

Lake Cliff Expansion Appeals to City Council

Dallas City Council Briefing
April 4, 2018

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Presentation Overview

- Historic designation initiation process
- Criteria for initiation
- Appeal of initiation and timeline
- Map of proposed expansion area
- Council review and action

Historic Designation Initiation process

- Property owner through a zoning change application or;
- Landmark Commission (LMC), City Plan Commission (CPC), or City Council authorization of a public hearing.
 - A notification letter is sent to the property owner at least 10 days prior to the public hearing to initiate.

Criteria for historic designation initiation

- 1. History, heritage and culture** (Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or county),
- 2. Historic event** (Location of, or association with the site of a significant historic event),
- 3. Significant persons** (Identification with a person or persons who significantly contributed to the culture and development of the city, state, or county),
- 4. Architecture** (Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art),
- 5. Architect or master builder** (Represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city, state, or county.),

Criteria for historic designation initiation

- 6) **Historic context** (Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.),
- 7) **Unique visual feature** (Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city that is a source of pride or cultural significance),
- 8) **Archaeological** (Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest),
- 9) **National and state recognition** (Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places), and
- 10) **Historic education** (Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations).



Appeal of initiation process

- After the Landmark Commission (LMC) or City Plan Commission (CPC) approves the initiation, the property owner may appeal the initiation to the City Council.
- A written notice to director within 10 days after the action of the LMC or CPC.
- Staff has 180 days after the appeal to prepare and present a designation report to the City Council.
- Landmark Commission must approve designation report.
- Sole issue on appeal is whether the LMC or CPC erred in evaluating the significance of the property based on the criteria.

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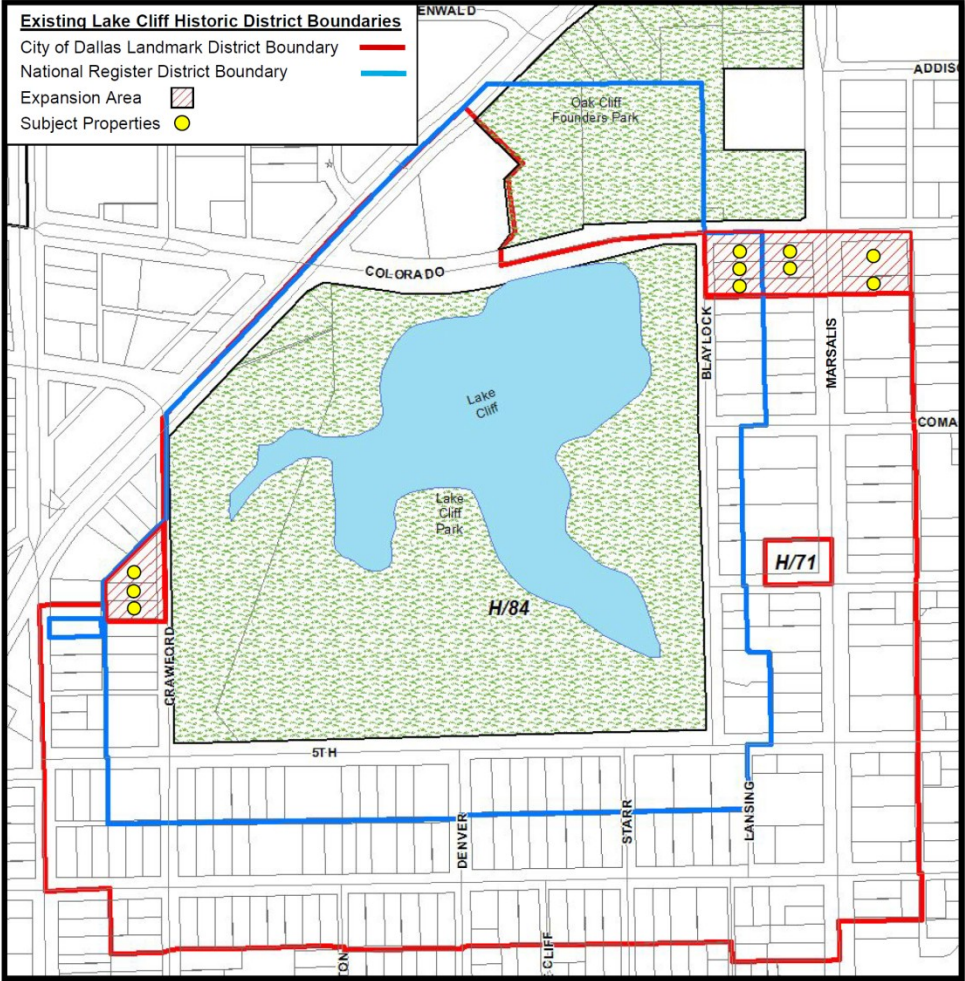
Appeal of initiation timeline

- October 2, 2017, the Landmark Commission initiated the expansion of the Lake Cliff Historic District to include 11 new properties: 826, 832 and 834 Blaylock Drive, 1103, 1109 and 1119 N Crawford Street, 829, 830, 834, 835 and 839 N Marsalis Avenue.
- October 11, 2017, written notices of appeal were received by 10 of the 11 property owners.
 - Owner of 829 N Marsalis did not appeal.
- December 13, 2017, and January 17, 2018, Designation Committee met to review and approve the designation report.

Appeal of initiation timeline

- February, 5, 2018, Landmark Commission approved the expansion of the Lake Cliff historic district.
- The Commission found that all properties met three of the required criteria for historic designation.
 - history, heritage, and culture;
 - historic context; and
 - historic education. In addition,
- The Commission found that 826, 832, and 834 Blaylock Drive and 1119, 1109, and 1103 North Crawford Street met the additional criteria;
 - architecture;
 - unique visual feature; and
 - National and state recognition.

Proposed Lake Cliff expansion area



City Council review and action

- Determine whether the Landmark Commission erred in evaluating the significance of the property based on the characteristics as allowed in the Development Code
- The appeal to the City Council constitutes the final administrative remedy for the initiation.

Next Steps

- **If City Council agrees with Landmark Commission**
 - The proposed expansion of the historic district considered at City Plan Commission and then to City Council for final review.
- **If City Council does not agree with Landmark Commission**
 - The proposed expansion is null and void and no further action is required.

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