



LANDMARK COMMISSION

DECEMBER 7, 2015

FILE NUMBER: CA156-096(MD)
LOCATION: 1700 Commerce Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 619

PLANNER: Mark Doty
DATE FILED: November 5, 2015
DISTRICT: Initiated
MAPSCO: 45-Q
CENSUS TRACT: 0031.01

APPLICANT: MERRIMAN ASSOCIATES ARCHITECTS

REPRESENTATIVE: Jennifer Picquet-Reyes

OWNER: SUPREME BRIGHT DALLAS LLC

REQUEST:

- 1) Install glass and metal entry awning on Commerce Street façade
- 2) Install new storefront systems.
- 3) Install concrete pavers on Commerce and S. Ervay Streets.
- 4) Install two attached signs on north and south facades.
- 5) Install two projecting blade signs on west and south facades.

BACKGROUND / HISTORY:

12/1/2014 – Landmark Commission approved the replacement of storefront and windows, construct an exterior stair, and removal of a non-historic penthouse. (CA145-063(MD)).

ANALYSIS: Since all requests meet the Allen Building preservation criteria, and the work has been reviewed and approved by the National Park Service in conjunction with a Federal Tax credit review (CX- , Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Install glass and metal entry awning on Commerce Street façade. – Approve - Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new storefront systems. – Approve – Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for fenestration and openings in the Preservation criteria Section 5.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install concrete pavers on Commerce and S. Ervay Streets. – Approve - Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for

building site and landscaping in the Preservation criteria Section 3.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4) Install two attached signs on north and south facades. – Approve - Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for signage in the Preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install two projecting blade signs on west and south facades. – Approve - Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for signage in the Preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install glass and metal entry awning on Commerce Street façade. – Approve - Approved as submitted.
- 2) Install new storefront systems. – Approve – Approved as submitted.
- 3) Install concrete pavers on Commerce and S. Ervay Streets. – Approve - Approved as submitted.
- 4) Install two attached signs on north and south facades. – Approve - Approved as submitted.
- 5) Install two projecting blade signs on west and south facades. – Approve - Approved as submitted.