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CITY OF DALLAS

**LANDMARK COMMISSION
TUESDAY, JULY 6, 2010**

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Council Briefing Room 6ES	11:30 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Briefing Room 6ES	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. Update and status on the Cotton Bowl Renovations and Expansion, Willis Winters, Park and Recreation Department.
2. Update on the status of the Demolition of Structures in Historic Districts Pursuant to a Court Order, by Tammy Palomino, Assistant City Attorney

CONSENT ITEMS

1. 1810 Commerce Street
Continental Building
CA090-382(MD)
Mark Doty

Request:

- 1) Continental Building - Ground floor - Restore historic storefronts and addition of new storefronts/doors.
- 2) Continental Building - Second-Third floors - Restore historic windows and select replacement with operable windows.
- 3) Continental Building - Fourth floor - Restore storefronts/door replacement/new storefronts/ guardrail modification.
- 4) Continental Building - Fifth-Tenth floors - Restore historic windows and select replacement.
- 5) Continental Building - Eleventh floor - Restore storefronts and door replacement. New patio/amenity areas.

Applicant: Forest City Residential Group, Inc.

Application Filed: June 3, 2010

Staff Recommendations:

- 1) Continental Building - Ground floor - Restore historic storefronts and addition of new storefronts/doors. – Approve - Approve drawings on pages C1-21, C1-26-C1-29 as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Continental Building - Second-Third floors - Restore historic windows and select replacement with operable windows. – Approve - Approve

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drawings on pages C1-26-C-29, C1-31-C1-33 as submitted with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Continental Building - Fourth floor - Restore storefronts/door replacement/new storefronts/ guardrail modification. – Approve - Approve drawings on pages C1-23, C1-26-C1-29, C1-34-C1-36 as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Continental Building - Fifth-Tenth floors - Restore historic windows and select replacement. – Approve - Approve drawings on pages C1-24, C1-26-C1-30, C1-37-C1-38 as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Continental Building - Eleventh floor - Restore storefronts and door replacement. New patio/amenity areas. – Approve - Approve drawings on pages C1-25-C1-30, C1-34-C1-36 as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1) Continental Building - Ground floor - Restore historic storefronts and addition of new storefronts/doors. – Approve as submitted.

2) Continental Building - Second-Third floors - Restore historic windows and select replacement with operable windows. – Approve as submitted.

3) Continental Building - Fourth floor - Restore storefronts/door replacement/new storefronts/ guardrail modification. – Approve as submitted.

4) Continental Building - Fifth-Tenth floors - Restore historic windows and select replacement. – Approve as submitted.

5) Continental Building - Eleventh floor - Restore storefronts and door replacement. New patio/amenity areas. – Approve as submitted.

2. 1465 1st Avenue
Bandshell at Fair Park
CA090-384(MD)
Mark Doty

Request: Bandshell - New row numbers and seat number tags on wood benches. 1" x 1" aluminum, square with black lettering, font 'Sans Serif'.

Applicant: Dallas Parks and Recreation

Application Filed: June 3, 2010

Staff Recommendations:

Bandshell - New row numbers and seat number tags on wood benches. 1" x 1" aluminum, square with black lettering, font 'Sans Serif'. – Approve - Approve details as submitted on pages C2-3 and C2-5 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Bandshell - New row numbers and seat number tags on wood benches. 1" x 1" aluminum, square with black lettering, font 'Sans Serif'. – Approve with Conditions - 1) Font - use Sans serif font consistent with Fair Park standards; 2) Use plaques with rounded corners; and 3) Color - gray aluminum with black letters.

3. 1932 Elm Street
Harwood, Plaza Hotel
CA090-381(MD)
Mark Doty

Request: Tree removal and new landscape plan for park.

Applicant: Lincoln Property Company

Application Filed: June 3, 2010

Staff Recommendations: .

Tree removal and new landscape plan for park. – Approve as submitted pages C3-4-C3-35 with the finding that the work is consistent with the criteria for site and site elements in Tract A in the preservation criteria Section 2.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

Tree removal and new landscape plan for park. – Approve as submitted.

4. 1928 Elm Street
Harwood
CA090-380(MD)
Mark Doty

Request: Tree removal and new landscape plan for park.

Applicant: Lincoln Property Company

Application Filed: June 3, 2010

Staff Recommendations: .

Tree removal and new landscape plan for park. – Approve as submitted on pages C4-5-C4-36 with the finding that the work is consistent with the criteria for site and site elements in Tract A in the preservation criteria Section 2.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

Tree removal and new landscape plan for park. – Approve as submitted.

5. 407 N Lamar Street
West End
CA090-383(MD)
Mark Doty

Request:

1) Revision to previously approved storefront.

2) New awnings.

3) New exterior signage.

Applicant: Masterplan

Application Filed: June 3, 2010

Staff Recommendations:

1) Revision to previously approved storefront. – Approve - Approve page C5-3 as submitted with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2) New awnings. – Approve - Approve pages C5-4 and C5-5 as submitted with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) New exterior signage. – Approve - Approve signage on pages C5-6-C5-8 as submitted with the finding that the proposed work is consistent with the criteria for attached signs and projecting attached signs in the preservation criteria Section 51A-7.1005, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

1) Revision to previously approved storefront. – Approve -

2) New awnings. – Approve with conditions - White LED lights to be used on awnings.

3) New exterior signage. – Approve with conditions - a) Remove

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electronic message center from submittal; and a) All signage must comply with West End Historic District design criteria and the Dallas sign ordinance.

6. 5638 Worth Street

Junius Heights
CA090-385(CH)
Carolyn Horner

Request:

- 1) New driveway.
- 2) Improve sidewalks.
- 3) New storage/studio building.
- 4) New pool.

Applicant: Mark McWilliams

Application Filed: June 4, 2010

Staff Recommendations:

- 1) New driveway. – Approve - New driveway is consistent with the preservation criteria in Ordinance No. 26331 Section 3.2, and it meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).
- 2) Improve sidewalks. – Approve - New sidewalk is consistent with the preservation criteria in Ordinance No. 26331 Section 3.2. and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).
- 3) New storage/studio building. – Approve with conditions - Eave heights are consistent with the preservation criteria in Ordinance No. 26331 Section 9.6, and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i). Condition: eave heights may not to exceed the eaves on the main house.
- 4) New pool. – Approve - New pool meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) New driveway. – Deny without prejudice - Deny request to have parking area in the front yard per Section 3.3.
- 2) Improve sidewalks. – Approve -
- 3) New storage/studio building. – Approve with conditions - Accessory building complies with Section 9 of the code. Eave heights not to exceed the eaves on the main house as per Section 9.6.
- 4) New pool. – Approve -

7. 5123 Victor Street

Munger Place
CA090-388(CH)
Carolyn Horner

Request:

- 1) New two car garage.
- 2) New wood fence.

Applicant: Kelly Hall

Application Filed: June 3, 2010

Staff Recommendations:

- 1) New two car garage. – Approve - This work is consistent with the preservation criteria in Ordinance No. 20024 Section (11)(a)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) New wood fence. – Approve - This work is consistent with the preservation criteria in Ordinance No. 20024 Section (11)(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

- 1) New two car garage. – Approve with conditions - Submit to staff a garage design that has a gable roof, novelty siding, rafter tails and brackets, one-over-one wood windows, wood shingles above the

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garage doors, garage doors to be carriage doors because of their visibility to the street, roof over hang to match the house dormer 2 -2 1/2 feet. Submit 4 elevations and roof plan.

2) New wood fence. – Task Force did not review new wood fence.

8. 5000 Worth Street

Munger Place
CA090-363(CH)
Carolyn Horner

Request: Resurface front porch and steps to rectify a trip hazard at front threshold.

Applicant: Carolyn Davis

Application Filed: May 25, 2010

Staff Recommendations: Resurface front porch and steps to rectify a trip hazard at front threshold. – Approve - Both resurfacing or replacing are consistent with the preservation criteria in Ordinance No. 20024 Section (11)(a)(14)(A) and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Steps may be resurfaced with slabs of cast stone that fit the stoop floor and the steps. The cast stone should have the appropriate overhang. Steps may be totally removed and new steps cast in place. The step buttresses can also be capped with new cast stone.

Task Force Recommendations: Resurface front porch and steps to rectify a trip hazard at front threshold. – Approve with conditions - Steps can be resurfaced with slabs of cast stone that fit the stoop floor and the steps. The cast stone should have the appropriate overhang. Steps can be totally removed and new steps cast in place. The step buttresses can also be capped with new cast stone.

9. 6127 Bryan Parkway

Swiss Avenue
CA090-387(CH)
Carolyn Horner

Request:

- 1) New construction; single family residence.
- 2) New detached garage.
- 3) New fence.

Applicant: Lancaster Parker

Application Filed: June 2, 2010

Staff Recommendations:

1) New construction; single family residence. – Approve - Drawings comply with the criteria in Ordinance 18563, Section 16 and meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Approve revised drawings as submitted to staff on June 25th, 2010.

2) New detached garage. – Approve - New accessory building is consistent with the criteria in Ordinance 18563, Sections 16 and 17 and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(ii).

3) New fence. – Approve - New fence meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations:

1) New construction; single family residence. – Approve with conditions - A) Front elevation dormer: eyebrow strongly preferred; if gable dormer pursued, should be larger with profile to match period detail including trim and cornice return. B) Elevations: delete solid course at eaves, typical; east elevation, secondary stair dormer to compose windows - enlarge stair window, stained/leaded glass OK. C) Foundation: increase height to 13" above grade. D) Front gable as drawn is box bay, differs from photo reference image; straight "box bay" not sloped projection OK; shutters to match height and width of

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- single width. E) Lap siding, 5 inch lap at back porch may be revised to brick at owner option. F) Garage, reverse gable to be visible from drive. G) Fireplace, add projection at base to match detail 03/west elevation.
2) New detached garage. – Approve -
3) New fence. – Approve -

10. 415 N Edgefield Avenue
Winnetka Heights
CA090-379(CH)
Carolyn Horner

Request:

- 1) Repaint exterior of residence, Body: La Fonda Wild West Green 6006-4A; Trim: Belle Grove Buff 3006-10B; Accent: Cosmopolitan Olive 5008-2C.
2) Replace windows with vinyl doublepane, white or almond, single light.

Applicant: Solstice Services, LLC

Application Filed: June 2, 2010

Staff Recommendations:

- 1) Repaint exterior of residence, Body: La Fonda Wild West Green 6006-4A; Trim: Belle Grove Buff 3006-10B; Accent: Cosmopolitan Olive 5008-2C. – 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).
2) Replace windows with vinyl doublepane, white or almond, single light. – Deny without prejudice - The proposed vinyl windows do not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because they are inconsistent with the preservation criteria in Ordinance 18369, Sec 9(a)(17)(F).

Vinyl windows are not allowed per Section 9(A)(10)(A).

Task Force Recommendations:

- 1) Repaint exterior of residence, Body: La Fonda Wild West Green 6006-4A; Trim: Belle Grove Buff 3006-10B; Accent: Cosmopolitan Olive 5008-2C. – Approve - Paint colors approved as submitted.
2) Replace windows with vinyl doublepane, white or almond, single light. – Deny without prejudice - Vinyl windows are not allowed per Section 9(a)(10)(A). Submit samples or cut sheets of proposed windows when resubmitting.

11. 221 S Edgefield Avenue
Winnetka Heights
CA090-377(CH)
Carolyn Horner

Request:

- 1) Repaint house with new colors: Body Roycroft Adobe (SW0040), Trim: Indian White (SW0035), Accent: Library Pewter (SW0038).
2) Restore railing on porch to original design.
3) Replace dormer windows with operable windows.

Applicant: Scott Shirley

Application Filed: June 3, 2010

Staff Recommendations:

- 1) Repaint house with new colors: Body Roycroft Adobe (SW0040), Trim: Indian White (SW0035), Accent: Library Pewter (SW0038). – Approve - Request complies with the preservation criteria in Ordinance 18369, Section 9(a)(8) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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2) Restore railing on porch to original design. – Approve - Request complies with the preservation criteria in Ordinance 18369, Section 9(a)(11)(A) and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

3) Replace dormer windows with operable windows. – Approve with conditions - The request complies with the preservation criteria in Ordinance 18369, Section 9(a)(17)(F), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: all new windows must be wood and must comply with Ordinance 18369, Section 9(a)(17)(F).

Task Force Recommendations:

1) Repaint house with new colors: Body Roycroft Adobe (SW0040), Trim: Indian White (SW0035), Accent: Library Pewter (SW0038). – Approve - Colors approved as submitted.

2) Restore railing on porch to original design. – Approved as submitted.

3) Replace dormer windows with operable windows. – Approve with conditions - New windows must be wood.

12. 307 S Rosemont Avenue
Winnetka Heights
CA090-370(CH)
Carolyn Horner

Request: Build a portable chicken coop in backyard.

Applicant: Stephen Clark

Application Filed: May 27, 2010

Staff Recommendations:

Build a portable chicken coop in backyard. – Approve - The request meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Build a portable chicken coop in backyard. – Approve with conditions - Keeping chickens must meet health and building codes.

13. 314 N Windomere Avenue
Winnetka Heights
CA090-378(CH)
Carolyn Horner

Request: Repaint exterior of residence, Body: Behr Bone UL160-15, Trim: Behr Raffia Ribbon UL160-5, Accent: Behr Chocolate Swirl UL140-3

Applicant: Dennis Friedel

Application Filed: June 2, 2010

Staff Recommendations:

Repaint exterior of residence, Body: Behr Bone UL160-15, Trim: Behr Raffia Ribbon UL160-5, Accent: Behr Chocolate Swirl UL140-3. – 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 exterior of residence, Body: Behr Bone UL160-15, Trim: Behr Raffia Ribbon UL160-5, Accent: Behr Chocolate Swirl UL140-3. – Approved as submitted.

14. 105 S Winnetka Avenue
Winnetka Heights
CA090-369(CH)
Carolyn Horner

Request:

- 1) Repair exterior wood siding of home.
- 2) Repaint exterior with new colors; Body: Rookwood Jade (SW 2812), Trim: Analytical Gray (SW 7051), Accent: Rookwood Terra Cotta (SW 2803).

Applicant: Kirk Kirksey

Application Filed: May 27, 2010

Staff Recommendations:

- 1) Repair exterior wood siding of home. – Approve - Proposed work complies 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) Repaint exterior with new colors; Body: Rookwood Jade (SW 2812), Trim: Analytical Gray (SW 7051), Accent: Rookwood Terra Cotta (SW 2803). – 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:

- 1) Repair exterior wood siding of home. – Approve -
- 2) Repaint exterior with new colors; Body: Rookwood Jade (SW 2812), Trim: Analytical Gray (SW 7051), Accent: Rookwood Terra Cotta (SW 2803). – Approve - Approved as submitted.

COURTESY REVIEWS

1. 100 S Glasgow Drive
Woodrow Wilson High School
CR090-002(MD)
Mark Doty

Request: Courtesy Review - Woodrow Wilson High School - Remove portion of existing addition and construct of new addition.

Applicant: BRW Architects

Application Filed: June 2, 2010

Staff Recommendations: Courtesy Review - Woodrow Wilson High School - Remove portion of existing addition and construct of new addition. - Support conceptually with the condition that the final plans, elevations, and details must be submitted for Landmark Commission approval.

Task Force Recommendations:

Courtesy Review - Woodrow Wilson High School - Remove portion of existing addition and construct of new addition. - Approve conceptually with the condition that careful consideration be given to exterior facade materials and colors.

DISCUSSION ITEMS

1. 6000 Junius Street

Junius Heights
CA090-386(CH)
Carolyn Horner

Request:

- 1) Install a wrought iron fence in rear.
- 2) Install an automatic sliding wrought iron gate on corner side.

Applicant: Andre Savino

Application Filed: June 2, 2010

Staff Recommendations:

- 1) Install a wrought iron fence in rear. – Approve with conditions - Request meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) is consistent with the preservation criteria in Ordinance 26331, Section 3.6(a)(3). Condition: fences in the rear yard may not exceed nine feet in height.
- 2) Install an automatic sliding wrought iron gate on corner side. – Deny without prejudice - The sliding gate does not comply with City Code Sec. 51A-4.301(a)(9). A parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley.

Task Force Recommendations:

- 1) Install a wrought iron fence in rear. Denial without prejudice because of non-compliance with Section 3.6(a)(3).
- 2) Install an automatic sliding wrought iron gate on corner side. - Denial without prejudice because of non-compliance with Section 3.6(a)(3).

2. 2831 Burger Avenue

Wheatley Place
CD090-008(MD)
Mark Doty

Request: Demolition of structure using standard imminent threat to public health and safety.

Applicant:

Application Filed: Audrey Nash

Staff Recommendations: June 3, 2010

Demolition of structure using standard imminent threat to public health and safety. – Deny without prejudice - 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 Recommendations:

Demolition of structure using standard imminent threat to public health and safety. – Deny –

- 1) Cost estimate for restoration is equal to cost of new construction. 2) Condition of house qualifies for repair using typical residential repair techniques and materials.

Task Force notes that Housing Department needs a repair program to address houses like this one in historic district.

3. 2831 Burger Avenue
Wheatley Place
CA090-389(MD)
Mark Doty

Request: New one story single family construction.

Applicant: Audrey Nash

Application Filed: June 2, 1010

Staff Recommendations:

New one story single family construction. – Deny without prejudice – with the finding that the new single-family construction is not compatible or applicable if the certificate of demolition is denied.

Task Force Recommendations:

New one story single family construction. – Deny without prejudice

4. W. H. Adamson High School
201 E 9th Street
Initiation

Request: Consider extending the initiation of W. H. Adamson High School, located at 201 E 9th Street

Applicant: Landmark Commission

Application Filed: N/A

5. Good Samaritan Hospital
4526 Leland Avenue
Initiation

Request: Consider extending the initiation of the Good Samaritan Hospital, located at 4526 Leland Avenue

Applicant: Vanessa Baker

Application Filed: N/A

6. Pearce-Matson House
6610 Robin Road
Initiation

Request: Consider extending the initiation of the Pearce-Matson House, located at 6610 Robin Rd.

Applicant: John and Amy Kirchen

Application Filed: N/A

OTHER BUSINESS ITEMS

1) June 7, 2010 Minutes

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]*