



City of Dallas
Landmark Commission
Monday, August 3, 2009
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	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
Kate Singleton, Chief Planner
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING ITEMS:

1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.
2. Consideration of an ordinance to allow demolition of historic structures pursuant to court order.
3. Presentation of design concepts for AIA Dallas and DOWNTOWN DALLAS Dallas Grand Hotel (Statler Hilton) Temporary Façade Installation.

CONSENT ITEM:

1. 3500 S FITZHUGH AVE
Fair Park
CA089-466(MD)
Mark Doty

Request: 1) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Tenor'.
2) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Contralto'.
3) Two new beveled aluminum plaques, 27" x 18" x 1/4", with engraved copy on wall behind 'Woofus'.

Applicant: Friends of Fair Park

Representative: N/A

Date Filed: June 26, 2009

Staff Recommendation: 1) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Tenor'. - Approve - Approve as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Contralto'. - Approve - Approve as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3) Two new beveled aluminum plaques, 27" x 18" x 1/4", with engraved copy on wall behind 'Woofus'. - Approve - Approve as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Tenor'. - Approve - All plaques: 18" x 27".
2) New beveled aluminum plaque, 27" x 18" x 1/4", with engraved copy on base of 'Contralto'. - Approve - All plaques: 18" x 27".
3) Two new beveled aluminum plaques, 27" x 18" x 1/4", with engraved copy on wall behind 'Woofus'. - Approve with Conditions - Woofus - 2 plaques:
1. History and description.
2. List of Donors.
All plaques: 18" x 27".

2. 3921 MARTIN LUTHER
KING JR BLVD
Fair Park
CA089-485(MD)
Mark Doty

Request: 1) Radio Tower - New fence around Radio Tower and equipment.

Applicant: City of Dallas Communication and Information Services

Representative: N/A

Date Filed: July 1, 2009

Staff Recommendation: 1) Radio Tower - New fence around Radio Tower and equipment. - Approve - Approve as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Radio Tower - New fence around Radio Tower and equipment. - Approve

CONSENT ITEM:

3. 3939 GRAND AVE
Fair Park
CA089-481(MD)
Mark Doty

Request: 1) Hall of State - Re-paint water damaged ceiling and wall in Hall of Heroes to match historic color. Ceiling color - HC-53 'Hathaway Peach', HC-138, 'Covington Blue', HC-142 'Stratton Blue'.
2) Hall of State - Remove non-historic 'popcorn' ceiling finish in Auditorium. Paint color to be re-submitted.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: July 1, 2009

Staff Recommendation: 1) Hall of State - Re-paint water damaged ceiling and wall in Hall of Heroes to match historic color. - Approve - Approve paint colors submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Hall of State - Remove non-historic 'popcorn' ceiling finish in Auditorium. - Approve with Conditions - Approve as submitted with the condition that the restoration of the historic accoustical ceiling is re-submitted with finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Hall of State - Re-paint water damaged ceiling and wall in Hall of Heroes to match historic color. - Approve
2) Hall of State - Remove non-historic 'popcorn' ceiling finish in Auditorium. - Approve with Conditions - Application modified for Item 2 to include removal of the 1989 'popcorn' texture only. Re-finishing of historic accoustical plaster to be re-submitted later.

4. 2001 N LAMAR ST
West End Historic District
CA089-474(MD)
Mark Doty

Request: 1) New exterior painted signage and lighting.

Applicant: TURNER CONSTRUCTION CO.

Representative: N/A

Date Filed: July 1, 2009

Staff Recommendation: 1) New exterior painted signage and lighting. - Approve - Approve drawings as submitted with the finding of fact the proposed work is consistent with the criteria for painted applied signs on Type B facades in the preservation criteria Section g (1) and (2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New exterior painted signage and lighting. - Approve

CONSENT ITEM:

5. 4314 TRELIS CT
Peak's Suburban Addition
Neighborhood
CA089-467(MD)
Mark Doty

Request: 1) New carport in rear yard. Paint and colors to match existing house.
Applicant: Zelman Brounoff
Representative: N/A
Date Filed: June 29, 2009

Staff Recommendation: 1) New carport in rear yard. Paint and colors to match existing house. - Approve - Approve drawings as submitted with the finding of fact that although the proposed work does not comply with Section 6.3 that states accessory buildings must be at least 8 feet from the main 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 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 carport in rear yard. Paint and colors to match existing house. - Approve - Approve as submitted as a recommendation.
No quorum. Comments only.
Kam recused (within 200' of property)

6. 2707 STATE ST
State Thomas Historic
District
CA089-483(JA)
Jim Anderson

Request: 1) Extend roof line to cover an existing 2nd floor deck. Slope and roof shingles to match existing. Add storage closet in the covered area.
Applicant: Patricia B. Meadows
Representative: N/A
Date Filed: July 1, 2009

Staff Recommendation: 1) Extend roof line. Slope and shingles to match existing. Add storage closet in the covered area. - Approve - The addition is typical to the structure with the finding of fact that the addition is compatible with the district and is consistent with City code 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

Task Force Recommendation: 1) Extend roof line. Slope and shingles to match existing. Add storage closet in the covered area. - Approve - Approval of submitted design. Applicant to submit window design.

CONSENT ITEM:

7. 502 N CLINTON AVE
Winnetka Heights Historic
District
CA089-475 (JA)
Jim Anderson

Request: 1) Replace front door.
2) Add iron railing to rear porch.
3) Attached signs.
4) Blade sign.

Applicant: Ged Dipprey

Representative: N/A

Date Filed: July 1, 2009

Staff Recommendation: 1) Replace front door. - Approve - The door is typical to the structure with the finding of fact that the door is compatible with the district and is consistent with City code 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
2) Add iron railing to rear porch. - Approve with Conditions - Applicant has submitted a simplified handrail. The simplified rail is compatible with the district and is consistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
3) Attached signs. - Approve - The signs are compatible with the district and is consistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
4) Blade sign. - Approve - The sign is compatible with the district and is consistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

Task Force Recommendation: 1) Replace front door. - Approve
2) Add iron railing to rear porch. - Approve with Conditions - Hand rail proposed to be flat with straight lines.
3) Attached signs. - Approve - Approval as submitted.
4) Blade sign. - Approve - Approval as submitted.

8. 413 S CLINTON AVE
Winnetka Heights Historic
District
CA089-477(JA)
Jim Anderson

Request: 1) Exterior paint.

Applicant: John Krodel

Representative: N/A

Date Filed: June 19, 2009

Staff Recommendation: 1) Exterior paint. - Approve with Conditions - The applicant has submitted two shades of green for the body and the trim with the finding of fact that the at least two colors are consistent with Ordinance No. 18369 Section 9(a)(8)(C) and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Exterior paint. - Approve with Conditions - Green color is O.K. Need to have at least one trim color with the green. Suggest color (Behr UL150-7)

CONSENT ITEM:

9. 1503 W 10TH ST
Winnetka Heights Historic
District
CA089-478(JA)
Jim Anderson

Request: 1) New railings on rear balcony.
2) Replace rotten window on garage.
3) Repaint same color.
4) New garage door.

Applicant: Roland David Lipscomb

Representative: N/A

Date Filed: June 23, 2009

Staff Recommendation: 1) New railings on rear balcony. - Approve - Railings will be an appropriate solution to the non-original second floor "apartment" doors. The railings are consistent with City Code Section 51A-4.501(g)(6(C)(i).
2) Replace rotten window on garage. - Approve - It is recommended that the new window match the existing window and be consistent with City Code Section 51A-4.501(g)(6(C)(i).
3) Repaint same color. - Approve - The color is appropriate with the finding of fact it is consistent with Ordinance No. 18369 Section 9(a)(8)(C) and City Code Section 51A-4.501(g)(6(C)(i).
4) New garage door. - Approve with Conditions - Flat panel wood garage door; painted the same color. The door is appropriate with the finding of fact it is consistent with Ordinance No. 18369 Section 9(a)(1) and City Code Section 51A-4.501(g)(6(C)(i). The applicant was at the site visit and agreed to all these conditions.

Task Force Recommendation: 1) New railings on rear balcony. - Approve - Suggest all wrought iron railings.
2) Replace rotten window on garage. - Approve with Conditions - Garage window to match house style.
3) Repaint same color. - Approve - Paint color is O.K.
4) New garage door. - Approve with Conditions - Flat panel wood garage door; painted the same color.

10. 319 N WILLOMET AVE
Winnetka Heights Historic
District
CD089-024(JA)
Jim Anderson

Request: 1) Demolish garage due to the structure is non-contributing because of age.

Applicant: Elaine Schindler

Representative: N/A

Date Filed: June 29, 2009

Staff Recommendation: 1) Demolish garage. - Approve - Applicant has submitted the information requested by the task force; the 1949 permit for the demolition of the original garage and the 1949 building permit for the construction of the current garage. Approve demolition with the finding that if this structure is consistent with Dallas Development Code Section 51A-4.501(h)(2)(B)(iv)

Task Force Recommendation: 1) Demolish garage. - Approve with Conditions - Garage appears to be post World War II construction. Approved demo but request additional information.

CONSENT ITEM:

11. 408 N WILLOMET AVE
Winnetka Heights Historic
District
CA089-476(JA)
Jim Anderson

Request: 1) Paint exterior.
2) New porch columns.
3) New fence.

Applicant: Isaac Martinez

Representative: N/A

Date Filed: July 1, 2009

Staff Recommendation: 1) Paint exterior. - Approve - Approval as submitted, Paint colors- Behr Paint, Body UL-200-19, Trim UL150-7, Accent UL130-2. The paint colors are appropriate to the structure and the district with the finding of fact that the colors are consistent with Ordinance No. 18369 Section 9(a)(8)(C) and City Code Section 51A-4.501(g)(6(C)(i).
2) New porch columns. - Approve with Conditions - Submit brick samples for brick pedestals and submit more information that the porch extended across front of house as proposed. The porch is typical to the structure and the district with the finding of fact that the porch is consistent with Ordinance No. 18369 Section 9(a)(11)(A) and (E) and City Code Section 51A-4.501(g)(6(C)(i).
3) New fence. - Approve - Eight foot cedar fence, as submitted, on southside to return at back corner of offset of house. The fence is typical to the structure and the district with the finding of fact that the fence is consistent with Ordinance No. 18369 Section 9(b)(2)(C) (ii) and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Paint exterior. - Approve - Approval as submitted, Paint colors- Behr Paint, Body UL-200-19, Trim UL150-7, Accent UL130-2
2) New porch columns. - Approve with Conditions - Submit brick samples for brick pedestals and submit more information/evidence of the porch coverage across front of house. Brick pedestals should rest on the ground.
3) New fence. - Approve with Conditions - Eight foot cedar fence, as submitted, on southside to return at back corner of offset of house.

12. 301 S WINNETKA AVE
Winnetka Heights Historic
District
CA089-443 (JA)
Jim Anderson

Request: 1) Exterior paint.

Applicant: J. Brett Carter

Representative: N/A

Date Filed: June 10, 2009

Staff Recommendation: 1) Exterior paint. - Approve - Three colors; Benjamin Moore-Body AF380, Trim AF175, Accent AF505. The paint colors are appropriate to the structure and the district with the finding of fact that the colors are consistent with Ordinance No. 18369 Section 9(a)(8)(C) and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Exterior paint. - Approve - Three colors; Benjamin Moore-Body AF380, Trim AF175, Accent AF505.

DISCUSSION ITEM:

1. 2009 COMMERCE ST
Harwood Historic
District, Municipal Building
CA089-482(MD)
Mark Doty

Request:

- 1) Old City Hall - Removal of non-historic metal windows and replace with new wood windows to match historic.
- 2) Old City Hall - Removal of non-historic fire escapes on East Elevation. Doors removed and infilled with new windows.
- 3) Old City Hall - Selective removal of non-historic elements at exterior of building.
- 4) Old City Hall - Removal of planters and stairs for new exterior accessibility ramp to basement.
- 5) Old City Hall - Remove existing brick pavers and replace with new waterproofing and new concrete sidewalk.
- 6) Old City Hall - New copper gutter at projecting cornice.
- 7) Old City Hall - Repair, clean and/or restore selected historic elements on exterior.

Applicant:

Quimby McCoy Preservation Architecture LLP

Representative:

N/A

Date Filed:

July 1, 2009

Staff Recommendation:

- 1) Old City Hall - Removal of non-historic metal windows and replace with new wood windows to match. - Approve with Conditions - Approve with the condition that new windows match specifications of documented historic windows.
- 2) Old City Hall - Removal of non-historic fire escapes on East Elevation. Remove doors/new windows. - Approve with Conditions - Approve with the condition that new windows match specifications of documented historic windows.
- 3) Old City Hall - Selective removal of non-historic elements at exterior of building. - Approve - Approve as submitted with the finding of fact the proposed work is consistent with the criteria for public improvements in the preservation criteria Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Old City Hall - Removal of planters and stairs for new exterior accessibility ramp to basement. - Approve with Conditions - Approve with the condition the final details are re-submitted for Landmark Commission approval.
- 5) Old City Hall - Remove existing brick pavers and replace with new waterproofing/concrete sidewalk. - Approve - Approve as submitted with the finding of fact the proposed work is consistent with the criteria for public improvements in the preservation criteria Section 7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Old City Hall - New copper gutter at projecting cornice. - Approve - Approve as submitted with the finding of fact the proposed work is consistent with the criteria for embellishments and detailing in the preservation criteria Section 4 (A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Old City Hall - Repair, clean and/or restore selected historic elements on exterior. - Approve - Approve as 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) Old City Hall - Removal of non-historic metal windows and replace with new wood windows to match. - Approve with Conditions - Conceptual approval pending submittal of details and specs.
- 2) Old City Hall - Removal of non-historic fire escapes on East Elevation. Remove doors/new

- windows. - Approve with Conditions - Approve as submitted.
- 3) Old City Hall - Selective removal of non-historic elements at exterior of building. - Approve with Conditions - Approve pending submittal of details of planter walls.
- 4) Old City Hall - Removal of planters and stairs for new exterior accessibility ramp to basement. - Approve with Conditions - Approve pending submittal of details of planter walls and railings.
- 5) Old City Hall - Remove existing brick pavers and replace with new waterproofing/concrete sidewalk. - Approve with Conditions - Approve with the condition that the color, finish and pattern of joints be approved by THC.
- 6) Old City Hall - New copper gutter at projecting cornice. - Approve
- 7) Old City Hall - Repair, clean and/or restore selected historic elements on exterior. - Approve with Conditions - Approve pending submittal of details of planter walls and railings.

2. 5510 WORTH ST
 Junius Heights
 CA089-496(TC)
 Tracey Cox

Request: 1) Install artificial lawn
Applicant: Jose Escobedo
Representative: N/A
Date Filed: June 9, 2009

Staff Recommendation: 1) Lawn - Deny - The proposed work to install artificial grass in the front yard is not compatible with the historic district and does not meet the standards in ordinance #26331 Section 3.5(b) nor does it meet the standards in the Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Lawn - Deny - According to the Dallas Development Code 51A-4.501(g)(6)(C) the proposed work is not consistent with the regulations contained in this section and the preservation criteria in the historic overlay district. The proposed work will have an adverse effect on the historic overlay district, and the proposed work will have an adverse future effect on the future preservation, maintenance and use of the structure or historic overlay district. Landscaping must be appropriate, enhance the structure and the surroundings.

DISCUSSION ITEM:

3. 1307 E 8TH ST
Tenth Street Neighborhood
CD089-026(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety
Applicant: City Attorney's Office
Representative: N/A
Date Filed: July 1, 2009
Staff Recommendation:

1) Demolition - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing in the ordinance. 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: 1) Demolition - Approve

4. 1016 BETTERTON CIR
Tenth Street Neighborhood
CD089-025(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety
Applicant: City Attorney's Office
Representative: N/A
Date Filed: July 1, 2009
Staff Recommendation:

1) Demolition - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing in the ordinance. 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: 1) Demolition - Approve

5. 216 LANDIS ST
Tenth Street Neighborhood
CD089-027(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety
Applicant: City Attorney's Office
Representative: N/A
Date Filed: July 1, 2009
Staff Recommendation:

1) Demolition - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing in the ordinance. 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: 1) Demolition - Approve

OTHER BUSINESS:

1. Approval of the Minutes of July 12, 2009.
2. Consideration of an ordinance to allow demolition of historic structures pursuant to court order.

OTHER BUSINESS:

3. Presentation of design concepts for AIA Dallas and DOWNTOWN DALLAS Dallas Grand Hotel (Statler Hilton) Temporary Façade Installation.

4. The Landmark Commission Designation Committee is scheduled to meet on the following dates:

Thursday, August 6, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, August 13, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, August 20, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N

Thursday, August 27, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N

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

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

Thursday, September 24, 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.

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]