



City of Dallas
Landmark Commission
Monday, February 2, 2009
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5ES	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
Michael Pumphrey, Manager
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING:

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Initiations and Designations, Discussion and Other Business Items.
2. Landmark Commission Purpose Statement.

CONSENT ITEM:

1. 1924 MAIN ST
Harwood Historic District
CA089-166(MD)
Mark Doty

Request: 1) Main Street Gardens - Revision to Kiosk Building elevation.
2) Main Street Gardens - New fenced courtyard for electrical panels.

Applicant: CITY OF DALLAS PARKS & REC

Representative: N/A

Date Filed: January 5, 2009

Staff Recommendation: 1) Main Street Gardens - Revision to Kiosk Building elevation. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for new construction in Tract B in the preservation criteria Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Main Street Gardens - New fenced courtyard for electrical panels. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for new construction in Tract B in the preservation criteria Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Main Street Gardens - Revision to Kiosk Building elevation. - Approve - Approve as submitted.
2) Main Street Gardens - New fenced courtyard for electrical panels. - Approve - Approve as submitted.

CONSENT ITEM:

2. 2514 HARRY HINES
BLVD
St. Ann's School
CA089-156(MD)
Mark Doty

Request: 1) St. Ann's School - Revision of previously approved rear addition. Decrease projection from 8'-0" to 4'-0".
2) St. Ann's School - New signage.

Applicant: IC Development IX, Ltd.

Representative: N/A

Date Filed: January 2, 2009

Staff Recommendation: 1) St. Ann's School - Revision of previously approved rear addition. Decrease from 8'-0" to 4'-0". - Approve - Approve drawings submitted with the finding of fact that although the proposed work does not comply with Section 9.3 that prohibits horizontal additions to the building, 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 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 with the additional finding of fact that the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Secretary of the Interior Standard 9.

2) St. Ann's School - New signage. - Approve - Approve drawings as submitted with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 10.2 and 10.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) St. Ann's School - Revision of previously approved rear addition. Decrease from 8'-0" to 4'-0". - Approve - Approve as submitted.
2) St. Ann's School - New signage. - Approve - Approve as submitted.

CONSENT ITEM:

3. 4700 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CD089-015(MD)
Mark Doty

Request: 1) Demolish existing non-contributing accessory structure using standard 'Imminent threat to public health and safety'.

Applicant: BRIAN KIMBRELL

Representative: N/A

Date Filed: January 5, 2009

Staff Recommendation: 1) Demolish existing non-contributing accessory structure using standard '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 non-contributing 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) Demolish existing non-contributing accessory structure using standard 'Imminent threat to public health and safety'. - Approve - Approve as submitted.

4. 4700 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA089-172(MD)
Mark Doty

Request: 1) New accessory structure.
2) New gate/fence at driveway.

Applicant: BRIAN KIMBRELL

Representative: N/A

Date Filed: January 5, 2009

Staff Recommendation: 1) New accessory structure. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New gate/fence at driveway. - Approve with Conditions - Approve drawings submitted with the conditions that the fence placement meets all applicable Building Codes, Development Standards and receives Board of Adjustment approval with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.12 and 2.13, 2.14 and 2.15 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New accessory structure. - Approve with Conditions - Details of garage, including siding, trim, shingles, colors and rafter tail details, to match existing house.

2) New gate/fence at driveway. - Approve with Conditions - Solid wood fence is consistent with 2.12 of the ordinance and is approved. Exact routing of fence to be determined with Building Inspection.

CONSENT ITEM:

5. 4700 Sycamore
Peak's Suburban
CE089-010(TC)

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 \$21,665 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Brad Aiken

Representative: N/A

Date Filed: December 31, 2008

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$21,665 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendation: N/A

6. 6317 BRYAN PKWY
Swiss Avenue Historic
District
CA089-154(MW)
Marcus Watson

Request: 1) Plant two Shantung Maple trees in parkway, located as approved in November 2008.

Applicant: Doug Edwards

Representative: N/A

Date Filed: January 5, 2009

Staff Recommendation: 1) Plant two Shantung Maple trees in parkway, located as approved in November 2008. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and will not have an adverse effect on the structure or the district.

Task Force Recommendation: 1) Plant two Shantung Maple trees in parkway, located as approved in November 2008. - Approve - Comment only. No quorum.

7. 303 S CLINTON AVE
Winnetka Heights Historic
District
CA089-145(JA)
Jim Anderson

Request: 1) New windows in garage apartment.

Applicant: Eric Edison

Representative: N/A

Date Filed: December 8, 2008

Staff Recommendation: 1) New windows in garage apartment. - Approve with Conditions - New windows on garage to be one-over-one wood windows by Jeldwin. Applicant agrees with this window type. The proposed work is consistent with the criteria for windows in the preservation criteria Section 9(a)(17)(F) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New windows in garage apartment. - Approve with Conditions - Proposed replacement of wood windows must be one-over-one wood windows by Jeldwin to match house.

CONSENT ITEM:

8. 326 S ROSEMONT AVE
Winnetka Heights Historic
District
CA089-163(JA)
Jim Anderson

Request: 1) Exterior paint
Applicant: Jeff Perna
Representative: N/A
Date Filed: December 18, 2008

Staff Recommendation: 1) Exterior paint - Approve - Approval as submitted. Paint color, as requested, to match body color at 105 S. Winnetka which is Providence Olive HC-98. The proposed work is consistent with the criteria for paint colors in the preservation criteria Section 9(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Exterior paint - Approve with Conditions - Colors proposed to be like 105 S. Winnetka (as submitted).

9. 130 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA089-171(JA)
Jim Anderson

Request: 1) Paint exterior.
2) New front door.
3) New kitchen door.
Applicant: DIANE SHERMAN
Representative: N/A
Date Filed: January 8, 2009

Staff Recommendation: 1) Paint exterior. - Approve - Approval of Paint colors Option A: Body Davenport Tan-HC 76, Trim Windham Cream Cream-HC6 and Accent Olive Branch 2143-30. Approval of Option B: Body Wildwood Crest-1538, Trim Seattle Mist-1538 and Accent Harris Green-HC 132. Exterior Paint. Staff recommendation: Approval. The proposed work is consistent with the criteria for paint colors in the preservation criteria Section 9(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) New front door. - Approve - The proposed work is consistent with the criteria for doors in the preservation criteria Section 9(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New kitchen door. - Approve - The proposed work is appropriate to the structure and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint exterior. - Approve - Approval of (paint colors) option A and B.
2) New front door. - Approve
3) New kitchen door. - Approve

CONSENT ITEM:

10. 2712 Swiss Avenue
St. Joseph's Catholic
Church and Academy
Initiation of designation
process

Request: Initiation of the designation process of St. Joseph's Catholic Church and Academy

Applicant: Ronnie Claire Edwards

Representative: N/A

Date Filed:

Staff Recommendation: Approval of initiation of the designation process under Designation Criteria 1, 3, 4, 5, 6, 7, 9 and 10.

Task Force Recommendation: Designation Committee Recommendation: Comment only. Recommend initiation based on discussion of criteria. It appears to meet 7 of 10 criteria.

11. 727 HUNTLEY ST
Junius Heights
CA089-155(TC)
Tracey Cox

Request: 1) Removal of trees in the front yard.

Applicant: Jean Sanders

Representative: N/A

Date Filed: January 5, 2009

Staff Recommendation: 1) Removal of trees in the front yard. - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria section 3.5.b which states, "landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades" and section 3.5.c that says "existing mature trees in the front yard are protected, except that unhealthy or damaged trees may be removed". The city arborist has inspected the trees and found that they are in good health, and recommended they be trimmed rather than removed.

Task Force Recommendation: 1) Removal of trees in the front yard. - Deny - Per section 3.5 and the city arborist's recommendation, i.e. trim and not remove the trees.

DISCUSSION ITEM:

1. 1462 1ST AVE
Fair Park
CA089-158(MD)
Mark Doty

Request:

- 1) Aquarium - Add heat exchangers (in support area) and related condensers (on roof) to control water temperature.
- 2) Aquarium - Add walkways over tanks (in support area) and add floor coating to back of house floors.
- 3) Aquarium - Interior lobby and gallery exhibit enhancements.
- 4) Aquarium - Add exterior display, marine animal tank on east side of building with roof structure.

Applicant:

CITY OF DALLAS PARKS & REC

Representative: N/A

Date Filed:

December 30, 2008

Staff Recommendation:

- 1) Aquarium - Add heat exchangers (in support area) and related condensers (on roof) to control water t - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Aquarium - Add walkways over tanks (in support area) and add floor coating to back of house floors. - Approve - Approve drawings and specifications submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Aquarium - Interior lobby and gallery exhibit enhancements. - Approve with Conditions - Approve drawings submitted with the condition that any historic interior finish items (structural pigmented glass, hand rails) that are removed should be labeled and stored on site for future use or re-installation and that the Texas Historical Commission approves the plans with the finding of fact the proposed work is consistent with the criteria for the Aquarium in the preservation criteria Section 8.4(d)(2)(H), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Aquarium - Add exterior display, marine animal tank on east side of building with roof structure. - Approve - Approve drawings as submitted with the finding of fact the proposed work is consistent with the criteria for Additions in the preservation criteria Section 8.4 (d)(2)(A, B, C, D and E,) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Secretary of the Interiors Standard #9.

Task Force Recommendation:

- 1) Aquarium - Add heat exchangers (in support area) and related condensers (on roof) to control water t - Approve
- 2) Aquarium - Add walkways over tanks (in support area) and add floor coating to back of house floors. - Approve
- 3) Aquarium - Interior lobby and gallery exhibit enhancements. - Approve with Conditions - Removal and storage of existing rails: acceptable if rails are tagged and stored in building and an interpretive panel showing 1936 configuration with photos is installed. Removal of structural glass panels in 1960's addition for new door and new tank: acceptance if glass is tagged and stored in building. Relocation of existing memorial plaque: acceptable New openings in existing plaster walls and entry (new museum store): acceptance if structural glass is not affected.
- 4) Aquarium - Add exterior display, marine animal

2. 400 S AKARD ST
Federal Reserve Bank
CA089-162(MD)
Mark Doty

Request: 1) Federal Reserve Bank - Construct a new vault, 22' X 64' X 18' on site.

Applicant: GOOD FULTON & FARREL

Representative: N/A

Date Filed: December 30, 2008

Staff Recommendation: 1) Federal Reserve Bank - Construct a new vault, 22' X 64' X 18' on site. - Approve with Conditions - Approve Option A as submitted with the condition the new vault is painted to match the historic building and the existing vault with the finding of fact the proposed work lies outside the prohibited structure area, is reversible and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and will not have an adverse effect on the historic overlay district.

Task Force Recommendation: 1) Federal Reserve Bank - Construct a new vault, 22' X 64' X 18' on site. - Approve - Recommend approval of Option A.

DISCUSSION ITEM:

3. 2600 MUNGER AVE
St. Paul United Methodist
Church
CA089-159(MD)
Mark Doty

- Request:**
- 1) St. Paul's UMC - Foundation repair and stabilization.
 - 2) St. Paul's UMC - Window trim color. Benjamin Moore HC-174 'Lancaster Whitewash'
 - 3) St. Paul's UMC - Final approval of new elevator.
 - 4) St. Paul's UMC - Construct new HVAC equipment area and fence.
 - 5) St. Paul's UMC - Final approval of new entry porch and stair.

Applicant: GOOD FULTON & FARREL

Representative: N/A

Date Filed: January 2, 2009

Staff Recommendation: 1) St. Paul's UMC - Foundation repair and stabilization. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) St. Paul's UMC - Window trim color. Benjamin Moore HC-174 'Lancaster Whitewash' - Approve - The proposed work and paint color is consistent with the criteria for color in the preservation criteria Section 5 (A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) St. Paul's UMC - Final approval of new elevator. - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district and is in direct conflict with Secretary of the Interior Standards #9 that notes new construction 'shall be differentiated from the old.'

Staff recommends simplifying or removing the buttressing on both facades.

4) St. Paul's UMC - Construct new HVAC equipment area and fence. - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) St. Paul's UMC - Final approval of new entry porch and stair. - Approve - Approve drawings 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) St. Paul's UMC - Foundation repair and stabilization. - Approve
- 2) St. Paul's UMC - Window trim color. Benjamin Moore HC-174 'Lancaster Whitewash' - Approve
- 3) St. Paul's UMC - Final approval of new elevator. - Approve
- 4) St. Paul's UMC - Construct new HVAC equipment area and fence. - Approve
- 5) St. Paul's UMC - Final approval of new entry porch and stair. - Approve

DISCUSSION ITEM:

4. 214 N WILLOMET AVE
Winnetka Heights Historic
District
CA089-168(JA)
Jim Anderson

Request: 1) New front door. Work completed by past owner.
2) New aluminum windows. Work completed by past owner

Applicant: David Oliver

Representative: N/A

Date Filed: December 30, 2008

Staff Recommendation: 1) New front door. Work completed by past owner.
- Deny without Prejudice - Denial of door as installed by past owner. The proposed work is not consistent with the criteria for doors in the preservation criteria Section 9(a)(17)(F)(iii) and it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New aluminum windows. Work completed by past owner - Deny without Prejudice - Windows as installed by the past owner are not appropriate to the structure. The proposed work is not consistent with the criteria for windows in the preservation criteria Section 9(a)(17)(F)(iii) and it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New front door. Work completed by past owner.
- Approve with Conditions - Replacement of front door to follow at a later task force meeting; to come back with details and picture of proposed door.
2) New aluminum windows. Work completed by past owner - Approve with Conditions - Propose replacing aluminum windows with wood one-over-one windows. Time frame on replacing windows not to exceed 5 years.

DISCUSSION ITEM:

5. 319 N WINNETKA AVE
Winnetka Heights Historic
District
CA089-165(JA)
Jim Anderson

Request: 1) New front door.
2) New porch railing.
3) Install screen door.

Applicant: Michael Munson

Representative: N/A

Date Filed: December 17, 2008

Staff Recommendation: 1) New front door. - Deny without Prejudice - Front door is not appropriate to the structure. Resubmit for a new wood door that is appropriate to the house. The proposed work is not consistent with the criteria for doors in the preservation criteria Section 9(a)(17)(F) (iii) and it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New porch railing. - Approve - Approval as submitted with 2x2 balusters and a 2x6 cap. The proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 9(a)(11)(A) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install screen door. - Approve - Screen door is appropriate to this structure. The proposed work is consistent with the criteria for doors in the preservation criteria Section 9(a)(17)(C)(i) and (ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New front door. - Deny without Prejudice - Front door will not work. Need to have "one light".
2) New porch railing. - Approve - Approval of railing as proposed as 2X2 spindles with a 2x6 cap.
3) Install screen door. - Approve - Screen door as proposed O.K.

OTHER BUSINESS:

1. Approval of the January 5, 2009 Minutes.
2. Landmark Commission Purpose Statement.
3. Appointment/Re-appointment of the Historic Preservation Plan Committee Members. List available in the Department of Development Services, Historic Preservation.
4. The Landmark Commission Designation Committee is scheduled to meet on the following dates:
Thursday, February 5, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, February 12, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, February 19, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, February 26, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, March 5, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, March 12, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, March 19, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, March 26, 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.

OTHER BUSINESS:

5. The Landmark Commission Preservation Plan Committee is scheduled to meet on the following dates:

Tuesday, February 3, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, February 10, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, February 17, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, February 24, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, March 3, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, March 10, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, March 17, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, March 24, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Tuesday, March 31, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Note: The official 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.

6. Questions and comments about any Routine Maintenance request approved by city staff and provided to the Landmark Commission for review. List of properties receiving routine maintenance approvals are available at the Department of Development Services, 1500 Marilla Street, 5/C/N, Dallas, Texas, from Luann Taylor.

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]*