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LANDMARK COMMISSION  
TUESDAY, SEPTEMBER 7, 2010

CITY SECRETARY  
DALLAS, TEXAS

## 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. Status of Crozier Tech (Dallas High School) located at 2214-18 Bryan Street; by Mary Supino, Assistant City Attorney, City Attorney's Office
2. Briefing on City's Paperless Agenda Procedures, Neva Dean, Manager, Current Planning, Sustainable Development and Construction
3. Briefing on the City's proposal to charge fees for work in Historic and Conservation Districts, Theresa O'Donnell, Director, Sustainable Development and Construction.

### CONSENT ITEMS

#### **1. 704 NESBITT DRIVE**

Junius Heights Historic District  
CE090-008(MD)  
Mark Doty

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

**Applicant:** Steven Mark and Darla K. Stockton Roden

**Application Filed:** August 25, 2010

**Staff Recommendation:** Approval of the Certificate of Eligibility.

#### **2. 212 LANDIS STREET**

Tenth Street Historic District  
CE090-009(MD)  
Mark Doty

**Request:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$26,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Gloria Saucedo Herrera

**Application Filed:** August 25, 2010

**Staff Recommendation:** Approval of the Certificate of Eligibility and approval of \$26,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 1462 1<sup>st</sup> AVENUE**

Aquarium  
Fair Park Historic District  
CA090-439(MD)  
Mark Doty

**Request:** Aquarium - New low rectangular water feature with fiberglass seahorse fountain in front yard.

**Applicant:** City of Dallas Parks and Recreation Department

**Application Filed:** August 2, 2010

**Staff Recommendation:** New low rectangular water feature with fiberglass seahorse fountain in front yard. - Approve drawings dated 8/16/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** New low rectangular water feature with fiberglass seahorse fountain. - Approve as submitted.

**4. 300 N AKARD STREET, #100**

Fidelity Union Life Complex  
CA090-431(MD)  
Mark Doty

**Request:** Fidelity Union - Install one freestanding canopy awning at corner of Pacific and Akard Street.

**Applicant:** Suntec Signs and Awnings

**Application Filed:** July 16, 2010

**Staff Recommendation:** Install one freestanding canopy awning at corner of Pacific and Akard Streets. - Approve drawings dated 8/16/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Install one freestanding canopy awning at corner of Pacific and Akard Streets. - Approve as submitted.

**5. 10 NONESUCH ROAD**

Stanley Marcus House  
CA090-452(MD)  
Mark Doty

**Request:** Marcus House - Revisions to previously approved garage floor plan and elevations.

**Applicant:** W2 Studio

**Application Filed:** August 5, 2010

**Staff Recommendation:** Revisions to previously approved garage - Approve drawings dated 8/16/10 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4 and 9.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Revisions to previously approved garage - Approve as submitted.

**6. 407 N LAMAR STREET**

West End Historic District  
CA090-430(MD)  
Mark Doty

**Request:** New painted sign on west facade.

**Applicant:** Santos Martinez

**Application Filed:** July 21, 2010

**Staff Recommendation:** New painted sign on west facade. - Approve drawings dated 8/16/10 with the finding the proposed work is consistent with the criteria for painted applied signs on Type B facades in the preservation criteria Section 51A-7.1005(g), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** New painted sign on west facade. - Approve as submitted.

**7. 5310 JUNIUS STREET**

Junius Heights Historic District  
CA090-446(CH)  
Carolyn Horner

**Request:** Install new garden arbor.

**Applicant:** Dale Wooten

**Application Filed:** August 4, 2010

**Staff Recommendation:** Install new garden arbor. – Approve - Approved drawings dated 8/04/10 with the finding that the request complies with the preservation criteria in Ordinance 26331, Section 11, and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** Install new garden arbor. - Approval of garden arbor as shown in submitted plans.

**8. 5638 WORTH STREET**

Junius Heights Historic District  
CA090-436(CH)  
Carolyn Horner

**Request:**

1) Remove existing non-compatible front door and replace with Craftsman style compatible door.

2) Remove broken sidelights and replace with Craftsman compatible sidelights.

**Applicant:** Mark McWilliams

**Application Filed:** July 23, 2010

**Staff Recommendation:**

1) Remove existing non-compatible front door and replace with Craftsman style compatible door. – Approve with conditions - Approve photographs and specification sheet dated 7/23/10 with the finding that the request complies with the preservation criteria in Ordinance 26331 Sections 5.2 and 5.3, and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i). Condition: dental molding must be included on the front door.

2) Remove broken sidelights and replace with Craftsman compatible sidelights. – Approve - Approve photograph dated 7/23/10 with the finding that the request complies with the preservation criteria in Ordinance 26331, Section 5.5.1 and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i). The sidelights were installed without a certificate of appropriateness due to breakage during regular maintenance.

**Task Force Recommendation:**

1) Remove existing non-compatible front door and replace with Craftsman style compatible door. – Approve with conditions - Approve door as shown, with dental molding on ledge, per Ordinance 26331 Sections 5.5.2 and 5.5.3.

2) Remove broken sidelights and replace with Craftsman compatible sidelights. - Approve replacing sidelights as submitted.

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**9. 2600 HIBERNIA STREET**  
State Thomas Historic District  
CA090-448(CH)  
Carolyn Horner

**Request:** Remodel rear of house to add carport and small upstairs area.

**Applicant:** Diane Dunaway

**Application Filed:** August 5, 2010

**Staff Recommendation:** Remodel rear of house to add carport and small upstairs area. – Approve - Approve drawings dated 8/5/10 with the finding that the request complies with the preservation criteria in Ordinance 19084, Section 8(a)(2) and Section 8(a)(14)(C) and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Remodel rear of house to add carport and small upstairs area. – Approve - Task force finds that the shorter kitchen windows are acceptable due to being on the back 1/3 of the house; that the overall design is improved from the previously-approved plans; and that the roof line looks more like the other historic properties in the district.

**10. 1102 E 9<sup>th</sup> STREET**  
Tenth Street Historic District  
CD090-009(MD)  
Mark Doty

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

**Applicant:** 2000 Roses Foundation, Inc.

**Application Filed:** August 4, 2010

**Staff Recommendation:** Demolition of contributing 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 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:** Demolition of contributing structure using standard imminent threat to public health and safety. – Approve with conditions - Condition that restoration cost is provided. Task Force finds that fire damage is substantial enough to necessitate demolition.

**11. 1300 W DAVIS STREET**  
Winnetka Heights Historic District  
CA090-450(CH)  
Carolyn Horner

**Request:**

1) Remodel existing building to be used as a restaurant.

2) Paint exterior Body: A New Grey SW 7030; Trim: Porpoise SW7047; Accent: Spicy Hue SW6342.

**Applicant:** Joseph Wilkins, Design Alchemy

**Application Filed:** August 5, 2010

**Staff Recommendation:**

1) Remodel existing building to be used as a restaurant. – Approve - Approve drawings dated 8/05/10 with the finding that the request complies with the preservation criteria in Ordinance 18369, Section 15(a)(1) and Section 15(a)(4), and meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(ii).

2) Paint exterior Body: A New Grey SW 7030; Trim: Porpoise SW7047; Accent: Spicy Hue SW6342. – Approve - Exterior paint request meets the standards in City Code Sec. 51A-4.501(g)(6)(C)(ii).

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**Task Force Recommendation:**

- 1) Remodel existing building, to be used as a restaurant. - Approve as submitted.
- 2) Paint exterior Body: Anew grey SW 7030; Trim: Porpoise SW7047; Accent: Spicy Hue SW6342. - Approve as submitted.

**12. 102 S WINNETKA AVENUE**  
Winnetka Heights Historic District  
CA090-442(CH)  
Carolyn Horner

**Request:** Paint residence and garage new colors. Body: Mountain Road SW 7743. Trim: Pure White SW 7005. Accent: Polished Mahogany SW 2838.

**Applicant:** Edward Parra

**Application Filed:** August 4, 2010

**Staff Recommendation:** Paint residence and garage new colors. Body: Mountain Road SW 7743. Trim: Pure White SW 7005. Accent: Polished Mahogany SW 2838. - 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 Recommendation:** Paint residence and garage new colors. Body: Mountain Road SW 7743. Trim: Pure White SW 7005. Accent: Polished Mahogany SW 2838. - Approve as submitted.

**DISCUSSION ITEMS**

**1. 3500 S FITZHUGH AVENUE**  
Fair Park Historic District  
CA090-449(MD)  
Mark Doty

**Request:** Esplanade and Parry Avenue gates - Restoration of historic signage, building identification and interpretive signage.

**Applicant:** Quimby/McCoy Preservation Architecture LLP

**Application Filed:** August 5, 2010

**Staff Recommendation:** Esplanade and Parry Avenue gates - Restoration of historic signage, building identification and interpretive signage. - Approve drawing package dated 8/16/2010 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Esplanade and Parry Avenue gates - Restoration of historic signage, building identification and interpretive signage. - Approve with conditions, a) Eliminate rail sign type 3B; b) Use location 3.2b, not 3.2a; c) At Automobile Bldg, identify 'site of original bldg; d) At Hall of State, locate pylon P3.5 at 3'-0" to the right of the edge of pavement; e) At Hall of State, building identification sign HS4, prefer sign in one location as proposed. If second sign is added symmetrically, show street number in only one location.

**2. 603 MUNGER AVENUE**

West End Historic District  
CA090-447(MD)  
Mark Doty

**Request:**

- 1) Three (3) 14' X 48' square foot banners placed on north, south and west facades. Banners attached by drilling into mortar joints and securing with screws and washers.
- 2) One (1) 20' X 15' square foot projection screen placed on south facade. Screen attached by drilling into mortar joints and securing with screws and washers.

**Applicant:** Joe Groves

**Application Filed:** August 4, 2010

**Staff Recommendation:**

1) Three (3) 14' X 48' square foot banners placed on north, south and west facades. Banners attached by drilling into mortar joints and securing with screws and washers. - Approve with conditions - Approve drawings submitted on 8/16/10 with the finding that the 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 historically accurate, consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district. Conditions: (1) A special events permit must be obtained before the requested banners are installed (because the proposed work does not comply with Section 51A-7.1007(a)(1) and (3) that prohibits signage displayed on a premise a maximum of ten time periods in each calendar year for a maximum of 15 days per time period and no more than one banner may be displayed on a premise in each calendar year for a maximum period of display of 30 consecutive days); (2) the existing "Bodies" banners must be removed before the requested banners are installed, and (3) the requested banners must be removed by November 1, 2010.

2) One (1) 20' X 15' square foot projection screen placed on south facade. Screen attached by drilling into mortar joints and securing with screws and washers. - Approve with conditions - Approve drawings submitted on 8/16/10 with the finding that the 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 historically accurate, consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district. Conditions: (1) A special events permit must be obtained before the projection screen may be used and (2) the projection screen must be removed by November 1, 2010.

**Task Force Recommendation:**

1) Three (3) 14' X 48' square foot banners placed on north, south and west facades. Banners attached by drilling into mortar joints and securing with screws and washers. - Deny without prejudice - Violates provisions of Special Purpose Sign section of West End Sign District Ordinance as follows;

- a) Quantity of signs - request is four, ordinance allows one.
- b) Time of installation request is 45 days, ordinance allows 30 days.
- c) Window coverage is 25% per window per ordinance. Request covers multiple banks of windows.

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Task Force suggests a special exception be granted for this request that approves the request as submitted.

2) One (1) 20' X 15' square foot projection screen placed on south facade. Screen attached by drilling into mortar joints and securing with screws and washers. – Deny without prejudice - Violates provisions of Special Purpose Sign section of West End Sign District Ordinance as follows;

a) Time of installation request is 45 days, ordinance allows 30 days.

b) Window coverage is 25% per window per ordinance. Request covers multiple banks of windows.

Task Force suggests a special exception be granted for this request that approves the request as submitted.

**OTHER BUSINESS ITEMS**

- 1) Approval of the August 2, 2010 Minutes.
- 2) Consider Landmark Commission letter to City Attorney's Office commending their efforts in the TCI case.
- 3) Appointments to the State Thomas/Wilson Block and Wheatley Place/Tenth Street Forces. *A list of the appointments is available in the Sustainable Development and Construction Department, Historic Preservation.*
- 4) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, September 15, 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.

**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 compliant 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]*