

January 3, 2012



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on January 3, 2012 with a briefing at 12:00 P.M. in room 5ES and the public hearing at 1:07 P.M. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Lyle Burgin
Louis Cruz
Mattia Flabiano

John Johnson
Robin Norcross
*Ann Piper

Albert Silva
Joy Strickland
Paul Ridley
Linda Ward

The following ex-officio member was present for the meeting: None

The following ex-officio member was absent for the meeting: None

The following Commissioners were absent for the Meeting: None

The following Commissioners were absent for the briefing: None

The following Positions are vacant:

Districts 1, 4, 6, 8, 9 and 12

The following Staff was present:

Neva Dean
Mark Doty
Carolyn Horner

Bert Vandenberg
Trena Law

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

Briefings:

Neva Dean, Planning Manager, briefed the Commission on Amending Historic Districts.

The Commissioners were briefed on the consent and individual discussion items.

Public Hearing:

Motion was made to approve all the consent items on the agenda and to follow staff recommendation.

Maker: Ridley
Second: Burgin
Results: 10/0

Ayes:	- 10	Burgin, Cruz, Flabiano, Johnson, Norcross, *Piper, Ridley, Silva, Strickland, Ward
Against:	-	None
Absent:	- 0	
Vacancies:	- 6	1, 4, 6, 8, 9 and 12

CONSENT ITEMS:

1. 401 N. Carroll Avenue

David Crockett Elementary
CE112-003(MD)

A certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years. Approval of the Certificate of Eligibility.

2. 3829 N. Hall Street

3829 N Hall Street
CD112-005(MD)

Demolition of accessory building using standard imminent threat to public health and safety. Approve with conditions - Approve the demolition as requested with the condition that the front, protected facade of the accessory building is salvaged if practical with the finding 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.

3. 2000 Elm Street

Harwood Historic District
CA112-063(MD)

Installation of new telecommunication antennas on rooftop and two facades of non-contributing parking garage. Approve - Approve drawings dated 12/14/11 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 5707 Swiss Avenue

Swiss Avenue Historic District
CA112-069(CH)

Replace existing white siding with brick to match the existing brick on structure.

Approve with conditions - Approve the request dated 11/30/11 with the finding that the proposed work complies with the criteria in City Code Section 51P-63.116(1)(J)(i), and meets the conditions of City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the new brick be recessed so that the outline of the original opening is visible.

5. 318 S. Montclair Avenue

Winnetka Heights Historic District
CD112-006(CH)

Demolish burned structure due to imminent threat to public health and safety.

Approve - Approve the request with the finding that the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented 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.

6. 322 S. Montclair Avenue

Winnetka Heights Historic District
CD112-007(CH)

Demolish burned structure due to imminent threat to public health and safety.

Approve - Approve the request with the finding that the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented 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.

7. 214 N. Edgefield Avenue

Winnetka Heights Historic District
CA112-067(CH)

New exterior paint colors: Body-Sierra Madre ECC-461, Trim-Eagle Ridge ECC-462, Accent-Red Hawk ECC-46. Approve - Approve the request dated 11/30/11 with the finding that the proposed colors comply with the criteria in City Code Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 1307 W. Davis Street

Winnetka Heights Historic District
CA112-072(CH)

New neon tenant business sign. Approve with conditions - Approve the drawings dated 12/19/11 with the finding that the proposed sign meets the preservation criteria in City Code Section 51P-87.117.3(a)(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii), with the following conditions: anchor the sign in the mortar joints, not in the brick, and obtain a building permit for the sign prior to installation.

Motion was made to take Discussion Item #3 first followed by the remaining order of the Discussion Items 1, 2, and 4 on the agenda.

Maker: Flabiano
Second: Ridley
Results: 10/0

Ayes: - 10 Burgin, Cruz, Flabiano, Johnson, Norcross,
*Piper, Ridley, Silva, Strickland, Ward
Against: - 0 None
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

DISCUSSION ITEMS:

1. 2501 Thomas Avenue

State Thomas Historic District
CA112-073(CH)

- 1) Courtesy Review of renovation of the exterior of the existing structure, including windows, roof, and new colors.
- 2) Courtesy Review of new landscape plan.

Motion:

- 1) Courtesy Review of renovation of the exterior of the existing structure, including windows, roof, and new colors. Approve a courtesy review of the renovation plan with the condition that the roof railing be deleted from the plan and that approval of the other work subject to verification of our prior action in 2008 with respect to the window replacement project upon a final review of this commission.
- 2) Courtesy Review of new landscape plan. Approve - Approve the drawing dated 12/15/11 with the finding that the proposed landscape plan complies with Ordinance 19084, Sections 8(b)(1) and 8(b)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Ridley
Second: Ward
Results: 6/4

Ayes: - 6 Flabiano, Johnson, *Piper, Ridley, Strickland,
Ward
Against: - 4 Burgin, Silva, Norcross, Cruz
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

2. 2505 Thomas Avenue

State Thomas Historic District
CA112-074(CH)

- 1) Courtesy Review of new construction on a vacant lot.
- 2) Courtesy Review of new landscape plan.

1st Motion:

- 1) **Courtesy Review of new construction on a vacant lot. Approve - Approve a courtesy review of the proposed new structure subject to the following conditions - that the tower be removed or down scaled significantly to present a facade that is consistent with that of 2501 State Thomas Avenue - that the wrought iron railings of the balcony be changed to wood railings similar to those of 2501 State Thomas**

Avenue and the rest of the street - that the medallion shown on the front and side façades be removed - that some material other than copper be used to roof the tower or any other part of this structure such that roofing materials similar to other structures on the street be utilized.

2) **Courtesy Review of new landscape plan.** Approve - Approve the drawing dated 12/15/11 with the finding that the proposed landscape plan complies with Ordinance 19084, Sections 8(b)(1) and 8(b)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) with the final condition that the applicant obtains final approval from this commission through a separate CA.

Maker: Ridley

Second: Piper

Results: 5/5

Ayes:	- 5	Johnson, *Piper, Ridley, Strickland, Ward
Against:	- 5	Burgin, Silva, Norcross, Flabiano, Cruz
Absent:	- 0	None
Vacancies:	- 6	1, 4, 6, 8, 9 and 12

Motion Failed.

2nd Motion:

1) Courtesy Review of new construction on a vacant lot. Approve - Approve a courtesy review of the proposed new structure subject to the following conditions - that the tower be removed or down scaled significantly to present a facade that is consistent with that of 2501 State Thomas Avenue - that the medallion shown on the front and side façades be removed - that some material other than cooper be used to roof the tower or other part of this structure such that roofing materials similar to other structure on the street be utilized.

2) Courtesy Review of new landscape plan. Approval with the final condition that the applicant obtains final approval from this commission through a separate CA.

Maker: Ridley

Second: Strickland

Results: 6/4

Ayes:	- 6	Flabiano, Johnson, Ridley, Silva, Strickland, Ward
Against:	- 4	Burgin, Norcross, Cruz, Piper
Absent:	- 0	None
Vacancies:	- 6	1, 4, 6, 8, 9 and 12

3. 5017 Swiss Avenue

Swiss Avenue Historic District

CA112-068(CH)

Replace broken pavers on driveway and walkway with Pennsylvania Blue Stone, to match pool area.

Speaker: For: Sandra Seidenfeld

Motion:

Replace broken pavers on driveway and walkway with Pennsylvania Blue Stone, to match pool area. Approve – Approve the proposed work does not strictly comply with City Code Section 51P-63.116(2)(G)(i)(cc), but 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.

Maker: Silva
Second: Norcross
Results: 10/0

Burgin, Cruz, Flabiano, Johnson, Norcross,
*Piper, Ridley, Silva, Strickland, Ward

Ayes: - 10
Against: - 0 None
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

Motion was made to suspend the rules to have Discussion Item #4 read into the record.

Maker: Johnson
Second: Cruz
Results: 10/0

Ayes: - 10 Burgin, Cruz, Flabiano, Johnson, Norcross,
Ridley, *Piper, Silva, Strickland, Ward
Against: - 0 None
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

4. 2843 METROPOLITAN AVE

Wheatley Place Historic District
CD101-010(MD)
Mark Doty

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Motion:

Approve staff recommendation extending the continuing suspension period as outlined in 51A-4.501(i)(8)(A)(iii).

Maker: Ridley
Second: Burgin
Results: 10/0

Ayes: - 10 Burgin, Cruz, Flabiano, Johnson, Norcross,
Ridley, *Piper, Silva, Strickland, Ward
Against: - 0 None
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

OTHER BUSINESS ITEMS:

Approval of the December 5, 2011 Minutes.

Motion was made to approve the minutes for the December 5, 2011 meeting.

Maker: Ridley
Second: Norcross
Results: 10/0

Ayes: - 10 Burgin, Cruz, Flabiano, Johnson, Norcross,
Ridley, *Piper, Silva, Strickland, Ward
Against: - 0 None
Absent: - 0 None
Vacancies: - 6 1, 4, 6, 8, 9 and 12

Motion was made to approve the nomination to the National Register of Historic Place for the Dallas Coffin Company, located at 1325 South Lamar.

Maker: Silva
Second: Cruz
Results: 10/0

Ayes: - 10 Burgin, Cruz, Flabiano, Johnson, Norcross,
Ridley, *Piper, Silva, Strickland, Ward
Against: - 0 None
Absent: - 0
Vacancies: - 6 1, 4, 6, 8, 9 and 12

ADJOURNMENT

Motion was made to adjourn at 2:23 p.m.

Maker: Flabiano
Second: Cruz
Results: 10/0

Ayes: - 10 Burgin, Flabiano, Gonzales, Johnson,
Norcross, *Piper, Ridley, Silva, Strickland,
Ward
Against: - 0
Absent: - 0
Vacancies: - 3 1, 4, 6, 8, 9 and 12

Katherine Seale

Date