



## CITY OF DALLAS

### LANDMARK COMMISSION MONDAY, OCTOBER 4, 2010

## AGENDA

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S Dallas, TX 75201	11:00 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., 6 <sup>th</sup> floor - Council Chambers 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. Designation Committee Quarterly Update by Daron Tapscott, Chair, Designation Committee.

### **EXECUTIVE SESSION**

City of Dallas v. TCI West End, Inc., et al., Cause No. 06-04868-H

### **CONSENT**

#### **1. 3750 COTTON BOWL PLZ**

Fair Park  
CA090-497(MD)  
Mark Doty

**Request:** Cotton Bowl - New building dedication plaque.

**Applicant:** City of Dallas, Park and Recreation Department

**Date Filed:** September 2, 2010

**Staff Recommendation:** Cotton Bowl - New building dedication plaque. - Approve drawing dated 9/10/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** Cotton Bowl - New building dedication plaque. - Approve with Conditions - Conditions

A) Size = 4' X 6'; B) Location = east side; C) Title font = Futura light condensed, 1 1/2" or larger; D) Body font = Futura medium condensed.

**2. 3430 HOWELL STREET**

Freeman's Cemetery Historic District  
CA090-483(MD)  
Mark Doty

**Request:** Freedman's Cemetery - New service building for Temple Emanu-El Cemetery.

**Applicant:** Bernbaum Magnadini Architects

**Date Filed:** September 2, 2010

**Staff Recommendation:** Freedman's Cemetery - New service building for Temple Emanu-El Cemetery. - Approve drawings dated 9/14/10 with the finding the proposed work is consistent with the criteria for site, site elements, and landscaping in the preservation criteria Section 5.15, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** Freedman's Cemetery - New service building for Temple Emanu-El Cemetery. -Approve as submitted.

**3. 1325 S LAMAR ST**

Sears Buildings  
CA090-496(MD)  
Mark Doty

**Request:**

- 1) Dallas Coffin Company Building - Revised roof plan.
- 2) Dallas Coffin Company Building - Reconstruct water tank on roof.

**Applicant:** Fred Meyer, 5G Studio\_Collaborative

**Date Filed:** September 2, 2010

**Staff Recommendation:**

1) Dallas Coffin Company Building - Revised roof plan. - Approve drawings dated 9/2/10 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).

2) Dallas Coffin Company Building - Reconstruct water tank on roof. - Approve drawings dated 9/2/10 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 Recommendation:**

- 1) Dallas Coffin Company Building - Revised roof plan. – Approve.
- 2) Dallas Coffin Company Building - Reconstruct water tank on roof. - Approved with conditions that design and material for tanks be based upon tanks of the period. Add description for signage and lighting to be placed upon tank for Landmark Commission review.

**4. 2908 METROPOLITAN AVENUE**

Phyllis Wheatley Elementary  
Historic District  
CA090-492(MD)  
Mark Doty

**Request:** New motion sensors on roof of school building and gym.

**Applicant:** Dallas Independent School District

**Date Filed:** September 2, 2010

**Staff Recommendation:** New motion sensors on roof of school building and gym. - Approve drawings and specifications dated 9/15/10 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.18, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for the protected school building and City Code Section 51A-4.501(g)(6)(C)(i) for the gymnasium.

**Task Force Recommendation:** New motion sensors on roof of school building and gym. - Approved per application with the knowledge that the gym is not part of original school.

**5. 4931 JUNIUS STREET**

Munger Place Historic District  
CA090-478(CH)  
Carolyn Horner

**Request:**

1) Install 7-foot wrought iron fences on the side yards up to the front of the building.

2) Install 7-foot wrought iron gates across the entry and exit driveways at front of the building.

**Applicant:** Robert Blackwell

**Date Filed:** September 1, 2010

**Staff Recommendation:**

1) Install 7-foot wrought iron fences on the side yards up to the front of the building. - Approve drawing dated 8/31/10, with the finding that while the proposed work does not comply with the preservation criteria in Ordinance 20024, Section 11(b)(2)(ii), it does meet the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Sec. 51A-4.501(g)(6)(B), because the 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 of the historic overlay district.

2) Install 7-foot wrought iron gates across the entry and exit driveways at front of the building. - Approve drawing dated 8/31/10, with the finding that while the proposed work does not comply with the preservation criteria in Ordinance 20024, Section 11(b)(2)(ii), it does meet the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Sec. 51A-4.501(g)(6)(B), because the 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 of the historic overlay district.

**Task Force Recommendation:**

1) Install 7-foot wrought iron fences on the side yards up to the front of the building. - Recommend fence as proposed on east side of structure (entry drive side). On west side of structure (exit drive side), recommend that the new fence not come up to the front of the building; would prefer that the fence not extend past the existing 7-foot wood

fence. Comments only - no quorum.

2) Install 7-foot wrought iron gates across the entry and exit driveways at front of the building. On the east side of the building (entry drive), recommend approval of the 12-foot wide automatic gate, with the pedestrian gate walk-through. Would prefer a 4-foot wide pedestrian walkway instead of the pie-shaped concrete pad, as shown in the picture. On the west side of the building (exit driveway), recommend pushing proposed 10-foot wide automatic gate back to existing fence (the 7-foot wood fence). Comments only - no quorum.

#### 6. 4302 GASTON AVENUE

Peak's Suburban Historic District  
CA090-484(MD)  
Mark Doty

**Request:** New accessory structure in rear yard. Work started without a Certificate of Appropriateness form.

**Applicant:** Vincent Rende

**Date Filed:** September 2, 2010

**Staff Recommendation:** New accessory structure in rear yard. - Approve drawings dated 9/14/10 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6 and 6.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** New accessory structure in rear yard. - Approve with Conditions - Need to provide additional details for Commission review. Siding is recommended to be horizontal lapped siding. Hardieboard ok. Both submitted roof forms acceptable. Composition roof ok. Submit sample. Provide clear illustration of proposed panelized metal door, with paint color. Show locations and paint color of proposed corner trim and door facing.

#### 7. 4714 JUNIUS STREET

Peak's Suburban Historic District  
CA090-485(MD)  
Mark Doty

**Request:** New solid wood fence and gate. Work completed without a Certificate of Appropriateness.

**Applicant:** Jose Prado

**Date Filed:** September 2, 2010

**Staff Recommendation:** New solid wood fence and gate. - Approve with Conditions - Approve revised work plan for gate and fence with the condition the work is completed within six months with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.10 and 2.11a, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** New solid wood fence and gate. - Approve with Conditions - Per 2.11a, recommend approval of gate and fence return in current location. Gate and return shall be 70% open per 2.11.

All fencing in front of the gate shall be maximum 42" height and 50% open per 2.10.

**8. 4817 JUNIUS STREET**

Peak's Suburban Historic District  
CA090-486(MD)  
Mark Doty

**Request:**

- 1) New two story single family construction.
- 2) New accessory structure.

**Applicant:** George Combe

**Date Filed:** September 2, 2010

**Staff Recommendation:**

- 1) New two story single family construction. - Approve drawings dated 9/15/10 with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6 , and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) New accessory structure. - Approve drawings dated 9/15/10 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6 and 6.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

- 1) New two story single family construction. – Approve with Conditions - Recommend windows in east wall (blank wall) of Dining Room. Perhaps matching windows in Living Room, either side of fireplace. Provide additional details on siding, roof, and windows.
- 2) New accessory structure. – Approve with Conditions - Provide additional details on siding, roof, windows and garage doors.

**9. 4843 JUNIUS STREET**

Peak's Suburban  
CA090-498(MD)  
Mark Doty

**Request:**

- 1) New dormer on rear roof.

**Applicant:** Scott Potter

**Date Filed:** September 2, 2010

**Staff Recommendation:**

- 1) New dormer on rear roof. - Approve drawings dated 9/02/10 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 4.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) New dormer on rear roof. – Approve with Conditions - Provide additional information on: Window size, material and detail, Eave detail at dormer roof, including overhang depth, Detail where siding meets the roof.

**10. 2509 THOMAS AVENUE**

State Thomas Historic District  
CA090-499(CH)  
Carolyn Horner

**Request:** Install a sign in the front yard.

**Applicant:** Yolanda Lawson

**Date Filed:** September 2, 2010

**Staff Recommendation:** Install a sign in the front yard. - Approve drawing dated 9/2/10 with the finding that the proposed work complies with Ordinance 19084, Section 6(h)(1) and 6(h)(2)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Install a sign in the front yard. - Approve as submitted, with the detachable lower portion included.

**11. 6227 BRYAN PARKWAY**

Swiss Avenue Historic District  
CA090-479(CH)  
Carolyn Horner

**Request:** Construct new addition to rear of residence.

**Applicant:** Jennifer Rodriguez

**Date Filed:** September 1, 2010

**Staff Recommendation:** Construct new addition to rear of residence. - Approve drawings dated 8/30/10 with the finding that the proposed work complies with the preservation criteria in Ordinance 18563, Section 17, and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Construct new addition to rear of residence. - Approve as submitted.

**12. 310 N CLINTON AVENUE**

Winnetka Heights Historic District  
CA090-477(CH)  
Carolyn Horner

**Request:**

Relocate windows on rear facade.

**Applicant:** John Villasana

**Date Filed:** September 1, 2010

**Staff Recommendation:**

Relocate windows on rear facade. - Approve request dated 8/30/10 with the finding that the proposed work 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 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:**

Relocate windows on rear facade. - Approve as submitted.

**13. 1215 W DAVIS STREET**

Winnetka Heights Historic District  
CA090-495(CH)  
Carolyn Horner

**Request:** New 4-foot aluminum sign on iron rod bracket.

**Applicant:** Marisa Caballero, Elevate Salon

**Date Filed:** September 2, 2010

**Staff Recommendation:** New 4-foot aluminum sign on iron rod bracket. - Approve drawings dated 9/2/10 with the finding that the request complies with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(8), and meets the standards of Dallas City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** New 4-foot aluminum sign on iron rod bracket. - Approve - Sign design and location approved as submitted.

**14. 410 S WINDOMERE**

Winnetka Heights Historic District  
CA090-476(CH)  
Carolyn Horner

**Request:**

- 1) Install 4-foot wrought iron gate along front and part of the side property lines.
- 2) Install 8-foot wood fence along the side property lines to the front of the building.

**Applicant:** Mark Thomas

**Date Filed:** September 1, 2010

**Staff Recommendation:**

1) Install 4-foot wrought iron gate along front and part of the side property lines. - Approve drawings dated 8/31/10. The proposed work does not comply with the preservation criteria in Ordinance 18369, Section 9(b)(2)(C)(iii), but it meets the criteria for landmark commission



approval of work that does not strictly comply with the preservation criteria under City Code Sec. 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.

2) Install 8-foot wood fence along the side property lines to the front of the building. - Approve the drawings dated 8/31/10 with the finding that the request complies with the preservation criteria in Ordinance 18369, Section 9(b)(2)(C)(iii)(aa) and Section 9(b)(2)(C)(iii)(bb), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1) Install 4-foot wrought iron gate along front and part of the side property lines. – Approve with Conditions - Approve as submitted, with the exception that the wood fence at the north border must not extend beyond the plane of the front building elevation. Wrought iron fence to be used up to the point where the wood stops.

2) Install 8-foot wood fence along the side property lines to the front of the building. – Approve with Conditions - Approve as submitted, with the exception that the wood fence at the north border must not extend beyond the plane of the front building elevation.

**15. 103 N WINNETKA AVENUE**

Winnetka Heights Historic District  
CA090-475(CH)  
Carolyn Horner

**Request:**

- 1) Enclose side porch to incorporate into master bath.
- 2) Install new wood windows.

**Applicant:** Shannon Wyatt and Douglas Darracott

**Date Filed:** September 1, 2010

**Staff Recommendation:**

1) Enclose side porch to incorporate into master bath. - Approve drawings dated 8/30/10 with the finding that the proposed work is consistent with the preservation criteria in Ordinance 18369, Section 9(a)(10) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Install new wood windows. - Approve drawings dated 8/30/10 with the finding that the proposed work comply with the preservation criteria in Ordinance 18369, Section 9(a)(17), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Enclose side porch to incorporate into master bath. - Approval, ensure that new brick matches existing brick.
- 2) Install new wood windows. - Approve wood windows.

**16. 203 S WINNETKA AVENUE**

Winnetka Heights Historic District  
CA090-480(CH)  
Carolyn Horner

**Request:** Rebuild front porch, with new columns and new flooring.

**Applicant:** Liz Punchatz

**Date Filed:** September 1, 2010

**Staff Recommendation:** Rebuild front porch, with new columns and new flooring. - Approve drawings dated 9/1/10 with the finding that the proposed work complies with the preservation criteria in Ordinance 18369, Section 9(a)(9), and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Rebuild front porch, with new columns and new flooring. - Approve, ensure that the columns comply with historical size and dimensions.

**DISCUSSION ITEMS**

**1. 807 ELM STREET**

West End Historic District  
CD090-010(MD)  
Mark Doty

**Request:** Demolish contributing structure that poses an imminent threat to public health or safety.

**Applicant:** Metzger & McDonald PLLC

**Date Filed:** September 2, 2010

**Staff Recommendation:** Demolish contributing structure that poses an imminent threat to public health or safety. – Deny - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the owner has not shown that 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:** Demolish contributing structure that poses an imminent threat to public health or safety. – Deny without Prejudice - Structural Engineer needs to provide more clarity to substantiate the immediate threat to public safety.

**2. 5201 TREMONT STREET**

Munger Place Historic District  
CA090-487(CH)  
Carolyn Horner

**Request:** Install new stone retaining wall in front of property. Work begun without a Certificate of Appropriateness.

**Applicant:** Christopher Long

**Date Filed:** September 2, 2010

**Staff Recommendation:** Install new stone retaining wall in front of property. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 20024, Section 11(b)(8) that states a retaining wall must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building.

**Task Force Recommendation:** Install new stone retaining wall in front of property. – Deny without Prejudice - Retaining wall material should be brick matching house or smooth concrete. Brick is preferred. Comments only - no quorum. Comments only - no quorum.



**3. 1215 W DAVIS STREET**

Winnetka Heights Historic District  
CA090-482(CH)  
Carolyn Horner

**Request:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. Work completed without a Certificate of Appropriateness.
- 2) Install new black window frames.
- 3) Add detail/paint to existing architectural features.
- 4) Add additional color to existing column accents.
- 5) Install new accent lighting to all front columns.

**Applicant:** Hector Lopez

**Date Filed:** September 2, 2010

**Staff Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building. Texas Cultured Stone is not compatible with the style and architectural period of the commercial building.
- 2) Install new black window frames. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(9), and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.
- 4) Add additional color to existing column accents. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.
- 5) Install new accent lighting to all front columns. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building.

**Task Force Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. - Deny - Stone material not placed and used as appropriate. Stone in this application is not consistent with the period or the style of the building. Does not comply with Ordinance 18369, Section 15(a)(4). Remove stone from building and use brick to match existing.
- 2) Install new black window frames. – Approve - Windows OK as submitted: bronze anodized aluminum storefront mullion with clear glass.
- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please

resubmit an appropriate color plan for painting the architectural details. Preference is for one color of accent.

4) Add additional color to existing column accents. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for accenting the architectural details. If the tile accent is not currently painted, then it cannot be painted now.

5) Install new accent lighting to all front columns. – Deny without Prejudice - This model of light is not approved. Please resubmit. A recessed light, a historically appropriate sconce, and the idea of downlight is OK.

#### 4. 1217 W DAVIS STREET

Winnetka Heights Historic District  
CA090-488(CH)  
Carolyn Horner

#### Request:

1) Replace lower portion of brick facade with Texas Cultured Stone material. Work completed without a Certificate of Appropriateness.

2) Install new black window frames.

3) Add detail/paint to existing architectural features.

4) Add additional color to existing column accents.

5) Install new accent lighting to all front columns.

Applicant: Hector Lopez

Date Filed: September 2, 2010

#### Staff Recommendation:

1) Replace lower portion of brick facade with Texas Cultured Stone material. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building. Texas Cultured Stone is not compatible with the style and architectural period of the commercial building.

2) Install new black window frames. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(9), and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).

3) Add detail/paint to existing architectural features. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

4) Add additional color to existing column accents. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

5) Install new accent lighting to all front columns. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4),

that states all facade treatments and materials must be typical of the style and period of the building.

**Task Force Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. - Deny - Stone material not placed and used as appropriate. Stone in this application is not consistent with the period or the style of the building. Does not comply with Ordinance 18369, Section 15(a)(4). Remove stone from building and use brick to match existing.
- 2) Install new black window frames. – Approve - Windows OK as submitted: bronze anodized aluminum storefront mullion with clear glass.
- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for painting the architectural details. Preference is for one color of accent.
- 4) Add additional color to existing column accents. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for accenting the architectural details. If the tile accent is not currently painted, then it cannot be painted now.
- 5) Install new accent lighting to all front columns. – Deny without Prejudice - This model of light is not approved. Please resubmit. A recessed light, a historically appropriate sconce, and the idea of downlight is OK.

**5. 1219 W DAVIS STREET**

Winnetka Heights Historic District  
CA090-489(CH)  
Carolyn Horner

**Request:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. Work completed without a Certificate of Appropriateness.
- 2) Install new black window frames.
- 3) Add detail/paint to existing architectural features.
- 4) Add additional color to existing column accents.
- 5) Install new accent lighting to all front columns.

**Applicant:** Hector Lopez

**Date Filed:** September 2, 2010

**Staff Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building. Texas Cultured Stone is not compatible with the style and architectural period of the commercial building.
- 2) Install new black window frames. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(9), and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed

work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

4) Add additional color to existing column accents. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

5) Install new accent lighting to all front columns. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building.

**Task Force Recommendation:**

1) Replace lower portion of brick facade with Texas Cultured Stone material. - Deny - Stone material not placed and used as appropriate. Stone in this application is not consistent with the period or the style of the building. Does not comply with Ordinance 18369, Section 15(a)(4). Remove stone from building and use brick to match existing.

2) Install new black window frames. – Approve - Windows OK as submitted: bronze anodized aluminum storefront mullion with clear glass.

3) Add detail/paint to existing architectural features. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for painting the architectural details. Preference is for one color of accent.

4) Add additional color to existing column accents. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for accenting the architectural details. If the tile accent is not currently painted, then it cannot be painted now.

5) Install new accent lighting to all front columns. – Deny without Prejudice - This model of light is not approved. Please resubmit. A recessed light, a historically appropriate sconce, and the idea of downlight is OK.

**6. 1225 W DAVIS STREET**

Winnetka Heights Historic District  
CA090-490(CH)  
Carolyn Horner

**Request:**

1) Replace lower portion of brick facade with Texas Cultured Stone material. Work completed without a Certificate of Appropriateness.

2) Install new black window frames.

3) Add detail/paint to existing architectural features.

4) Add additional color to existing column accents.

5) Install new accent lighting to all front columns.

**Applicant:** Hector Lopez

**Date Filed:** September 2, 2010

**Staff Recommendation:**

1) Replace lower portion of brick facade with Texas Cultured Stone material. – Deny without Prejudice - The proposed work does not meet

the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building. Texas Cultured Stone is not compatible with the style and architectural period of the commercial building.

2) Install new black window frames. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(9), and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).

3) Add detail/paint to existing architectural features. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

4) Add additional color to existing column accents. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.

5) Install new accent lighting to all front columns. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building.

**Task Force Recommendation:**

1) Replace lower portion of brick facade with Texas Cultured Stone material. - Deny - Stone material not placed and used as appropriate. Stone in this application is not consistent with the period or the style of the building. Does not comply with Ordinance 18369, Section 15(a)(4). Remove stone from building and use brick to match existing.

2) Install new black window frames. – Approve - Windows OK as submitted: bronze anodized aluminum storefront mullion with clear glass.

3) Add detail/paint to existing architectural features. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for painting the architectural details. Preference is for one color of accent.

4) Add additional color to existing column accents. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for accenting the architectural details. If the tile accent is not currently painted, then it cannot be painted now.

5) Install new accent lighting to all front columns. – Deny without Prejudice - This model of light is not approved. Please resubmit. A recessed light, a historically appropriate sconce, and the idea of downlight is OK.

**7. 1227 W DAVIS STREET**

Winnetka Heights Historic District  
CA090-491(CH)  
Carolyn Horner

**Request:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. Work completed without a Certificate of Appropriateness.
- 2) Install new black window frames.
- 3) Add detail/paint to existing architectural features.
- 4) Add additional color to existing column accents.
- 5) Install new accent lighting to all front columns.

**Applicant:** Hector Lopez

**Date Filed:** September 2, 2010

**Staff Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building. Texas Cultured Stone is not compatible with the style and architectural period of the commercial building.
- 2) Install new black window frames. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(9), and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.
- 4) Add additional color to existing column accents. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(5)(C)(i) with the finding that the proposed work will have an adverse effect on the architectural features of the structure because metallic paint is not typical of the style and period of the building.
- 5) Install new accent lighting to all front columns. – Deny without Prejudice - The proposed work does not meet the standards in City Code Sec. 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria in Ordinance 27947, Section 51P-87.117(a)(4), that states all facade treatments and materials must be typical of the style and period of the building.

**Task Force Recommendation:**

- 1) Replace lower portion of brick facade with Texas Cultured Stone material. - Deny - Stone material not placed and used as appropriate. Stone in this application is not consistent with the period or the style of the building. Does not comply with Ordinance 18369, Section 15(a)(4). Remove stone from building and use brick to match existing.
- 2) Install new black window frames. – Approve - Windows OK as submitted: bronze anodized aluminum storefront mullion with clear glass.



- 3) Add detail/paint to existing architectural features. – Deny without Prejudice - Metallic paint is not allowed in the Historic District. Please resubmit an appropriate color plan for painting the architectural details. Preference is for one color of accent.
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- 5) Install new accent lighting to all front columns. – Deny without Prejudice - This model of light is not approved. Please resubmit. A recessed light, a historically appropriate sconce, and the idea of downlight is OK.

#### **OTHER BUSINESS ITEMS**

- 1) Approval of the Tuesday, September 7, 2010 Minutes.
- 2) Consider Landmark Commission letter to the Texas Historic Commission commending their efforts in the TCI case.
- 3) Appointments to the State Thomas/Wilson Block Force.  
*A list of the appointments is available in the Sustainable Development and Construction Department, Historic Preservation.*
- 4) Approval of the 2011 Landmark Commission Calendar.
- 5) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, October 20, 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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time change.

**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]*