



**City of Dallas**  
**Landmark Commission**  
**Monday, February 1, 2010**  
**AGENDA**

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CITY SECRETARY  
DALLAS, TEXAS

|                |  |            |
|----------------|--|------------|
| BRIEFING       | Dallas City Hall, 1500 Marilla Street, Room 5/E/S                  | 11:30 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  
Jim Anderson, Senior Planner  
Mark Doty, Senior Planner  
Margaret Fiskell, Senior Planner

**BRIEFING ITEM:**

1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

**CONSENT ITEM:**

1. 1925 ELM ST  
Harwood Historic  
District, Majestic Theatre  
CA090-176(MD)  
Mark Doty

**Request:** 1) Installation of new stair to provide access from Dressing Room roof to barrel vault and stage/fly loft roofs.  
2) Roof hatch at dressing room roof.  
3) Installation of metal panels over deteriorated brick at back side of office block, above barrel vault roof to protect brick from further deterioration.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** December 29, 2009

**Staff Recommendation:** 1) Installation of new stair to provide access from Dressing Room roof to barrel vault/stage/fly roofs. - Approve - Approve drawings as submitted with the finding that although the proposed work does not comply with Section 3 of Ordinance 21270 (Majestic Theater) that prohibits new vertical or horizontal extensions on roofs and Section 3.3 (b) of Ordinance 27421 (Harwood Historic District) that prohibits no vertical extensions, 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.  
2) Roof hatch at dressing room roof. - Approve - Approve drawings as submitted with the finding that the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3, Ordinance 21270 (Majestic Theater) and Section 3.3(a), Ordinance 27421 (Harwood Historic District) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
3) Installation of metal panels. - Approve - Approve drawings as submitted with the finding that although the proposed work does not comply with Section 1 of Ordinance 21270 (Majestic Theater) that prohibits surface materials other than brick and Section 3.1 (a) and (b) of Ordinance 27421 (Harwood Historic District) that prohibits no vertical extensions, 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) Installation of new stair to provide access from Dressing Room roof to barrel vault/stage/fly roofs. - Approve  
2) Roof hatch at dressing room roof. - Approve  
3) Installation of metal panels. - Approve

**CONSENT ITEM:**

2. 715 PARKMONT ST  
Junius Heights  
CA090-186(JA)  
Jim Anderson

**Request:** 1) Upper floor addition to rear 50% of structure.  
2) Replace lower 3 boards of damaged skirt with hardi-board to match existing skirt.

**Applicant:** Daron Tapscott

**Representative:** N/A

**Date Filed:** January 11, 2010

**Staff Recommendation:** 1) Upper floor addition to rear 50% of structure. - Approve - The new addition is compatible with the architectural style of the district with the finding that it is consistent with Ordinance #26331 Section 8 and City Code Section 51A-4.501(g)(6(C)(i). Approval of both rear window configurations. The rear facade is not protected.  
2) Replace lower 3 boards of damaged skirt with hardi-board to match existing skirt. - Approve - This smooth hardi-board on the lower skirt is consistent with Ordinance #26331 Section 4.5 and 4.7 and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Upper floor addition to rear 50% of structure. - Approve - Addition is in the rear 50% as per 4.1(a). Height is o.k. per 8.6. Structure is compatible with the blockface per 8.3(a)(2). Solid to void ratio is in keeping with the rest of the house as per 8.4. Since this is not a protected facade both rear window configurations are approved. The materials are in keeping with the original structure per 8.5. and the addition is architecturally sensitive per 4.2.  
2) Replace lower 3 boards of damaged skirt with hardi-board to match existing skirt. - Approve - Hardi-board is allowed per 4.1 and 4.5. Approval of replacing the lowest 3 boards with smooth hardi-board.

3. 5018 TREMONT ST  
Munger Place Historic  
District  
CA090-184(JA)  
Jim Anderson

**Request:** 1) Iron driveway gate.

**Applicant:** Sharon Jill Donaldson

**Representative:** N/A

**Date Filed:** January 6, 2009

**Staff Recommendation:** 1) Iron driveway gate. - Approve - The wrought iron gate, as shown in the photo, is typical of the district with the finding that it is consistent with preservation criteria in Ordinance #20024, Section 11(b)(2) and City Code Section 51A-4.501(g)(6(C)(i).

**Task Force Recommendation:** 1) Iron driveway gate. - Approve - Approval as submitted by applicant, refer to approved photo.

**CONSENT ITEM:**

4. 4825 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA090-182(MF)  
Margaret Fiskell

**Request:** 1) Add a 12 ft x 12 ft x 9 ft pressure treated wood pergola over half of existing deck structure.

**Applicant:** Justin Ashford

**Representative:** N/A

**Date Filed:** January 7, 2010

**Staff Recommendation:** 1) Add a 12 ft x 12 ft x 9 ft pressure treated wood pergola over half of existing deck structure. - Approve - The details are consistent with the architecture of the main house. The pergola is not attached to the house and will not adversely affect the historic character of the property or the integrity of the historic overlay district. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Add a 12 ft x 12 ft x 9 ft pressure treated wood pergola over half of existing deck structure. - Approve

5. 2509 THOMAS AVE  
State Thomas Historic  
District  
CA090-187(JA)  
Jim Anderson

**Request:** 1) New landscape plan including altering the retaining wall.

**Applicant:** Daron Tapscott

**Representative:** N/A

**Date Filed:** January 7, 2010

**Staff Recommendation:** 1) New landscape plan including altering the retaining wall. - Approve - The applicant revised drawing as per task force concerns. The landscape is typical of the district with the finding that they are consistent with preservation criteria in Ordinance #19084, Section 8(b)(3) and (5) and City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) New landscape plan including altering the retaining wall. - Approve with Conditions - Task force approved the landscape plantings with the exception to reduce four crape myrtles at street to two. Hardscape (retaining wall) approved with the exception of adding same brick to the back side of wing walls at steps. (The applicant was present at the task force meeting, agreed to these conditions and has revised the drawings)

**CONSENT ITEM:**

6. 304 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA090-175(MF)  
Margaret Fiskell

- Request:**
- 1) Remove screen doors on front facade.
  - 2) Trim color - Valspar Woodlawn Lace #3006-10C; Accent color - Valspar Lincoln Cottage Black #4009-2.
  - 3) New landscape plan - see the attached diagram.
  - 4) Add 5 inch house numbers to chimney perpendicular to the ground.
  - 5) Power wash brick.
  - 6) Paint brick chimney with BEHR Sand Pearl UL150-11.
  - 7) Paint matte black railing on porch with glossy black paint.

**Applicant:** Jessica Guillory

**Representative:** N/A

**Date Filed:** December 28, 2009

- Staff Recommendation:**
- 1) Remove screen doors on front facade. - Approve - The proposed screen door removal would not have an adverse effect on the preservation criteria Section 9(17)(C)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 2) Paint trim color and accent color. - Approve - Proposed trim and accent colors are consistent with the preservation criteria in Section 9(8)(C) with no more than two trim colors that are complementary of each other and the overall character of this district. Standards in City Code Section 51A-4.501(g)(6)(C)(i) are also met.
  - 3) New landscape plan - see the attached diagram. - Approve - Landscape design, with boxwood shrubs, brunnera or hosta perennials and flowering perennials (geraniums, phlox & soapwort), meets the height requirement for foundation plantings in the preservation criteria Section 9(b)(3)(A)&(3)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 4) Add 5 inch house numbers to chimney perpendicular to the ground. - Approve - Five inch pin numbers mounted vertically or horizontally. This recommendation is consistent with the preservation criteria in Section 9(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 5) Power wash brick. - Approve with Conditions - Use low pressure to power wash the brick to avoid any damage. The proposed cleaning method meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  - 6) Paint brick chimney with BEHR Sand Pearl UL150-11. - Deny - 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 that prohibits painting brick that has not been previously painted per Section 9(8)(A).
  - 7) Paint porch railing with glossy black paint. - Approve - Semi-gloss black paint is consistent with the preservation criteria for porch detailing in Section 9(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Remove screen doors on front facade. - Approve - Ok to remove the screen doors.
  - 2) Paint trim color and accent color. - Approve - Ok with the trim color and accent color.
  - 3) New landscape plan - see the attached diagram. - Approve - Ok with the landscape plan submitted.
  - 4) Add 5 inch house numbers to chimney perpendicular to the ground. - Approve with Conditions - Task Force suggests no pin mounted numbers, neither vertically nor horizontally. Task Force suggests replacing the existing glass numerals on chimney with correct numerals. For visibility of house numbers, Task Force suggests repainting numerals at sidewalk steps. Chimney is a main architectural feature to this house and should not be diminished by application of numerals.
  - 5) Power wash brick. - Approve - Low pressure power wash is ok.
  - 6) Paint brick chimney with BEHR Sand Pearl UL150-11. - Deny - No paint on brick.
  - 7) Paint porch railing with glossy black paint. - Approve with Conditions - Task Force suggests semi-gloss black paint for rails - not glossy.

7. 410 S MONTCLAIR AVE  
 Winnetka Heights Historic  
 District  
 CA090-188(MF)  
 Margaret Fiskell

**Request:**

- 1) Paint trim on door and window frames - Sherwin Williams Extra White; SW 7006.
- 2) Paint front doors - Sherwin Williams Heartthrob Red - SW 6866.

**Applicant:**

TERRY STATON

**Representative:**

N/A

**Date Filed:**

January 5, 2010

**Staff Recommendation:**

- 1) Paint trim on door and window frames - Sherwin Williams Extra White, SW 7006. - Approve with Conditions - Sherwin Williams Toque White - SW 7003 for trim, two front gable fascias and front brackets. Toque White is a warm white shade that compliments the warm red door color selected. The proposed work is consistent with the criteria for trim colors in the preservation criteria Section 9(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint front doors - Sherwin Williams Heartthrob Red - SW 6866. - Approve - The proposed work is consistent with the criteria for dominant and trim colors in the preservation criteria Section 9(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Paint trim on door and window frames - Sherwin Williams Extra White, SW 7006. - Approve with Conditions - Recommend Sherwin Williams Toque White - SW 7003 for trim, two front fascias on gables and front brackets.
- 2) Paint front doors - Sherwin Williams Heartthrob Red - SW 6866. - Approve - Paint front doors Sherwin Williams Heartthrob Red - SW 6866.

**DISCUSSION ITEM:**

1. 10 Nonesuch Road  
Stanley Marcus House  
CE090-002(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.  
**Applicant:** Mark E and Patricia Lovvorn  
**Representative:** N/A  
**Date Filed:** January 4, 2010  
**Staff Recommendation:** Approval of the Certificate of Eligibility.  
**Task Force Recommendation:** N/A

2. 2712 Swiss Avenue  
Saint Joseph's Church and  
Academy

**Request:** Historic Overlay District for Saint Joseph's Church and Academy with additional residential uses, regulations and preservation criteria on property presently zoned PD 298.  
**Applicant:** Marty Van Kleeck  
**Representative:** N/A  
**Date Filed:** April 14, 2009  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Designation Committee Recommendation:  
Pending

3. 500 E 6TH ST  
Lake Cliff Historic District  
CD090-005(MF)  
Margaret Fiskell

**Request:** 1) Demolition of structure using standard of imminent threat to public health/safety.  
**Applicant:** City Bank Texas  
**Representative:** N/A  
**Date Filed:** December 28, 2009  
**Staff Recommendation:** 1) Demolition of structure using standard of imminent threat to public health/safety. - Deny - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the owner has not shown that; (i) the structure constitutes a documented major and imminent threat to public health and safety; (ii) the demolition or removal is required to alleviate the threat to public health and safety; and (iii) there is no reasonable way other than demolition or removal to eliminate the threat in a timely manner.  
**Task Force Recommendation:** 1) Demolition of structure using standard of imminent threat to public health/safety. - Deny without Prejudice - Task Force does not believe that a sufficient case has been made to support the conditions requiring demolition, especially on the basis of imminent threat. The bulk of the poor workmanship revolves around the second floor addition, whereas the original portion of the structure appears very salvageable. Ironically some owners actually pay a demolition crew to gut their houses to this level before commencing with improvements. The costs involved in rehabilitating this structure do not appear incongruous with costs that other owners have had to bear in their rehabilitation efforts. The directive of the Task Force is to save structures and we believe that this structure can be realistically saved. If vagrants are an issue, perhaps this structure could be secured or better secured with plywood at facade penetrations and a chain link fence around the perimeter of the property.

**DISCUSSION ITEM:**

4. 4403 Worth Street  
Peak's Suburban Addition  
CA090-183(MF)

- 1) Remove one-story shed roof rear addition and porch at rear of house.

The application has been withdrawn by the applicant.

**OTHER BUSINESS:**

1. Approval of the Minutes for the January 4, 2010 Meeting.
2. Consider extending the initiation of the Statler Hilton Historic Designation at 1902 Commerce Street by reinitiation.
3. Appointment and Re-appointment of the Designation Committee.
4. The Landmark Commission Designation Committee is scheduled to meet on the following dates:  
Thursday, February 4, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N  
Thursday, February 11, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N  
Thursday, February 18, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N  
Thursday, February 25, 2010, 5:45 p.m., Dallas City Hall, Room 5/D/N  
Thursday, March 4, 2010, 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]*