



**City of Dallas**  
**Landmark Commission**  
**Monday, July 13, 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, 6th floor Council Chambers	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. The Landmark Commission will be briefed on the Landmark Commission Rules of Procedure and Standards for Approval of Certificates of Appropriateness: Staff and Tammy Palomino, Assistant City Attorney.

**CONSENT ITEM:**

1. 5917 Reiger Avenue  
Junius Heights  
CE089-017(TC)  
Tracey Cox

**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 \$7,191 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Steven Benezue and Johnny McCuddy

**Representative:** N/A

**Date Filed:** May 20, 2009

**Staff Recommendation:** Approval of the Certificate of Eligibility and approval of \$7,191 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**Task Force Recommendation:** None

2. 3750 COTTON BOWL  
PLZ  
Fair Park  
CA089-424(MD)  
Mark Doty

**Request:** 1) Install new 17' X 29' video/scoreboard in Cotton Bowl.

**Applicant:** State Fair of Texas

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Install new 17 'X 29' video/scoreboard in Cotton Bowl. - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** 1) Install new 17 'X 29' video/scoreboard in Cotton Bowl. - Approve - Hilbun abstained.

**CONSENT ITEM:**

3. 3500 S FITZHUGH AVE  
Fair Park  
CA089-423(MD)  
Mark Doty

**Request:** 1) Install new signage on guard houses at Grand Avenue/MLK Jr entrances.

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

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Install new signage on guard houses at Grand Avenue/MLK Jr entrances. - Approve - Approve 'Option G' 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) Install new signage on guard houses at Grand Avenue/MLK Jr entrances. - Approve - Option G - 14" high dark gray painted letters with proportionate smaller letters on lower row.

4. 6031 WORTH ST  
Junius Heights  
CA089-440(TC)  
Tracey Cox

**Request:** 1) Install wood windows on the addition

**Applicant:** KIETH WEIK

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Windows - Approve - Add windows to addition as shown in attached plans. The proposed work is located on a new addition, and is not located on protected facades. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Windows - Approve

5. 4921 JUNIUS ST  
Munger Place Historic  
District  
CD089-023(MW)  
Marcus Watson

**Request:** 1) Demolish accessory structure only, retaining windows, doors, siding, running trim, soffit brackets and any other significant material for reuse, as practical.

**Applicant:** Amanda Castille

**Representative:** N/A

**Date Filed:** June 3, 2009

**Staff Recommendation:** 1) Demolish accessory structure. - 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:** 1) Demolish accessory structure. - No quorum.

**CONSENT ITEM:**

6. 4921 JUNIUS ST  
Munger Place Historic  
District  
CA089-433(MW)  
Marcus Watson

**Request:** 1) Construct new accessory structure with two-car garage, per submitted drawings.

**Applicant:** Amanda Castille

**Representative:** N/A

**Date Filed:** June 3, 2009

**Staff Recommendation:** 1) Construct new accessory structure with two-car garage, per submitted drawings. - Approve with Conditions - All work must comply with applicable development and building codes. If condition is met, the proposed work is consistent with the criteria for accessory structures in Ordinance #20024, Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Construct new accessory structure with two-car garage, per submitted drawings. - No quorum.

7. 4931 JUNIUS ST  
Munger Place Historic  
District  
CA089-407(MW)  
Marcus Watson

**Request:** 1) Non-contributing structure. Install nine exterior lights on the right side of each door, as submitted.

**Applicant:** ROBERT BLACKWELL

**Representative:** N/A

**Date Filed:** May 27, 2009

**Staff Recommendation:** 1) Install nine exterior lights on the right side of each door, as submitted. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** 1) Install nine exterior lights on the right side of each door, as submitted. - No quorum.

**CONSENT ITEM:**

8. 4519 GASTON AVE  
Peak's Suburban Addition  
Neighborhood  
CA089-422(MD)  
Mark Doty

- Request:**
- 1) Siding repair/replacement.
  - 2) Selected window repair/replacement.
  - 3) New roof.
  - 4) New front porch.
  - 5) New rear porch.
  - 6) New porte cochere.
  - 7) New two story garage with office space.
  - 8) New fence, gate, driveways and sidewalk.

**Applicant:** Amanda Castille

**Representative:** N/A

**Date Filed:** June 4, 2009

- Staff Recommendation:**
- 1) Siding repair/replacement. - Approve with Conditions - Approve drawings submitted with the condition that as much of the original siding is re-used as possible with the finding of fact the proposed work is consistent with the criteria for structure facades in the preservation criteria Sections 3.2 and 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 2) Select window repair/replacement. - Approve with Conditions - Approve drawings submitted with the condition that as many of the original windows are restored as possible with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 3.10, 3.11 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 3) New roof. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 3.16 and 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 4) New front porch. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Sections 3.21 and 3.22, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 5) New rear porch. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 4.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 6) New porte cochere. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 4.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 7) New two story garage with office space. - Approve with Conditions - Approve drawings submitted with the condition that the proposed work complies with all applicable Dallas Building and Development Codes with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 6.1, 6.2, 6.3, 6.4 and 6.7 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 8) New fence, gate, driveways and sidewalk. - Approve - Approve drawings submitted with the

Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.3, 2.9, 2.11 and 2.13 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Siding repair/replacement. - Approve
  - 2) Select window repair/replacement. - Approve
  - 3) New roof. - Approve
  - 4) New front porch. - Approve
  - 5) New rear porch. - Approve
  - 6) New porte cochere. - Approve
  - 7) New two story garage with office space. - Approve
  - 8) New fence, gate, driveways and sidewalk. - Approve

9. 2619 HIBERNIA ST  
 State Thomas Historic  
 District  
 CA089-437(JA)  
 Jim Anderson

**Request:** 1) Retain existing columns, remove non-original brick bases and add new appropriate wood bases brick column bases.  
 2) Replace foundation skirt.

**Applicant:** Eric Marye

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:**

- 1) Retain existing columns, remove non-original brick bases and add new appropriate wood bases. - Approve - The wood columns are very old and should be retained. The brick bases are not original and should be removed. Approval of the design for new wood bases that coordinate with the wood columns. The columns are compatible with the main structure with the finding of fact that it is consistent with Ordinance No. 19084 Section 8(a)(10)(B) and (C) and City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace foundation skirt. - Approve - The new skirt concept is appropriate to the main structure with the finding of fact that it is consistent with Ordinance No. 19084 Section 8(a)(3) and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Retain existing columns, remove non-original brick bases and add new appropriate wood bases. - Approve - Replace concrete porch with wood, support retaining columns with a different base. No quorum comments only.
- 2) Replace foundation skirt. - Approve with Conditions - Replace concrete skirt with appropriate materials and present materials and design scheme at a later date. No quorum comments only.

**CONSENT ITEM:**

10. 2509 THOMAS AVE  
State Thomas Historic  
District  
CA089-436(JA)  
Jim Anderson

**Request:** 1) Rear addition  
2) Parking lot  
**Applicant:** Yolanda Lawson MD  
**Representative:** N/A  
**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Rear addition - Approve - The rear addition is compatible with the main structure with the finding of fact that it is consistent with Ordinance No. 19084 Section 8(a)(2) and City Code Section 51A-4.501(g)(6(C)(i).  
2) Parking lot - Approve - The parking lot meets the parking standards in Ordinance No. 19084 Section 6(g) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Rear addition - Approve - Presentation by Daron Tapscott, Ms. Lawson (task force member) recused herself. No quorum comments only. Project looks excellent. Suggest approval as presented. They will submit colors/materials in future meeting.  
2) Parking lot - Approve - Presentation by Daron Tapscott, Ms. Lawson (task force member) recused herself. No quorum comments only. Project looks excellent. Suggest approval as presented.

11. 101 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA089-438(JA)  
Jim Anderson

**Request:** 1) Front yard landscaping.  
**Applicant:** Nancy Scott  
**Representative:** N/A  
**Date Filed:** May 27, 2009

**Staff Recommendation:** 1) Front yard landscaping. - Approve - The landscaping is appropriate to the structure and the district with the finding of fact that the landscaping is consistent with Ordinance No. 18369 Section 9(b)(3)(A) and (B) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Front yard landscaping. - Approve - Recommendation of approval.

**CONSENT ITEM:**

12. 130 N WINDOMERE  
AVE  
Winnetka Heights Historic  
District  
CA089-435(JA)  
Jim Anderson

**Request:** 1) Extend corner side fence to mid point.  
2) Instal porch railing on new porch.  
3) Extend interior fence for additional privacy.  
4) Approval of garage vent as installed.

**Applicant:** John Englehard

**Representative:** N/A

**Date Filed:** June 2, 2009

**Staff Recommendation:** 1) Extend corner side fence to mid point. - Approve  
- The fence is appropriate 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)(iii) and City Code Section 51A-4.501(g)(6(C)(i).  
2) Instal porch railing on new porch. - Approve - The railing is appropriate to the structure with the finding of fact that it is consistent with Ordinance No. 18369 Section 9(a)(3) and City Code Section 51A-4.501(g)(6(C)(i).  
3) Extend interior fence for additional privacy. - Approve - The fence is appropriate 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).  
4) Approval of garage vent as installed. - Approve - The garage vent is appropriate to the structure with the finding of fact that it is consistent with Ordinance No. 18369 Section 9(a)(3) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Extend corner side fence to mid point. - Approve  
- Approval of all items included in the request.  
2) Instal porch railing on new porch. - Approve - Approval of all items included in the request.  
3) Extend interior fence for additional privacy. - Approve - Approval of all items included in the request.  
4) Approval of garage vent as installed. - Approve - Approval of all items included in the request.

**DISCUSSION ITEM:**

1. 301 S HARWOOD ST  
Harwood Historic District  
CA089-432(MD)  
Mark Doty

**Request:** 1) Lone Star Gas Buildings - Refurbishment of existing wall lanterns.  
2) Lone Star Gas Buildings - Repair of existing bronze swing doors.  
3) Lone Star Gas Buildings - Installation of condensing units on rooftop.

**Applicant:** ADAM JONES

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Lone Star Gas Buildings - Refurbishment of existing wall lanterns. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for contributing structures in Tract A in the preservation criteria Section 3.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Lone Star Gas Buildings - Repair of existing bronze swing doors. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 3.2(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
3) Lone Star Gas Buildings - Installation of condensing units on rooftop. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.3(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Lone Star Gas Buildings - Refurbishment of existing wall lanterns. - Approve  
2) Lone Star Gas Buildings - Repair of existing bronze swing doors. - Approve  
3) Lone Star Gas Buildings - Installation of condensing units on rooftop. - Approve

**DISCUSSION ITEM:**

2. 1915 WOOD ST  
Harwood Historic District  
CA089-431(MD)  
Mark Doty

**Request:** 1) Lone Star Gas Buildings - Select window replacement with full casement operable windows.  
2) Lone Star Gas Buildings - Ground floor storefront modifications.  
3) Lone Star Gas Buildings - Accessible concrete ramp, stair and metal railing for ground floor retail space.  
4) Lone Star Gas Buildings - Installation of condensing units on rooftop.

**Applicant:** ADAM JONES

**Representative:** N/A

**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) Lone Star Gas Buildings - Select window replacement with full casement operable windows. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for facades in the preservation criteria Sections 3.1(b) and criteria for fenestrations and openings in the preservation criteria Sections 3.2 (a) and (c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Lone Star Gas Buildings - Ground floor storefront modifications. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 3.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
3) Lone Star Gas Buildings - Accessible concrete ramp, stair and metal railing for ground floor retail - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
4) Lone Star Gas Buildings - Installation of condensing units on rooftop. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.3(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Lone Star Gas Buildings - Select window replacement with full casement operable windows. - Approve  
2) Lone Star Gas Buildings - Ground floor storefront modifications. - Approve with Conditions - Approve with the condition that the existing granite base be retained and to extend beneath the side lights to the door leafs.  
3) Lone Star Gas Buildings - Accessible concrete ramp, stair and metal railing for ground floor retail - Approve  
4) Lone Star Gas Buildings - Installation of condensing units on rooftop. - Approve

**DISCUSSION ITEM:**

3. 1214 W DAVIS ST  
Winnetka Heights Historic  
District  
CA089-417(JA)  
Jim Anderson

**Request:** 1) New sign locations for retail.  
2) New blade sign with neon.  
3) New box office and entry doors.  
4) New marquee/canopy.  
5) New awnings.

**Applicant:** EDWIN CABANISS

**Representative:** N/A

**Date Filed:** June 1, 2009

**Staff Recommendation:**

1) New sign locations for retail. - Approve - The location for signage is appropriate to the structure with the finding of fact that it is consistent with Ordinance No. 18369 Section 9(a)(15) and City Code Section 51A-4.501(g)(6(C)(i).

2) New blade sign with neon. - Approve - The sign, as submitted, is appropriate to the structure with the finding of fact that it is consistent with Ordinance No. 18369 Section 9(a)(15) and City Code Section 51A-4.501(g)(6(C)(i).

3) New box office and entry doors. - Approve - Staff supports the location of the box office, as submitted, located in the interior of the structure with a ticket window that opens to the front entrance area of the theater with the finding of fact that this location will not have an adverse affect on the structure and is consistent with City Code Section 51A-4.501(g)(6(C)(i). Approval of the Art Deco style doors as submitted. These doors are appropriate to the structure. Ordinance No. 18369 Section 9(a)(17)(F)(iii).

4) New marquee/canopy. - Approve - The marquee sign is appropriate to the structure with the finding of fact that it is the same size and configuration as the original as shown on the Sandborn Fire Insurance map and the historic photograph. The marquee is consistent with Ordinance No. 18369 Section 9(a)(15) and City Code Section 51A-4.501(g)(6(C)(i).

5) New awnings. - Approve - The awning design and color, aquamarine, to match the existing green tiles, is appropriate to the structure with the finding of fact that it is consistent with Ordinance No. 18369 Section 9(a)(4) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:**

1) New sign locations for retail. - Approve - Approval of non-internally illuminated tenant signage.

2) New blade sign with neon. - Approve with Conditions - Conceptual approval of the sign encroachment. Approval of sign. A color version of the sign along with materials will be provided for Landmark Commission.

3) New box office and entry doors.

4) New marquee/canopy. - Approve with Conditions - Conceptual approval of sign and marquee.

5) New awnings. - Approve - Approval of tenant awning material.

**DISCUSSION ITEM:**

4. 326 S EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA089-439(JA)  
Jim Anderson

**Request:** 1) New door.  
2) New porch lights.  
**Applicant:** Adam Caskey  
**Representative:** N/A  
**Date Filed:** June 4, 2009

**Staff Recommendation:** 1) New door. - Approve - The door is appropriate to the structure and the district with the finding of fact that the door is consistent with Ordinance No. 18369 Section 9(a)(17)(F)(iii) and City Code Section 51A-4.501(g)(6(C)(ii) for non-contributing structures.  
2) New porch lights. - Approve - Structure is non-contributing. Recommend approval of the porch lights as submitted. The lighting will be compatible with the structure and the historic district and is consistent with Ordinance No. 18369 Section 9(b)(4) and City Code Section 51A-4.501(g)(6(C)(ii) for non-contributing structures.

**Task Force Recommendation:** 1) New door. - Approve - Recommend approval of the prairie grid door style and location with paint or stain finish.  
2) New porch lights. - Approve with Conditions - Recommend approval of one porch light nearest the door or two lights flanking the the new door location, not two lights flanking the existing window location as submitted.

**OTHER BUSINESS:**

1. Approval of the Minutes of June 1, 2009.

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

- Thursday, July 9, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
- Thursday, July 16, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
- Thursday, July 23, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
- Thursday, July 30, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N
- 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

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 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]*