place and is protected during construction with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New outdoor patio. - Approve

CONSENT ITEM:

4. 702 ROSS AVE
West End Historic District
CA090-003(MD)
Mark Doty

Request: 1) Add text (maximum 4" in height) to awning valances.
2) Lower existing permitted sign from 16'-0" to 10'-0".

Applicant: Y.O. Steakhouse

Representative: N/A

Date Filed: September 2, 2009

Staff Recommendation: 1) Add text (maximum 4" in height) to awning valances. - Approve - Approve as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Lower existing permitted sign from 16'-0" to 10'-0". - Approve with Conditions - Approve as submitted with the condition the 10'-0" is measured to the bottom of the sign with the finding of fact the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1005 (h)(2)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add text (maximum 4" in height) to awning valances. - Approve - Approve the addition of 4" letters on awnings.
2) Lower existing permitted sign from 16'-0" to 10'-0". - Deny without Prejudice - Disapprove without prejudice the lowering of the existing Market Street sign due to lack of documentation to show size and proposed location of the existing sign.

3. 714 PARKMONT ST
Junius Heights
CA090-027(TC)
Tracey Cox

Request: 1) Install a new front door.

Applicant: BRIAN GREAM

Representative: N/A

Date Filed: September 1, 2009

Staff Recommendation: 1) Door - Approve - Approve conceptual drawings submitted with the finding of fact the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Final door design must be submitted for staff approval prior to installation.

Task Force Recommendation: 1) Door - Approve - Approve wooden door in the style shown in the photos with final approve by staff per 3.2

CONSENT ITEM:

6. 719 SKILLMAN ST
Junius Heights
CA090-029(TC)
Tracey Cox

Request: 1) Relocate gable window.
2) Second story addition.

Applicant: Matt Wood

Representative: N/A

Date Filed: September 1, 2009

Staff Recommendation: 1) Window - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the preservation criteria Section 4.1(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Addition - Approve with Conditions - Approve drawings submitted with the finding of fact the proposed work is consistent with the preservation criteria Sections 4.1(a), 4.2, 5.3, 6.1, 6.2, 6.3, 8.1, 8.3, 8.4, 8.5, and 8.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). A line of sight study must be submitted to ensure full compliance with the preservation criteria.

Task Force Recommendation: 1) Window - Approve - Relocation is appropriate per 4.2
2) Addition - Approve with Conditions - Approve the addition as shown. It is architecturally sensitive and appropriate per 8.3(b) and 4.2. Solid to void ratios must match the existing structure per 4.1(c), 5.3, 8.4, and 8.5. Roof slope is the same as the existing per 6.1. There are other two story additions on the block. Height shall not exceed on block per 8.6 Finish materials of the additions will match the existing per 4.1(b). The task force requests a line-of-sight study to ensure that the addition is not visible from the center of the street.

7. 6000 WORTH ST
Junius Heights
CA090-028(TC)
Tracey Cox

Request: 1) Install a shed in the rear yard.

Applicant: Karen Pieper

Representative: N/A

Date Filed: August 28, 2009

Staff Recommendation: 1) Shed - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the preservation criteria Sections 9.1, 9.2, 9.3, 9.8 and 9.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Shed - Approve - The proposed structure is not a permanent structure with size 10 x 12'. Paint colors to match the main structure.

CONSENT ITEM:

8. 316 E 6TH ST
Lake Cliff Historic District
CA090-011(JA)
Jim Anderson

Request: 1) Revised right side window configuration.
2) Revised left side double window mullion configuration.
Applicant: Robert Garza
Representative: N/A
Date Filed: September 2, 2009
Staff Recommendation: 1) Revised right side window configuration. -
Approve - The window changes are appropriate
and compatible with existing historic structures
with the finding of fact that the changes to
fenestration are consistent with Ordinance No.
23328 Section 9.4 and 9.5 City Code Section
51A-4.501(g)(6)(C)(ii) for non-contributing
structures.
2) Revised left side double window mullion
configuration. - Approve

Task Force Recommendation: 1) Revised right side window configuration. -
Approve - Slight changes to windows are minimal
and approved by task force.
2) Revised left side double window mullion
configuration. - Approve

9. 608 N HASKELL AVE
Peak's Suburban Addition
Neighborhood
CA090-004(MD)
Mark Doty

Request: 1) New front exterior elevation on noncontributing structure.
2) Parking lot and landscaping improvements.
3) New 8'-0" metal fence and new 8'-0" wood fence.

Applicant: Glen Moore
Representative: N/A
Date Filed: September 2, 2009

Staff Recommendation: 1) New front exterior elevation on noncontributing
structure. - Approve - The proposed work is
consistent with the criteria for new construction
and additions in the preservation criteria Sections
4.1 and 4.3, and it meets the standards in City
Code Section 51A-4.501(g)(6)(C)(ii).
2) Parking lot and landscaping improvements. -
Approve
3) New 8'-0" metal fence and new 8'-0" wood
fence. - Approve - Approve drawings as submitted
with the finding of fact the proposed work is
consistent with the criteria for site and site
elements in the preservation criteria Sections 2.9,
2.11(a), 2.13 and 2.14, and it meets the standards
in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) New front exterior elevation on noncontributing
structure. - Approve
2) Parking lot and landscaping improvements. -
Approve - Approve drawings as submitted with the
finding of fact the proposed work is consistent with
the criteria for site and site elements in the
preservation criteria Sections 2.3 and 2.6, and it
meets the standards in City Code Section
51A-4.501(g)(6)(C)(ii).
3) New 8'-0" metal fence and new 8'-0" wood
fence. - Approve with Conditions - Both side
setbacks to match.

CONSENT ITEM:

10. 612 N HASKELL AVE
Peak's Suburban Addition
Neighborhood
CA090-022(MD)
Mark Doty

Request: 1) New gate/fence around parking lot.

Applicant: Glen Moore

Representative: N/A

Date Filed: September 11, 2009

Staff Recommendation: 1) New gate/fence around parking lot. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.9, 2.11(a), 2.13 and 2.14 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) New gate/fence around parking lot. - Approve with Conditions - Set back of wrought iron gate to meet city code. Both side setbacks to match. Identify the location of the start of the wrought iron fence location.

CONSENT ITEM:

11. 2501 THOMAS AVE
State Thomas Historic
District
CA090-006(JA)
Jim Anderson

Request: 1) Replace all windows and doors with Marvin windows. Windows will be wood interior-exterior clad in aluminum.
2) Remove existing ADA ramp and replace.
3) Remove existing rear stairs and replace with new steel stairs.

Applicant: J. T. Eagle

Representative: N/A

Date Filed: September 2, 2009

Staff Recommendation: 1) Replace all windows and doors with Marvin windows. - Approve with Conditions - Windows to be Marvin windows as submitted either wood or wood windows clad in aluminum. These windows are compatible with the structure and the district with the finding of fact windows are consistent with City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.
2) Remove existing ADA ramp and replace - Approve - The applicant has submitted an ornamental detail for the wrought iron railing. The handicap ramp approved with the ornamental handrail cap and ornamental piece on pickets with the finding of fact that the railing improvements are compatible with the structure and the district and are consistent with City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.
3) Remove existing rear stairs and replace with new steel stairs. - Approve - The applicant has submitted a new stair design that does not encroach into the corner side yard. Approval with the finding of fact that in the revised design is compatible with the structure and the district and is consistent with City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.

Task Force Recommendation: 1) Replace all windows and doors with Marvin windows. - Approve with Conditions - Windows approved to be Marvin windows wood or aluminum-clad. Front door to be same French doors with existing sidelights in a 10 lite pattern. If windows are aluminum-clad, color to be selected along with 3rd trim color.
2) Remove existing ADA ramp and replace - Approve with Conditions - Handicap ramp on rear approved but iron required to be period detailed with ornamental hand rail cap and ornamental piece on pickets (plan to be submitted). Black paint color is denied for handrails.
3) Remove existing rear stairs and replace with new steel stairs. - Approve with Conditions - Stairway access into corner side yard is not supported by task force. Black paint color denied on handrails.

CONSENT ITEM:

12. 2707 STATE ST
State Thomas Historic
District
CA090-005(JA)
Jim Anderson

Request: 1) New roof over existing deck with rear wall to enclose deck.
2) Reroof structure to match new addition.
3) Paint addition and existing structure the same colors as existing.

Applicant: Patricia B. Meadows

Representative: N/A

Date Filed: August 24, 2009

Staff Recommendation: 1) New roof over existing deck with rear wall to enclose deck. - Approve - The proposed roof is typical to the contributing structures in the district with the finding of fact that the roof is consistent with Ordinance No. 19084 Section 8(a)(14)(C) and City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.
2) Reroof structure to match new addition. - Approve - The proposed roof material compliments the style of structure with the finding of fact that the material is consistent with Ordinance No. 19084 Section 8(a)(14)(A) and City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.
3) Paint addition and existing structure the same colors as existing. - Approve - The paint color is complimentary to the structure with the finding of fact that the color is consistent with Ordinance No. 19084 Section 8(a)(9)(D) and City Code Section 51A-4.501(g)(6(C)(ii) for non contributing structures.

Task Force Recommendation: 1) New roof over existing deck with rear wall to enclose deck. - Approve
2) Reroof structure to match new addition. - Approve
3) Paint addition and existing structure the same colors as existing. - Approve

13. 3603 HAVANA ST
Wheatley Place Historic
District
CA090-031(TC)
Tracey Cox

Request: 1) Install burglar bars on the side facade.

Applicant: Michelle Edmond

Representative: N/A

Date Filed: August 26, 2009

Staff Recommendation: 1) Burglar bars - Approve - Approve the installation of the burglar bars with the finding of fact that the burglar bars will not be located on protected facades in accordance with ordinance #24432, Section 5.5 and the request meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The request must also comply with all other applicable Dallas safety codes.

Task Force Recommendation: 1) Burglar bars - The Task Force did not meet.

CONSENT ITEM:

14. 1215 W 7TH ST
Winnetka Heights Historic
District
CA090-007(JA)
m Anderson

Request: 1) New parking lot.
2) Landscaping.
3) Fencing.
Applicant: EDWIN CABANISS
Representative: N/A
Date Filed: August 31, 2009

Staff Recommendation: 1) New parking lot. - Approve - Approve the parking lot as submitted with the finding of fact that the lot is consistent with Ordinance No. 18369 Section 15 (b)(1) and City Code Section 51A-4.501(g)(6(C)(i).
2) Landscaping. - Approve - The applicant has submitted the plant list to staff and the landscape is appropriate to the district with the finding of fact that the trees and shrubs are consistent with Ordinance No. 18369 Section 15(b), Exhibit B (Tree List) and City Code Section 51A-4.501(g)(6(C)(i).
3) Fencing. - Approve - Fencing - Approve the fencing with the finding of fact that the parking lot and dumpster location must be screened and the fencing is consistent with Ordinance No. 18369 Section 15 (b)(7) and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) New parking lot. - Approve
2) Landscaping. - Approve with Conditions - Submit landscape plan to staff, 10% buffer at 7th Street with plants per Article 10 and Winnetka Heights tree list.
3) Fencing. - Approve

DISCUSSION ITEM:

1. 3816 COMMERCE ST
Ste:A
Dallas Power & Light East
Substation
CA090-009(MD)
Mark Doty

Request: 1) Addition of an exterior stair on north elevation.
Applicant: Ron Wommack
Representative: N/A
Date Filed: September 2, 2009

Staff Recommendation: 1) Addition of an exterior stair on north elevation. - Approve - Approve drawings as submitted with the finding of fact that although the proposed work does not comply with Section 9.1(b) that prohibits structures or additions in Zone B over a maximum height of one story, 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.

Task Force Recommendation: 1) Addition of an exterior stair on north elevation. - Deny without Prejudice - Deny the submittal without prejudice due to height restriction of Ordinance being violated. Recommend that the Ordinance be amended to reflect the request of the Owner.

DISCUSSION ITEM:

2. 5105 JUNIUS ST
Munger Place Historic
District
CA090-008(MW)
Marcus Watson

Request: 1) Paint house. Body: SW6243 (Distance); Trim: SW7008 (Alabaster); and Accent: SW6244 (Naval).
Applicant: Lara Guerra
Representative: N/A
Date Filed: August 17, 2009
Staff Recommendation: 1) Paint house. Body: SW6243 (Distance); Trim: SW7008 (Alabaster); and Accent: SW6244 (Naval). - Deny without Prejudice - The proposed body color does not comply with the district's approved color palette as prescribed in Ordinance #20024, Section 11(a)(9) and Exhibit G, and, therefore, does not comply with the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Paint house. Body: SW6243 (Distance); Trim: SW7008 (Alabaster); and Accent: SW6244 (Naval). - The Task Force did not meet.

3. 1403 CHURCH ST
Tenth Street Neighborhood
CD090-002(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety.
Applicant: City Attorney's Office
Representative: N/A
Date Filed: August 31, 2009
Staff Recommendation: 1) Demolition - 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.
Task Force Recommendation: 1) Demolition - The Task Force did not meet.

4. 335 LEADS ST
Tenth Street Neighborhood
CD090-003(TC)
Tracey Cox

Request: 1) Demolition of a main structure based on imminent threat to public health and safety.
Applicant: City Attorney's Office
Representative: N/A
Date Filed: August 31, 2009
Staff Recommendation: 1) Demolition - 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.
Task Force Recommendation: 1) Demolition - The Task Force did not meet.

DISCUSSION ITEM:

5. 2932 WARREN AVE
Wheatley Place Historic
District
CD090-001(TC)
Tracey Cox

Request: 1) Demolition of the main structure based on imminent threat to public health and safety.

Applicant: City Attorney's Office

Representative: N/A

Date Filed: August 31, 2009

Staff Recommendation: 1) Demolition - 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.

Task Force Recommendation: 1) Demolition - The Task Force did not meet.

OTHER BUSINESS:

1. Approval of Minutes for September 1, 2009.
2. Dates and topics for Landmark Commission and Task Force training.
3. Consideration of an ordinance to allow demolition of historic structures pursuant to court order.
4. Consideration of Calendar for 2010.
5. The Landmark Commission Designation Committee is scheduled to meet on the following dates:
Thursday, October 1, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, October 8, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, October 15, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, October 22, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, October 29, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, November 5, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
Thursday, November 12, 2009, 5:45 p.m., Dallas City hall, 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 changes.

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]*