



## CITY OF DALLAS

### LANDMARK COMMISSION MONDAY, NOVEMBER 1, 2010

#### AGENDA

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|                 |  |            |
|-----------------|--|------------|
| BRIEFING:       | Dallas City Hall<br>1500 Marilla St., Room 5/E/S<br>Dallas, TX 75201                               | 11:00 a.m. |
| PUBLIC HEARING: | Dallas City Hall<br>1500 Marilla St., 6 <sup>th</sup> floor - Council Chambers<br>Dallas, TX 75201 | 1:00 p.m.  |

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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.

#### **CONSENT ITEMS**

##### **1. 2619 HIBERNIA STREET**

State Thomas  
CE101-003(MD)  
Mark Doty

##### **Request:**

A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$149,499.52 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Eric and Katherine Marye

**Date Filed:** 10/7/2010

##### **Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$149,499.52 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

## 2. 405 S CLINTON AVENUE

Winnetka Heights  
CE101-001(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 \$28,937.90 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Robert A. Romano

**Date Filed:** 10/7/2010

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$28,937.90 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

## 3. 115 N EDGEFIELD AVENUE

Winnetka Heights  
CE101-002(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 \$12,734.02 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Geoffrey and Rebekah Brown

**Date Filed:** 10/7/2010

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$12,734.02 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

## 4. 4001 CAPITOL AVENUE

Alex W Spence Junior High School Historic District  
CA101-022(MD)  
Mark Doty

**Request:**

- 1) New cafeteria expansion on the rear/side portion of the structure.
- 2) Restoration/refurbishment of various doors/windows on protected façade.
- 3) New dumpster enclosure.

**Applicant:** Dallas Independent School District

**Date Filed:** October 7, 2010

**Staff Recommendation:**

- 1) New cafeteria expansion on the rear/side portion of the structure. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work is consistent with the criteria for non-protected facades in the preservation criteria Section 4.2 and new construction and additions in Section 9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Restoration/refurbishment of various doors/windows on protected façade. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work is consistent with the criteria for facades in the preservation

criteria Section 4.3 and fenestrations and openings in Sections 5.1, 5.3, and 5.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New dumpster enclosure. – Approve - Approve drawings dated 10/20/10 with the finding that although the proposed work does not comply with Section 3.12 that prohibits cornerside fences over six feet in height, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

- 1) New cafeteria expansion on the rear/side portion of the structure. – Approve as submitted.
- 2) Restoration/refurbishment of various doors/windows on protected façade. – Approve as submitted.
- 3) New dumpster enclosure. – Approve as submitted.

**5. 300 N AKARD STREET, # 110**

Fidelity Union Life Complex Historic District  
CA101-011(MD)  
Mark Doty

**Request:** Fidelity Union Life Building - New exterior door.

**Applicant:** Charles Love

**Date Filed:** October 7, 2010

**Staff Recommendation:** Fidelity Union Life Building - New exterior door. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work is consistent with the criteria for fenestrations 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).

**Task Force Recommendation:** Fidelity Union Life Building - New exterior door. – Approve as submitted.

**6. 1501 MAIN STREET**

Kirby Building Historic District  
CA101-009(MD)  
Mark Doty

**Request:**

- 1) Install new awnings.
- 2) Install new wood enclosure around approved patio area on Main Street.
- 3) Install new patio area on Akard Street.
- 4) Install signage on existing windows.
- 5) New storefront entry door on Main Street facade.
- 6) New accessibility ramp/railing on Main Street.

**Applicant:** DRG Concepts

**Date Filed:** October 7, 2010

**Staff Recommendation:**

- 1) Install new awnings.
- 2) Install new wood enclosure around approved patio area on Main Street. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). – Approve - Approve drawings dated 10/20/10 with the finding that although the proposed work does not comply with Section 9 that prohibits new construction or 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 with Secretary of the Interior's Standard 9.
- 3) Install new patio area on Akard Street. – Approve - Approve drawings dated 10/20/10 with the finding that although the proposed work does not comply with Section 9 that prohibits new construction or 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 with Secretary of the Interior's Standard 9.

4) Install signage on existing windows. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work is consistent with the criteria for signage in the preservation criteria Section 8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) New storefront entry door on Main Street facade. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) New accessibility ramp/railing on Main Street. – Approve - Approve drawings dated 10/20/10 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1) Install new awnings. - Approve as submitted.

2) Install new wood enclosure around approved patio area on Main Street. – Approve with conditions - Approve sidewalk additions on Main Street with the conditions that the additions be constructed in a way that they can be removed in the future without damage to the historic fabric.

Applicant to provide exhibits showing accurately the Main Street seating area with the degree of enclosure in Applicant's verbal description.

Applicant to provide documentation from appropriate City of Dallas departments allowing improvements on Main.

3) Install new patio area on Akard Street. – Approve with conditions - Approve sidewalk additions on Akard Street with the conditions that the additions be constructed in a way that they can be removed in the future without damage to the historic fabric.

Applicant to provide exhibits showing accurately the Akard Street seating area in relation to the curb, light pole, trees.

Applicant to provide documentation from appropriate City of Dallas departments allowing improvements on Akard.

4) Install signage on existing windows. -Approve as submitted.

5) New storefront entry door on Main Street facade. - Approve as submitted.

6) New accessibility ramp/railing on Main Street. - Approve as submitted.

**7. 1607 MAIN STREET**

Stone Street Historic District

CA101-024(MD)

Mark Doty

**Request:** Stone Street - Temporary super graphic on southwest corner of Praetorian Building.

**Applicant:** Architexas

**Date Filed:** October 8, 2010

**Staff Recommendation:** Temporary super graphic on southwest corner of Praetorian Building. – Approve with conditions - Approve drawings dated 10/20/10 with the conditions: (1) A special events permit must be obtained before the requested banners are installed and (2) the signage must be removed February 28, 2011, with the finding that the work meets the criteria for signs 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:** Temporary super graphic on southwest corner of Praetorian Building. - Approve with conditions that the method of attachment does not damage the facade (i.e. no holes drilled in facade.)

### 8. 401 N HOUSTON STREET

West End Historic District  
CA101-010(MD)  
Mark Doty

**Request:** Installation of new detached premise sign.

**Applicant:** Corgan Associates

**Date Filed:** October 7, 2010

**Staff Recommendation:** Installation of new detached premise sign. – Approve - Approve drawings dated 10/20/10 with the finding that although the proposed work does not comply with Section 51A-7.1006(1) that prohibits an detached sign on a premise with an existing attached sign, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:** Installation of new detached premise sign. - Approve as submitted. Richards and Mandujano recuse from discussion. Both work for Corgan.

### 9. 1027 N CRAWFORD STREET

Lake Cliff Historic District  
CA101-021(CH)  
Carolyn Horner

**Request:**

- 1) Install 4 balusters, and railing to match, on front porch, and matching railing on back porch.
- 2) Install front porch steps (wood) to match existing siding.
- 3) Install rear entry steps.

**Applicant:** Equity Gateway, LLC

**Date Filed:** October 7, 2010

**Staff Recommendation:**

- 1) Install 4 balusters, and railing to match, on front porch, and matching railing on back porch. – Approve with conditions - The proposed work is consistent with the preservation criteria in Ordinance 23328, Section 4.4.1.b and it meets the standards in City Code Section 511-4.501(g)(6)(C)(i), with the condition that the columns and balusters be in square form to complement the architecture style of the house.
- 2) Install front porch steps (wood) to match existing siding. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 23328, Section 4.4.1.b, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install rear entry steps. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 23328, Section 4.4.2.a, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install 4 balusters, and railing to match, on front porch, and matching railing on back porch. – Approve with conditions - Recommends that the existing round columns are wrapped with 1"x8" wood material to form square columns, then balusters can be constructed from square stock.
- 2) Install front porch steps (wood) to match existing siding. – Approve - OK as submitted, to be painted with (previously) approved color, recommend the Mark Twain Olive.
- 3) Install rear entry steps. – Approve - OK as submitted, to be painted with approved color.

**10. 2500 SOUTH BLVD.**

South Blvd./Park Row Historic District  
CA101-012(MD)  
Mark Doty

**Request:**

- 1) Install new wrought iron fence and gate. Painted black.
- 2) Remodel existing accessory structure.
- 3) New side porch iron railing, 4'-0" in height, painted black.

**Applicant:** Anthony Hopkins

**Date Filed:** October 7, 2010

**Staff Recommendation:**

- 1) Install new wrought iron fence and gate. Painted black. – Approve - Approve site plan and fence type dated 10/20/10 with the finding that the proposed work is consistent with the criteria for front yard spaces in the preservation criteria Section 3(b)(7)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remodel existing accessory structure. – Approve - Approve elevations dated 10/20/10 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) New side porch iron railing, 4'-0" in height, painted black. – Approve - Approve site plan and railing type dated 10/20/10 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install new wrought iron fence and gate. Painted black. - Approved as proposed.
- 2) Remodel existing accessory structure. - Approved as proposed.
- 3) New side porch iron railing, 4'-0" in height, painted black. - Approved as proposed.

**11. 205 N CLINTON AVENUE**

Winnetka Heights Historic District  
CA101-015(CH)  
Carolyn Horner

**Request:** Install iron railing on front steps.

**Applicant:** Joe Herriage

**Date Filed:** October 7, 2010

**Staff Recommendation:** Install iron railing on front steps. – Approve with conditions - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the balusters be straight, with no ornamentation.

**Task Force Recommendation:** Install iron railing on front step. – Approve with conditions - Railing OK, but no ornamentation on railing only. Straight, iron, black square balusters.

## 12. 115 N EDGEFIELD AVENUE

Winnetka Heights Historic District  
CA101-016(CH)  
Carolyn Horner

**Request:** Change backyard side of roof to a gable roof.

**Applicant:** Geoff Brown

**Date Filed:** October 7, 2010

**Staff Recommendation:** Change backyard side of roof to a gable roof. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 18369, Section 9(a)(14)(D) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** Change backyard side of roof to a gable roof. – Approve - OK as submitted.

## 13. 311 N WINDOMERE AVENUE

Winnetka Heights Historic District  
CA101-023(CH)  
Carolyn Horner

**Request:** Paint brick columns and chimney.

**Applicant:** Danny Skates

**Date Filed:** October 8, 2010

**Staff Recommendation:** Paint brick columns and chimney. – 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 in Ordinance 18369 Section 9(a)(8)(A) that states brick surfaces not previously painted must not be painted unless the applicant establishes that: i) the painting is absolutely necessary to restore or preserve the brick; or ii) that color and texture of replacement brick cannot be matched with that of the existing brick surface.

**Task Force Recommendation:** Paint brick columns and chimney. – Deny without prejudice - Recommend that the applicant follow the Secretary of Interior's standards for removing paint from brick.

## DISCUSSION ITEMS

### 1. 4302 GASTON AVENUE

Peak's Suburban Addition Neighborhood Historic District  
CA101-017(MD)  
Mark Doty

**Request:**

- 1) New brick pier and balustrade on front porch.
- 2) New gravel parking lot in rear.

**Applicant:** Vincent Rende

**Date Filed:** October 8, 2010

**Staff Recommendation:**

- 1) New brick pier and balustrade on front porch. – Deny without prejudice - - Deny proposed balustrade with the finding of fact that there is no historic or physical evidence that there was a previous balustrade in that location. Secretary of the Interior's standard 3.
- 2) New gravel parking lot in rear. – Approve with conditions - Approve site plan dated 10/20/10 with the condition that the proposed surface must be a compacted subgrade covered by (a) concrete paving; (b) hot

mix asphaltic paving consisting of a binder course and a surface course; or (c) an approved equivalent with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards for Planned Development District 98 and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) New brick pier and balustrade on front porch. - No quorum. Comments only. Support new balustrade, but suggest that handrail be simpler and terminate at bricks, not concrete caps. Also, suggest balustrades be simpler in design, consistent with style of the historic building.
- 2) New gravel parking lot in rear. - No quorum. Comments only. Support gravel paving as submitted.

**2. 6127 BRYAN PARKWAY**

Swiss Avenue Historic District  
CA101-020(CH)  
Carolyn Horner

**Request:** Amendments to new construction plans.

**Applicant:** Lancaster Parker

**Date Filed:** October 7, 2010

**Staff Recommendation:**

Amendments to new construction plans.- Pending

**Task Force Recommendation:**

Amendments to new construction plans. – Pending – Task Force Meeting is scheduled for October 29, 2010.

**3. 1406 CHURCH STREET**

Tenth Street Historic District  
CD101-002(MD)  
Mark Doty

**Request:** Demolition of a structure pursuant to a court order.

**Applicant:** City Attorney's Office

**Date Filed:** October 7, 2010

**Staff Recommendation:** Demolition of a structure pursuant to a court order. – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(C) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

**Task Force Recommendation:** Demolition of a structure pursuant to a court order. - No quorum. Comments only. Tax records support evidence of abandonment of property. Once proof of history of utilities is provided (it) should be enough evidence that property owner is absent/ not interested.

**4. 1012 E 11<sup>TH</sup> STREET**

Tenth Street Historic District  
CD101-003(MD)  
Mark Doty

**THIS REQUEST FOR A CERTIFICATE FOR DEMOLITION HAS BEEN WITHDRAWN.**

**Request:** Demolition of a structure pursuant to a court order.



**Applicant:** City Attorney's Office

**Date Filed:** October 7, 2010

**Staff Recommendation:** Demolition of a structure pursuant to a court order. – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(C) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

**Task Force Recommendation:** Demolition of a structure pursuant to a court order. – No quorum. Comments only. Demolition of the wood framed structure: deeming it unsafe, taxes seem to be only 1 year due (late). Need history of utilities to support abandonment. Brick structure was not discussed at same address: unsure if part of application.

## 5. 2830 TANNER STREET

Wheatley Place Historic District  
CD101-001(MD)  
Mark Doty

**Request:** Demolition of a structure pursuant to a court order.

**Applicant:** City Attorney's Office

**Date Filed:** October 7, 2010

**Staff Recommendation:** Demolition of a structure pursuant to a court order. – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(C) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

**Task Force Recommendation:** Demolition of a structure pursuant to a court order. - No quorum. Comments only. I do not support the certificate of demolition at this time needing additional proof that supports that house has been neglected for than 5 years. Requesting information regarding the last time utilities were connected to the house.

## 6. 317 S WILLOMET AVENUE

Winnetka Heights Historic District  
CA101-005(CH)  
Carolyn Horner

**Request:**

- 1) Place curb on property to identify boundary line.
- 2) Replace old driveway.

**Applicant:** Esther Cowart

**Date Filed:** October 5, 2010

**Staff Recommendation:**

- 1) Place curb on property to identify boundary line. – Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the curb not exceed 6 inches in height by 6 inches in width.
- 2) Replace old driveway. – Approve - The proposed work is consistent with the preservation criteria in Ordinance 18369, Section 9(b)((9)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Place curb on property to identify boundary line. – Approve with conditions - No curb, but Task Force OK with wood or wrought iron fence along property line, continuing to front elevation plane of structure.
- 2) Replace old driveway. – Approve - OK on repaving driveway with concrete.

## **COURTESY REVIEWS**

### **1. 629 N PEAK STREET**

East Dallas Christian Church, Peak's Suburban  
CR101-001(MD)  
Mark Doty

**Request:** Courtesy Review - East Dallas Christian Church - New overall master plan.

**Applicant:** Booziotis & Company Architects

**Date Filed:** October 7, 2010

**Staff Recommendation:** Courtesy Review - East Dallas Christian Church - New overall master plan. – Approve with conditions - Approve conceptually with the condition that final plans, elevations and details are submitted for Landmark Commission approval.

**Task Force Recommendation:** Courtesy Review - East Dallas Christian Church - New overall master plan. - Approved concept for master plan.

## **OTHER BUSINESS ITEMS**

- 1) Approval of the Monday, October 4, 2010 Minutes.
- 2) Review and Adopt Designation Report for the Appeal of the Adamson High School Initiation of Historic Designation.
- 3) November 2011 Landmark Commission Hearing Date.
- 4) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, November 17, 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]*