



**City of Dallas  
Landmark Commission  
Monday, April 2, 2007  
AGENDA**

**CITY SECRETARY  
CITY HALL  
DALLAS, TEXAS 75201  
07 MAR 29 PM 3:31**

BRIEFING	5/E/SOUTH	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, 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  
Michael Pumphrey, Chief Planner  
Jim Anderson, Senior Planner  
Tracey Cox, Planner  
Mark Doty, Senior Planner  
Marcus Watson, Senior Planner

**SITE VISITS - 8:15 A.M.:**

1. Site for Downtown Park: 1921 Commerce, 107 S Harwood St., 1920 Main St., 1924 Main St., and 1928 Main St.
2. 2601-2619 McKinney Avenue, McKinney Avenue Baptist Church, recently used as the Hard Rock Cafe'.

**BRIEFING/TRAINING - 10:00 A.M.:**

1. Routine Maintenance
2. Certificates of Eligibility
3. Certificates of Appropriateness
4. Certificates of Demolition and Removal
5. Training - City Attorney's Office  
Making a good record.  
Rules of Procedure: State Law requirements, City Code requirements, Landmark Commission Rules.  
Roberts Rules of Order.  
State Laws related to ethics, City Charter and City Code related to ethics.  
Open Meetings Act related to Landmark Commission and its task forces, frequently asked questions.  
Bribery of Government Officials.  
City indemnification of city officials, Kathy Zibilich, Assistant City Attorney.
6. Other Business

**CONSENT ITEM:**

1. 3601 MARTIN LUTHER  
KING BLVD  
Fair Park  
CA067-268(MD)  
Mark Doty

**Request:** 1) Request to build a temporary 30' x 48' structure for the purpose of holding native butterflies during the 2007 State Fair. Structure to be erected September 1 and removed November 10.

**Applicant:** Texas Discovery Gardens

**Representative:** N/A

**Date Filed:** February 7, 2007

**Staff Recommendation:** 1) Request to build a temporary 30' x 48' structure for the State Fair of Texas. - Approve as submitted with time limit to be structure installed no earlier than August 1 and taken down no later than November 1, applying to both years 2007 and 2008.

**Task Force Recommendation:** 1) Request to build a temporary 30' x 48' structure for the State Fair of Texas. - Approve with Conditions - Approved, with limitations that structure will be installed no earlier than August 1 and taken down no later than November 1. This applies to years 2007 and 2008.

**CONSENT ITEM:**

2. 5022 REIGER AVE  
Munger Place Historic  
District  
CA067-288(MW)  
Marcus Watson

**Request:** 1) Construct new detached garage.

**Applicant:** Julie Heaid

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:**

- 1) Construct new detached garage. - Approve with Conditions - 1. Roof slope may match either main building's front or rear roof slope at the owner's discretion. (11.A.a.1.B.)
2. Overhang to be 2 ft. with exposed rafter tails, matching the main building. (11.A.a.1.B.)
3. Garage door approved as submitted with stained finish to match main building's front door. (11.A.a.1.B.)
4. Paint colors and placement to match main house. (11.A.a.1.B., 11.A.a.9.)
5. Windows must be wooden double-hung, 1-over-1 units. (11.A.a.1.B.)
6. A dormer matching the main building's dormer in design, but scaled to the size of the garage, may be added at the owner's discretion. (11.A.a.1.B.)
7. Rear Yard Setback: 3 feet, Side Yard Setback: 3 ft. 6 in., allowing 1 ft. 6 in. overhang in the required minimum required setbacks. This allows the building to have the recommended 2-ft. overhangs while maintaining the setbacks required in the ordinance. The applicant had originally anticipated 5 ft. in the rear and 4 ft. on the side. However, to accommodate the requested 2-ft. overhangs and a mature pecan tree (not originally accounted for), these new setbacks are recommended. (10.g., 10.h.)
8. Composition shingles on roof must match house. 11.A.a.1.B., 11.A.a.16.)  
(Other citations: 10.b.1.B., 10.e., 11.A.a.1. Accessory Buildings)

**Task Force Recommendation:**

- 1) Construct new detached garage. - Approve with Conditions - 1. Change roof slope to match main house roof slope with dormer.
2. Overhang to be 2', exposed rafters to match main house.
3. Garage door approved as submitted, stain finish.
4. Paint colors to match main house.
5. Wood double hung windows.
6. Dormer to match main house at applicant's choice.
7. Rear setback - 5', side setback - 4'.
8. Composition shingles, match main house, single color.

**CONSENT ITEM:**

3. 4508 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-316(MD)  
Mark Doty

**Request:** 1) Change setback at rear of property from 8' to 5' for new construction of unattached garage.

**Applicant:** Frank and Mary Ann Roths

**Representative:** N/A

**Date Filed:** March 7, 2007

**Staff Recommendation:** 1) Change setback at rear of property from 8' to 5' for new construction of unattached garage. - Approve - New setbacks meet requirements per Ordinance 22352, Items 6.6 and 6.7.

**Task Force Recommendation:** 1) Change setback at rear of property from 8' to 5' for new construction of unattached garage. - Approve - Refer Sections 6.6 and 6.7.

4. 6003 BRYAN PKWY  
Swiss Avenue Historic  
District  
CA067-287(MW)  
Marcus Watson

**Request:** 1) Install round attic vent to front gable and triangular attic vent to rear gable.

**Applicant:** Joshua Killian

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Install round attic vent to front gable and triangular attic vent to rear gable. - Approve with Conditions - Applicant agreed with the Task Force and staff recommendations. Rear gable vent approved as submitted. Round vent on front facade denied. Recommend a ridge vent retrofit or other vent solutions in roof eaves which would not be noticeably visible. (14.A.3. and 14.A.10). Structural and decorative elements must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

**Task Force Recommendation:** 1) Install round attic vent to front gable and triangular attic vent to rear gable. - Approve with Conditions - Round vent on front facade not approved, ok on rear facade. Recommend a ridge vent retrofit or other vent solutions in roof eaves which would not be noticeably visible.

**CONSENT ITEM:**

5. 223 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA067-283(MW)  
Marcus Watson

**Request:** 1) Remove existing chainlink fence and replace with white wood picket fence.

**Applicant:** Jason Lackey

**Representative:** N/A

**Date Filed:** February 16, 2007

**Staff Recommendation:** 1) Remove existing chainlink fence and replace with white wood picket fence. - Approve with Conditions - Applicant agrees with Task Force and staff recommendations. Front of fence must be set back from the front corner of the house to within 4 inches of the trim of the door on the south facing side of the house with the door allowed within the enclosed area. Ord. No. 18369, Section 9(b)(2)(c)(ii) A fence in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen a significant architectural feature on the same or an adjacent lot.

**Task Force Recommendation:** 1) Remove existing chainlink fence and replace with white wood picket fence. - Approve with Conditions - Proposed 3'6" picket fence in side yard to start just after door casing and not to corner of house.

6. 317 S MONTCLAIR AVE  
Winnetka Heights Historic  
District  
CA067-289(MW)  
Marcus Watson

**Request:** 1) Paint house and replace/repair wood as needed. Body: Golden Fleece, Trim: Eaglet Beige, Accent: Messenger Bag, Brick Piers (already painted): Brick Paver.

**Applicant:** Andy Barter

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Paint house and replace/repair wood as needed. - Approve - Paint house and replace/repair wood as needed. Body: Golden Fleece; Trim: Eaglet Beige; Accent: Messenger Bag; Brick Piers (already painted): Brick Paver.

**Task Force Recommendation:** 1) Paint house and replace/repair wood as needed. - Approve - Paint colors and placement o.k.

7. 426 S WINNETKA AVE  
Winnetka Heights Historic  
District  
CA067-286(MW)  
Marcus Watson

**Request:** 1) Landscape front yard.

**Applicant:** Sarah and Stephen Holmes

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Landscape front yard. - Approve - Approve landscape plan as submitted. (9.(b)(3) Foundation Plantings. No limitation on planting beds.

**Task Force Recommendation:** 1) Landscape front yard. - Approve - Landscape ok per plan.

**DISCUSSION ITEM:**

1. 3819 Maple Avenue  
Certificate of Eligibility  
Old Parkland Hospital  
CE067-109(MP)

**Request:** A Certificate of Eligibility (CE) request for a Citywide abatement on the added value of the land and improvements for a period of ten year  
**Applicant:** CH Woodlawn Office, LLC  
**Representative:** Marcel Quimby  
**Date Filed:** March 1, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

2. 4403 Junius  
Certificate of Eligibility  
Peak's Suburban  
CE067-108(TC)

**Request:** A Certificate of Eligibility (CE) request for a tax abatement on 100 percent of land and improvements for a period of ten years.  
**Applicant:** Robert Kam  
**Representative:** N/A  
**Date Filed:** February 27, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

3. 4811 Swiss Avenue  
Certificate of Eligibility  
Peak's Suburban  
CE067-110(TC)

**Request:** A Certificate of Eligibility (CE) request for a five year extension of an existing ten-year owner occupied revitalizing neighborhood tax abatement on 100% of the value of land and improvements.  
**Applicant:** John Brasher and Clark Mitchell  
**Representative:** N/A  
**Date Filed:** February 26, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

4. 6015 Bryan Parkway  
Swiss Avenue  
CE067-107(TC)

**Request:** A Certificate of Eligibility (CE) request for approval of a Citywide abatement on the added value of the land and improvements for a period of ten years.  
**Applicant:** Tracey Venegas  
**Representative:** N/A  
**Date Filed:** January 10, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

**DISCUSSION ITEM:**

5. Downtown Park: Bounded by Main, Commerce, St. Paul and Harwood Streets. Harwood Historic District CA067-290(MD)

**Request:** Development of a new downtown park known as "Main Street Garden". The proposed two-acre park is bounded by Main Street, Commerce Street, St. Paul Street, and Harwood Street.

**Applicant:** City of Dallas, Park and Recreation Department

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** Approve with Conditions - 1) Approve a Certificate of Appropriateness for the Main Street Garden because the park does comply with Dallas City Code 51A.4.501(g)(6)(c) and is compatible with the Harwood Historic District. Condition being that the park must be provided as shown in the plans submitted.

'Structure' as defined per Dallas City Code 51A-2.102(135) 'means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.'

'Compatible structure' as defined by Harwood Historic District Ordinance #20575, Item 1.12 'means a structure that is supportive of the district in age, style, and massing but is not representative of the significant style, period, or detailing typical in the district.'

2) Approve the Guarantee Agreement to construct the new structure, as submitted, pursuant to Section 51A-4.501(h)(4)(A)(ii).

**Task Force Recommendation:** Deny without Prejudice - Deny without Prejudice the Main Street Garden because the park does not comply with Dallas City Code 51A.4.501(g)(6)(c) in that the proposed new park is not compatible with the Historic Overlay District. As a comment, the Task Force respects the vision of the new park but does not believe it is compatible with the historic district fabric.

**DISCUSSION ITEM:**

6. 1921 COMMERCE ST  
Harwood Historic Area  
CD067-009(MD)  
Mark Doty

**Request:** 1) Building is listed as a non-contributing structure in the Harwood Historic District. Demolition is proposed to enable the construction of a new park: Main Street Gardens Park. The building is known as the Gold Ring Parking Garage and was constructed in 1958, two years after the Statler Hilton, which it later came to serve. The building is partially demolished. The City of Dallas salvaged gold rings from the facade prior to demolition.

**Applicant:** WILLIS WINTERS

**Representative:** Quimby McCoy Preservation Architecture LLP

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish structure. - Approve - Application to demolish a structure that is non-contributing to the Harwood Historic District because the structure is newer than the period of significance pursuant to Section 51A-4.501(h)(2)(F). Structure is listed as non-contributing per the Harwood Historic District Ordinance map. Structure is newer than the period of historic significance (1888-1955) in the Harwood Historic District.

**Task Force Recommendation:** 1) Demolish structure. - Deny - Deny demolition of 1921 Commerce Street because the purpose of the demolition does not comply with Dallas City Code 51A-4.501 9g)(6)(C) in that the proposed new park is not compatible with the Historic Overlay District. - One Task Force member opposed because building cannot function as a parking garage.



**DISCUSSION ITEM:**

7. 107 S HARWOOD ST  
CD067-010(MD)  
Mark Doty

**Request:** 1) Building is listed as a non-contributing structure in the Harwood Historic District. Demolition is proposed to enable the construction of a new park: Main Street Gardens Park. The building houses Gus' Barbeque, was constructed circa 1940 and is "sandwiched" between the Gold Ring Parking Garage and the Dallas Liquor Store buildings. The building is vacant.

**Applicant:** WILLIS WINTERS

**Representative:** Quimby McCoy Preservation Architecture LLP

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish structure. - Approve - Existing structure is considered 'non-contributing' per the Harwood Historic District and the new proposed park will be more appropriate and compatible with the Harwood Historic District than the structure to be demolished per Dallas City Code 51A-4.501(h)(2)(C).  
The owner has the financial ability and intent to build the new park. The CA for the proposed new park and the guarantee agreement to construct the new park must be approved by the Landmark Commission before it may consider the application to demolish.  
'Structure' as defined per Dallas City Code 51A-2.102(135) 'means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.'  
'Compatible structure' as defined by Harwood Historic District Ordinance #20575, Item 1.12 'means a structure that is supportive of the district in age, style, and massing but is not representative of the significant style, period, or detailing typical in the district.'  
Structure is listed as 'contributing' to the Dallas Downtown National Register District.

**Task Force Recommendation:** 1) Demolish structure. - Deny - Deny demolition of 107 S. Harwood because the purpose of the demolition does not comply with Dallas City Code 51A-4.5019 (g)(6)(C) in that the proposed new park is not compatible with the Historic Overlay District.  
Comment: the building is a contributing structure to the Dallas Downtown National Register Historic District.

**DISCUSSION ITEM:**

8. 1920 MAIN ST  
Harwood Historic Area  
CD067-011(MD)  
Mark Doty

**Request:** 1) Building is listed as a 'Compatible' (but not "Contributing") structure in the Harwood Historic District. Demolition is proposed to enable the construction of a new park: Main Street Gardens Park. A HABS Level III Documentation is prepared as partial mitigation for the demolition. The documentation will also be used to commemorate the building. Documentation Report is attached.

**Applicant:** WILLIS WINTERS

**Representative:** Quimby McCoy Preservation Architecture LLP

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish structure. - Approve with Conditions  
- An application to replace structure with a new structure that is more appropriate and complies with the historic district ordinance per Dallas City Code 51A-4.501(h)(2)(C). Although the structure to be replaced is listed as 'compatible' in the Harwood Historic District, the proposed new park would be more appropriate and compatible with the Harwood Historic District than the structure to be demolished. Mitigation for the loss of the historic structure will include HABS/HAER Level III Documentation. Other mitigation should include significant architectural pieces of the structure incorporated into the design of the new park, signage and visual commemoration and renderings of what the blockface looked like. The owner has the financial ability and intent to build the new park. The CA for the proposed new park and the guarantee agreement to construct the new park must be approved by the Landmark Commission before it may consider the application to demolish.  
'Structure' as defined per Dallas City Code 51A-2.102(135) 'means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.'  
'Compatible structure' as defined by Harwood Historic District Ordinance #20575, Item 1.12 'means a structure that is supportive of the district in age, style, and massing but is not representative of the significant style, period, or detailing typical in the district.'  
Structure is listed as 'contributing' in the Dallas Downtown National Register Historic District.

**Task Force Recommendation:** 1) Demolish structure. - Deny - Deny demolition of 1920-1922 Main Street because the purpose of the demolition does not comply with Dallas City Code 51A-4.501(g)(6)(C) in that the proposed new park is not more compatible with the Historic Overlay District.  
Comment: the building is a contributing structure to the Dallas Downtown National Register Historic District.

**DISCUSSION ITEM:**

9. 1924 MAIN ST  
Harwood Historic Area  
CD067-012(MD)  
Mark Doty

**Request:** 1) Building is listed as "Compatible" (but not "Contributing") structure in the Harwood Historic District. Demolition is proposed to enable the construction of a new park: Main Street Gardens Park. A HABS III Level Documentation is prepared as partial mitigation for the demolition. The documentation will also be used in a commemorative element.

**Applicant:** WILLIS WINTERS

**Representative:** Quimby McCoy Preservation Architecture LLP

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish structure. - Approve with Conditions - An application to replace structure with a new structure that is more appropriate and complies with the historic district ordinance per Dallas City Code 51A-4.501(h)(2)(C). Although the structure to be replaced is listed as 'compatible' in the Harwood Historic District, the proposed new park would be more appropriate and compatible with the Harwood Historic District than the structure to be demolished. Mitigation for the loss of the historic structure will include HABS/HAER Level III Documentation. Other mitigation should include significant architectural pieces of the structure incorporated into the design of the new park, signage and visual commemoration and renderings of what the blockface looked like. The owner has the financial ability and intent to build the new park. The CA for the proposed new park and the guarantee agreement to construct the new park must be approved by the Landmark Commission before it may consider the application to demolish.  
'Structure' as defined per Dallas City Code 51A-2.102(135) 'means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.'  
'Compatible structure' as defined by Harwood Historic District Ordinance #20575, Item 1.12 'means a structure that is supportive of the district in age, style, and massing but is not representative of the significant style, period, or detailing typical in the district.'  
Structure is listed as 'contributing' in the Dallas Downtown National Register Historic District.

**Task Force Recommendation:** 1) Demolish structure. - Deny - Deny demolition of 1924-1926 Main Street because the purpose of the demolition does not comply with Dallas City Code 51A-4.501 (g)(6)(C) in that the proposed new park is not more compatible with the Historic Overlay District.  
Comment:the building is a contributing structure to the Dallas Downtown National Register Historic District.

**DISCUSSION ITEM:**

10. 1928 MAIN ST  
Harwood Historic Area  
CD067-008(MD)  
Mark Doty

**Request:** 1) Building is listed as non-contributing structure in the Harwood Historic District. Demolition is proposed to enable the construction of a new park: Main Street Gardens Park. The building is known as the Dallas Liquor Store building and was constructed circa 1910.

**Applicant:** WILLIS WINTERS

**Representative:** Quimby McCoy Preservation Architecture LLP

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish structure. - Approve - Existing structure is considered 'non-contributing' per the Harwood Historic District and the new proposed park will be more appropriate and compatible with the Harwood Historic District than the structure to be demolished per Dallas City Code 51A-4.501(h)(2)(C).  
The owner has the financial ability and intent to build the new park. The CA for the proposed new park and the guarantee agreement to construct the new park must be approved by the Landmark Commission before it may consider the application to demolish.  
'Structure' as defined per Dallas City Code 51A-2.102(135) 'means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.'  
'Compatible structure' as defined by Harwood Historic District Ordinance #20575, Item 1.12 'means a structure that is supportive of the district in age, style, and massing but is not representative of the significant style, period, or detailing typical in the district.'  
Structure is listed as 'contributing' to the Dallas Downtown National Register District.

**Task Force Recommendation:** 1) Demolish structure. - Deny - Deny demolition of 1923-1934 Main Street because the purpose of the demolition does not comply with Dallas City Code 51A-4.501(g)(6)(C) in that the proposed new park is not compatible with the Historic Overlay District. Comment: the building is a contributing structure to the Dallas Downtown National Register Historic District.

**DISCUSSION ITEM:**

11. 3500 S FITZHUGH AVE  
Fair Park  
CA067-279(MD)  
Mark Doty

**Request:**

- 1) Addition of hand railing in the seating aisles at Cotton Bowl.
- 2) Replacement of non-historic railing at various locations at Cotton Bowl.
- 3) Addition of one base coat of paint at interior Concourse spaces at Cotton Bowl.  
Base coat walls and underside of deck, columns: SW 1351 (similar to P183)  
Base coat walls at toilets, vomitories, bulkheads and concessions: SW 1341 (similar to P229)  
Base coat accent stripes above opening in concessions only: SW 1616 (similar to P307)  
Base coat accent color below counters at concessions only: SW 1636 (similar to P252)

**Applicant:**

Quimby McCoy Preservation Architecture LLP

**Representative:**

N/A

**Date Filed:**

February 28, 2007

**Staff Recommendation:**

- 1) Addition of hand railing in the seating aisles. - Approve with Conditions - Rail locations are approved. Applicant asked to explore using aluminum for benefit of long-term appearance and maintenance and to match new aluminum seating in lower and upper bowl.
- 2) Replacement of non-historic railing at various locations. - Approve with Conditions - Rail locations are approved. Applicant asked to explore using aluminum for benefit of long-term appearance and maintenance and to match new aluminum seating in lower and upper bowl.
- 3) Addition of one base coat of paint at interior Concourse spaces. - Approve with Conditions - Approve base coat walls and underside of deck, columns: SW 1351 (similar to P183). Applicant asked to resubmit additional colors more neutral and compatible with Cotton Bowl and its future sporting events. Ordinance 19487 Section 2, 'No development of the property may adversely affect any historical or architectural feature of a building, structure, or land within the district.'

**Task Force Recommendation:**

- 1) Addition of hand railing in the seating aisles. - Approve with Conditions - Rail locations are approved. Recommend using aluminum for benefit of long-term appearance and maintenance.
- 2) Replacement of non-historic railing at various locations. - Approve with Conditions - Rail locations are approved. Recommend using aluminum for benefit of long-term appearance and maintenance.
- 3) Addition of one base coat of paint at interior Concourse spaces. - Approve with Conditions - Centennial Beige color is approved. Other colors not approved. Review colors with respect to school colors.

**DISCUSSION ITEM:**

12. 400 S CENTRAL EXPY  
Olive and Myers  
Manufacturing Buildings  
CA067-300(MD)  
Mark Doty

**Request:** 1) Approval of sign on east facade. Sign erected without CA approval.

**Applicant:** Brian Loncar

**Representative:** N/A

**Date Filed:** September 27, 2006

**Staff Recommendation:** 1) Approval of sign on east facade. Sign erected without CA approval. - Deny - Sign is not appropriate. Ordinance 24537, Exhibit A, Section 9., 'Signs may be erected if appropriate.' Section 2.2, 'Appropriate means typical of the historic architectural style, compatible with the character of the district, and consistent with these preservation criteria.' Section 1.5, 'Preservation...and methods used must comply with the Secretary of the Interior's Standards and Preservation Briefs. New signs should not obscure significant features of the historic building.'

**Task Force Recommendation:** 1) Approval of sign on east facade. Sign erected without CA approval. - Deny without Prejudice - Applicant should resubmit the CA with a design with revised lighting and placement. Task Force prefers that the revised design not propose a new sign that would be painted over the existing ghost sign. - Jay Firsching recused himself. Applicant is a client of Firsching.

**DISCUSSION ITEM:**

13. 711 ELM ST  
West End Historic District  
CA067-291(MD)  
Mark Doty

**Request:** 1) Install taller windows on north wall (at parking lot). Windows will extend 24" closer to grade.  
2) Install protective bar 34" to 38" above grade to protect glazing.  
3) Install ramp/stairs on Austin Street sidewalk to facilitate access to lower level.  
4) Revise windows and doors with transoms (or similar design) along new ramp.

**Applicant:** West End Parking Company

**Representative:** Alfredo Levy

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Install taller windows on north wall (at parking lot). Windows will extend 24" closer to grade. - Approve  
2) Install protective bar 34" to 38" above grade to protect glazing. - Approve  
3) Install ramp/stairs on Austin Street sidewalk to facilitate access to lower level. - Approve with Conditions - Details of door, windows and railings be submitted to Landmark Commission.  
4) Revise windows and doors with transoms (or similar design) along new ramp. - Approve - Ordinance 22158, Exhibit B, Section 5, ' No renovation of existing building shall adversely affect any historical or architectural feature of such building or the district as a whole.'

**Task Force Recommendation:** 1) Install taller windows on north wall (at parking lot). Windows will extend 24" closer to grade. - Approve with Conditions - Taller windows are compatible with previously approved windows.  
2) Install protective bar 34" to 38" above grade to protect glazing. - Approve - Approve bar over windows.  
3) Install ramp/stairs on Austin Street sidewalk to facilitate access to lower level. - Approve with Conditions - Details of door, windows and railings be submitted to Landmark Commission.  
4) Revise windows and doors with transoms (or similar design) along new ramp. - Approve

**DISCUSSION ITEM:**

14. 311 N MARKET ST  
Ste:101  
West End Historic District  
CA067-278(MD)  
Mark Doty

- Request:**
- 1) Approval for two sign designs to be placed over store entrance. First sign - 2' x 13' for a total of 26 sq. ft. Second sign (shaped like a belt buckle) - 3'-6" x 8' for a total of 28 sq. ft.
  - 2) Apply faux wood grain finish to painted wood beaded board on storefront.
  - 3) Apply metal stars, 2' in height, to wood beaded board below storefront windows. Five total with antique brass finish.
  - 4) Addition of border trim and 8" gold lettering to storefront windows.
  - 5) New projecting attached sign on corner of building (intersection of Market and Ross). Boot shaped blade sign with neon approximately 5' x 4'.

**Applicant:** Bill Dewbre

**Representative:** N/A

**Date Filed:** February 28, 2007

- Staff Recommendation:**
- 1) Approval of two sign designs to be placed over store entrance. - Deny - Deny Options labeled #2 and #3. Recommendation to approve the wood, hanging arched sign submitted labeled Option #1. Signage should meet requirements of West End Historic Sign District. Ordinance 26027, Section 51A-7.1002. 'ensure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general.' Signage fasteners to be fit in mortar joints.
  - 2) Apply faux wood grain finish to painted wood beaded board on storefront. - Deny - Maintain current painted finish. Ordinance 22158, Item 5.7, '...The design, materials, and color must be indicative of warehouse or railroad buildings at the beginning of the twentieth century.' Section 5, 'No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of a building or the district as a whole.'
  - 3) Apply metal stars, 2' in height, to wood beaded board below storefront windows. Five total with anti - Approve with Conditions - Approve two metal stars, 2' in height with antique brass finish to be located on either side of entry door. Ordinance 22158, Section 5, 'No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of a building or the district as a whole.'
  - 4) Addition of border trim and 8" gold lettering to storefront windows. - Approve - Trim and lettering meet requirements in West End Historic Sign District, Ordinance 26027, Section 51A-7.1005 (i).
  - 5) New projecting attached sign on corner of building. Boot shaped sign with neon. - Approve with Conditions - New projecting attached sign meet requirements in West End Historic Sign District, Ordinance 26027, Section 51A-7.1005 (h). Recommendation to use LED tubing instead of neon for maintenance issues. - Staff expressed concern that future additional signage would begin to have a cumulative adverse effect on the historic district.

**Task Force Recommendation:** 1) Approval of two sign designs to be placed over store entrance. - Deny - Deny the two belt buckle signs as not appropriate with West End Industrial



District. Recommendation to approve the hanging arched sign.

2) Apply faux wood grain finish to painted wood beaded board on storefront. - Deny - Deny faux wood grain finish on bead board storefront as not appropriate with West End Industrial District and prefer the previously approved painted finish.

3) Apply metal stars, 2' in height, to wood beaded board below storefront windows. Five total with anti - Approve with Conditions - Approve metal stars but reduce the quantity from five to two and place signs on either side of entry door.

4) Addition of border trim and 8" gold lettering to storefront windows. - Approve with Conditions - Approve border trim and lettering on glass. Must meet requirements of the District sign Ordinance.

5) New projecting attached sign on corner of building. Boot shaped sign with neon. - Approve with Conditions - Approve corner boot sign as submitted. Must meet requirements of the District sign Ordinance.

**DISCUSSION ITEM:**

15. 718 PARKMONT ST  
Junius Heights  
CA067-296(JA)  
Jim Anderson

**Request:** 1) Update present structure.  
2) Rear addition.

**Applicant:** David Imler

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Update present structure - Approve with Conditions - Approval of revised drawings that retain the original side facades. Approval to move the side door on right side elevation and remove double window unit on left side elevation as they are located on the rear 50% of the side elevations and are not protected. The cross section submitted also demonstrates that they is adequate headroom in parts of the converted attic space. Ordinance # 26331 4.1(a) Front facades and front 50% of side facades are protected.  
2) Rear addition. - Approve with Conditions - There is a concern that, as drawn, there is not adequate head room in parts of the converted attic space. Applicant to submit additional information on lot coverage. Applicant to submit a drainage plan. New driveway to be brush finished concrete. Applicant to verify height of new construction is not higher than similar buildings on the block. Ordinance # 26331 - 8.1, 8.3, 8.6. New vertical additions to existing main buildings is permitted. Structures on Parkmont Street must be of wood siding. The height of additions must not exceed the height of similar structures on the blockface.

**Task Force Recommendation:** 1) Update present structure - Approve with Conditions - Side elevations, as shown, are not acceptable- must reflect original house. Two side elevations must be the same as in the original building. Must submit new plans that show retaining original construction.  
2) Rear addition. - Approve with Conditions - Applicant to submit additional information on lot coverage and whether a garage would be feasible for future residents. Applicant to submit a drainage plan. New driveway to be brush finished concrete. Applicant to verify height of new construction is not higher than similar buildings on the block.

16. 722 RIDGEWAY ST  
Junius Heights  
CD067-014(JA)  
Jim Anderson

**Request:** 1) Demolish existing garage.

**Applicant:** Norm Alston

**Representative:** N/A

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Demolish existing garage - Approve - The garage is in very bad condition and the type of construction, the plank box technique, would make the renovation of this structure impractical. The structure is an imminent threat to public health and safety.

**Task Force Recommendation:** 1) Demolish existing garage - Approve

**DISCUSSION ITEM:**

17. 722 RIDGEWAY ST  
Junius Heights  
CA067-294(JA)  
Jim Anderson

**Request:** 1) New detached garage.  
**Applicant:** NORMAN ALSTON ARCH  
**Representative:** N/A  
**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) New detached garage. - Approve with Conditions - Applicant to submit site plans showing either the existing footprint of the existing garage or the original garage as shown on the Sandborn maps. Garage needs to reflect the original design of existing garage. Ordinance # 26331 Section 9.10 Accessory structures may be rebuilt in the location of a structure that existed prior to April 26 2006, the date of the creation of this district, if the location of the pre-existing structure is properly documented.

**Task Force Recommendation:** 1) New detached garage. - Approve with Conditions - Applicant to submit site plans showing either the existing footprint of the existing garage or the original garage as shown on the Sandborn maps. Garage needs to reflect the original design of existing garage. Ordinance # 26331 Section 9.10 Accessory structures may be rebuilt in the location of a structure that existed prior to April 26 2006, the date of the creation of this district, if the location of the pre-existing structure is properly documented.

18. 5523 WORTH ST  
Junius Heights  
CA067-298(JA)  
Jim Anderson

**Request:** 1) Repair / replace rotten fence  
**Applicant:** DaVinci  
**Representative:** N/A  
**Date Filed:** March 2, 2007

**Staff Recommendation:** 1) Repair / replace rotten fence - Approve - Approval as built, with the finding that the house is new construction, built prior to the passage of the ordinance, and it contains no architectural features on the sides and the finding that more screening is required for additional security or privacy. Ordinance # 26331 Section 3.6 (a)(2)

**Task Force Recommendation:** 1) Repair / replace rotten fence - Approve with Conditions - Front of fence to be moved back 5 feet from the front left corner and 5 feet back from the right corner with the finding that the house is new construction and it contains no architectural features on the sides.

**DISCUSSION ITEM:**

19. 5917 REIGER AVE  
Junius Heights  
CA067-295(JA)  
Jim Anderson

**Request:** 1) New front door.  
**Applicant:** Steven A. Benezue  
**Representative:** N/A  
**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) New front door. - Deny without Prejudice - Denial without prejudice. The high style Prairie School door submitted is not appropriate to this structure. Retain existing door as it may be original and is typical to this structure. If existing door cannot be repaired a new french door may be installed. The new door may have beveled glass if desired. Ordinance # 26331 Section 5.3 - Replacement doors must express mullion size, light configuratiuon and material to match the original.

**Task Force Recommendation:** 1) New front door. - Deny without Prejudice - Denial, Submit plans for a new door. Keep existing door. It appears to be old and belongs to the original house. If the door is not repairable, owners may submit a new french door. Door may have beveled glass (if desired).

20. 5838 WORTH ST  
Junius Heights  
CA067-292(JA)  
Jim Anderson

**Request:** 1) Replace fence.  
**Applicant:** Judy Weiland  
**Representative:** N/A  
**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) Replace fence. - Approve with Conditions - Approval to rebuild existing solid wood fence pulled back to the front side of the existing window. Approval with a finding that more screening is necessary for screening and privacy. Fence needs to be moved back 2 feet from the sidewalk. Ordinance # 26331 Section 3.6 (a)(3) The Commission may allow a fence infront of the side facade of the main building in the cornerside yard if they determine that more security or screening is necessary. The Commission may allow a fence in the interior side yard up to five feet behind the front porch of the home requesting the fence if they determine that more screening is required for additional security or privacy.

**Task Force Recommendation:** 1) Replace fence. - Approve with Conditions - Fence to be 70% open on the first (front ) return and be made of metal or wood. Fence needs to be moved back 2 feet from the sidewalk and be made of wood or metal. Interior side yard (return) to remain 70% open.

**DISCUSSION ITEM:**

21. 824 BLAYLOCK DR  
Lake Cliff Historic District  
CA067-276(MW)  
Marcus Watson

**Request:** 1) Add stone to front porch, steps and front entry. Work completed without C.A.

**Applicant:** BONNIE JOHNSON

**Representative:** N/A

**Date Filed:** February 7, 2007

**Staff Recommendation:** 1) Add stone to front porch, steps and front entry. - Deny - 4.1.b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.  
4.9. Exposing and restoring historic finish materials is recommended.  
7.1. Historic porches and balconies on protected facades are protected.  
7.4 allows stone floors on a porch. However, the stone was used to cover original concrete on a protected porch.

**Task Force Recommendation:** 1) Add stone to front porch, steps and front entry. - Deny - Work done previous. Not in code, Sections 4, 3.3, and 7.4.

22. 4902 REIGER AVE  
Munger Place Historic District  
CA067-246(MW)  
Marcus Watson

**Request:** 1) Construct Addition on Detached Garage

**Applicant:** Jesse H. Cossio

**Representative:** N/A

**Date Filed:** February 1, 2007

**Staff Recommendation:** 1) Construct Addition on Detached Garage - Deny without Prejudice - Applicant failed to supply requested documents sufficient for Commission review. The following additional items have been requested:  
1. Site plan or copy of latest survey with new construction and pavement drawn in and indicating required setbacks, lot dimensions and pavement dimensions.  
2. Height of garage measured from grade to the midpoint of the roof.  
3. Fully-dimensioned scale drawings of garage as exists and with new addition, including notation of materials.  
Accessory buildings may not exceed 1,200 square feet unless documentation shows that an original building exceeding this size was previously on the building site. Ord. 20024, Section 11.A.(a)(1)(D).

**Task Force Recommendation:** 1) Construct Addition on Detached Garage - Approve with Conditions - Recommend redesign of facade and garage doors, single door in middle, double doors at each end. Provide three dormers, one existing, the other two to match. Pitch of garage roof and dormer to match existing. Committee recognizes proposed structure is approximately 75 square feet over the maximum allowable square footage of 1,200.

**DISCUSSION ITEM:**

23. 4830 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-282(MD)  
Mark Doty

**Request:** 1) New two story single family construction. Paint colors as submitted; Body - SW 7018 Dovetail, Trim 1 - SW 6072 Popular Gray, Trim 2 - SW 7038 Tony Taupe, Accent - SW 6272 Plum Brown  
2) New one story accessory structure.

**Applicant:** CLARK MITCHELL

**Representative:** N/A

**Date Filed:** February 28, 2007

**Staff Recommendation:** 1) New two story single family construction - Approve - New single family construction meets requirements per Ordinance 22352, Items 4.2, 4.3, 4.4, 4.6(a), 4.8(a).  
Approval of paint colors as submitted; Body - SW 7018 Dovetail, Trim 1 - SW 6072 Popular Gray, Trim 2 - SW 7038 Tony Taupe, Accent - SW 6272 Plum Brown  
2) New one story accessory structure. - Approve - New accessory structure construction meets requirements per Ordinance 22352, Items 6.1, 6.2, 6.3, 6.6 and 6.7.  
Approval of paint colors as submitted; Body - SW 7018 Dovetail, Trim 1 - SW 6072 Popular Gray, Trim 2 - SW 7038 Tony Taupe, Accent - SW 6272 Plum Brown

**Task Force Recommendation:** 1) New two story single family construction - Approve - Approve as submitted - Elizabeth Nelson did not vote.  
2) New one story accessory structure. - Approve - Approve as submitted. - Elizabeth Nelson did not vote.

**DISCUSSION ITEM:**

24. 2501 THOMAS AVE  
State Thomas Historic  
District  
CA067-299(JA)  
Jim Anderson

**Request:** 1) Reconfiguration of porches , stairs and exits on the west (rear) elevation  
2) Rear extension to accomodate an ADA elevator.  
3) New curb cut and additional parking.

**Applicant:** WKMC Architects, Michael J. Malone, AIA

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Reconfiguration of porches , stairs and exits on the west (rear) elevation - Approve - Approval of new rear balcony and change in orientation of the stairs. The balcony railing is a different material and conforms to the Secretary of Interior's Standard #9; new construction be differentiated form existing construction.  
2) Rear extension to accomodate an ADA elevator. - Deny without Prejudice - Denial without Prejudice of the large triangular windows in the gable end. These windows are not appropriate to this structure. Even though these windows are located on the rear, these windows will be easily visible from the street and are not proportionally balanced and are not typical of the style and period of the main building. Ordinance # 19084 Section 8(a)(16)(F)(i) and (ii). Extending roof and new elevator shaft is approved. Materials of elevator shaft is approved. The different surface pattern to differentiate from the existing building.  
3) New curb cut and additional parking. - Approve - Approval of parking changes.

**Task Force Recommendation:** 1) Reconfiguration of porches , stairs and exits on the west (rear) elevation - Approve - New rear balcony is a different material and conforms to the Secretary of Interior's Standard in that new construction be differentiated form existing construction. Change in orientation of the stairs is approved.  
2) Rear extension to accomodate an ADA elevator. - Approve - Extending roof and new form is approved. Materials of elevator shaft is approved; different surface pattern to differentiate from the existing building.  
3) New curb cut and additional parking. - Approve - New curb cut and additional parking is a good thing, they are utilizing the same area of concrete more efficiently.

**DISCUSSION ITEM:**

25. 5125 SWISS AVE  
Swiss Avenue Historic  
District  
CA067-265(MW)  
Marcus Watson

**Request:** 1) Replace two trees.  
**Applicant:** Jeffery Bryan  
**Representative:** N/A  
**Date Filed:** February 8, 2007  
**Staff Recommendation:** 1) Replace two trees. - Deny without Prejudice - 1. According to material supplied by applicant, Cedar Deodar is not suitable and hearty in this climate.  
2. While a Little Gem Magnolia is an appropriate size for an ornamental tree and the species is appropriate to the area, the placement close to the house may prove problematic due to aggressive root systems.  
(Development Code 51A-4.501(g)(6)C.i.dd. The proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.)

**Task Force Recommendation:** 1) Replace two trees. - Deny without Prejudice - 1. Do not recommend Cedar Deodar, not suitable for this climate.  
2. Do not recommend Little Gem Magnolia: a) placement too close to main house; b) this tree has a root system harmful to foundations and below grade plumbing lines.

26. 1836 W DAVIS ST  
Winnetka Heights Historic  
District  
CD067-013(MW)  
Marcus Watson

**Request:** 1) Demolish three buildings of the existing Cliffwood Apartment Complex. Erect chain link fence around perimeter of property. The structures are newer than the period of significance.

**Applicant:** Cliffwood Development, LLC

**Representative:** N/A

**Date Filed:** March 1, 2007

**Staff Recommendation:** 1) Demolish three buildings of the existing Cliffwood Apartment Complex and erect chain link fence. - Approve - Development Code Sec. 51A-4.501(h)(4)D. The landmark commission must deny an application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance unless it finds that: (i) the structure is noncontributing to the historic overlay district; (ii) the structure is newer than the period of historic significance for the historic overlay district; and (iii) demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.  
This property is not only non-contributing, but incompatible with the district.

**Task Force Recommendation:** 1) Demolish three buildings of the existing Cliffwood Apartment Complex and erect chain link fence. - Approve - Proposed demolition of buildings. Buildings are non-contributing.



**DISCUSSION ITEM:**

27. 306 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA067-277(MW)  
Marcus Watson

**Request:** 1) Construction of accessory building (storage). Structure is about 95% completed.

**Applicant:** HILARIO GARZA

**Representative:** N/A

**Date Filed:** February 26, 2007

**Staff Recommendation:**

- 1) Construct accessory building (storage). - Deny without Prejudice - 1. Box (close) in soffit and fascia to match house.
2. Change siding to 1 of 3 appropriate choices: novelty siding, board-and-batten, or wooden simulation of board-and-batten.
3. Window headers should be no more than 1 foot higher than door header and have same proportions as windows on main building.

[9.a.(1) Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.]]

**Task Force Recommendation:**

- 1) Construct accessory building (storage). - Deny without Prejudice - Closing in of soffitt to match house: 1 of 3 possibilities of siding being novelty siding, board on batten, or siding to look like board on batten. Windows to be lowered to proper height for soffitt. Resubmit plans before proceeding.

**DISCUSSION ITEM:**

28. 317 S WILLOMET AVE  
Winnetka Heights Historic  
District  
CA067-285(MW)  
Marcus Watson

**Request:**

- 1) Remove all existing wrought iron post and railings on the upstairs porch and replace with wood columns and rails. Add rails to bottom porch.
- 2) Remove the existing wood shingles on the face of the top porch and replace siding where needed.
- 3) Remove three entrance doors. Install central door and sidelights. New siding patched in.
- 4) Change electrical panels on rear and clean up wiring.
- 5) Construct 9-foot solid wood fence around back yard with electric wrought iron gate at southwest corner (rear) of house.
- 6) Paint house. Body: Vanilla Brandy (Tan), Trim: Du Jour (white), Accent: Phantom Mist (Black)
- 7) Replace 3 wood windows located in back of house with thermo pane aluminum windows to match existing windows. All other existing windows are aluminum frame.

**Applicant:**

Carl and Esther Cowart

**Representative:** N/A

**Date Filed:** February 27, 2007

**Staff Recommendation:**

- 1) Replace wrought iron with wood columns and add wood railings. - Approve - Winnetka Heights Ordinance Sections 9.(a)(3) Architectural Detail, 9.(a)(9) Columns, and 9.(a)(11)(A) Detailing.
- 2) Remove shingles from front of porch to reveal original siding. Replace as needed. - Approve - 9.(a)(10) Facade Materials: (A) In General and (C) Wood Facades.
- 3) Remove three entrance doors. Install central door and sidelights. New siding patched in. - Approve - 9.(a)(17)(A) Front Facade Openings. There is no evidence that the 2 flanking doors are original. The center door opening (door itself to be replaced) is compatible with other similar structures in district. The new sidelights will effectively replace the two flanking door openings, though not exactly the same size and shape.
- 4) Change electrical panels on rear and clean up wiring. - Approve - Minor repair and maintenance. New boxes appropriately placed on rear of building.
- 5) Construct solid wood fence in backyard with electric wrought iron gate. - Approve - 9.(b)(2) Fences. Both the wooden privacy fence in the back yard and the wrought iron driveway gate at the back corner of the house meet the design criteria.
- 6) Paint house. - Approve - Body: Vanilla Brandy (Tan), Trim: Du Jour (white), Accent: Phantom Mist (Black) 9.(a)(8) Color: (B) and (C) Proposed colors meet the design criteria.
- 7) Replace 3 windows in rear. - Approve with Conditions - All of the windows in the house, except these three remaining wood windows in the rear, have been inappropriately replaced in the past with aluminum windows. These windows are in very poor condition. 9.(a)(17)(F)(iii) states, "All windows, doors and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door. Therefore, applying the criteria strictly and although the windows will not match, the window on the side of the house should be a wood, one-over-one double hung unit. The windows on the back of the

double-hung unit. The windows on the back of the house could be aluminum to match the other windows.

- Task Force Recommendation:**
- 1) Replace wrought iron with wood columns and add wood railings. - Approve
  - 2) Remove shingles from front of porch to reveal original siding. Replace as needed. - Approve
  - 3) Remove three entrance doors. Install central door and sidelights. New siding patched in. - Approve
  - 4) Change electrical panels on rear and clean up wiring. - Approve
  - 5) Construct solid wood fence in backyard with electric wrought iron gate. - Approve
  - 6) Paint house. - Approve
  - 7) Replace 3 windows in rear. - Approve with Conditions - Replace or repair existing wood windows with wood.

29. 401 N WINNETKA AVE  
Winnetka Heights Historic  
District  
CA067-284(MW)  
Marcus Watson

- Request:**
- 1) Paint exterior of house and garage. Body: Grey Timber Wolf, Windows and Doors: Bridal Veil, Doors: Cherry Cobbler
  - 2) Replace existing rear garage sliding doors with new 9'x7'6" white metal doors. Siding repaired where needed. Repair and/or replace existing metal roof. Paint to match house.

**Applicant:** MICHAEL J REITZ

**Representative:** N/A

**Date Filed:** February 26, 2007

- Staff Recommendation:**
- 1) Paint exterior of house and garage. - Approve - Body: Grey Timber Wolf, Windows and Doors: Bridal Veil, Doors: Cherry Cobbler. Meets color criteria in Ord. No. 18369, Section 9(a)(8)(c).
  - 2) Replace rear facing garage doors. - Approve - Door faces alley. Accessory buildings must be compatible with the materials, detailing and color of the main building. Ord. No. 18369, Section 9(a)(1).

- Task Force Recommendation:**
- 1) Paint exterior of house and garage. - Approve
  - 2) Replace rear facing garage doors. - Approve with Conditions - Recommend doors to be wood style to match board on batten siding. Colors ok, placement ok.

#### **OTHER BUSINESS:**

1. Approval of Minutes of March 5, 2007.
2. Correction to Minutes of January 8, 2007. Page 7, Item # 5. Clark Mitchell spoke in opposition to the applicant.
3. Approval of the 2005-2006 Annual Report.
4. Initiation of 2601-2619 McKinney Avenue. This site was historically the Mc Kinney Avenue Baptist Church. The property was recently used as the Hard Rock Café. This request includes the adjacent parking lot.  
Staff Recommendation: Hold under advisement to allow staff to develop a memorandum of agreement with the owner.  
Designation Committee Recommendation: Approval of eligibility for landmark designation.
5. 2927 Maple Avenue, Stoneleigh Court Hotel - Recommendation to Texas Historic Commission on National Register Designation.
6. 6135 Bryan Parkway - Demolition by Neglect, Marcus Watson.
7. Consideration of changes to the Landmark Commission Rules of Procedure.
8. Establishment of a Tax Incentive Committee.

**OTHER BUSINESS:**

9. Questions and comments about any routine maintenance request approved by city staff and provided to the Landmark Commission for review. List of properties receiving routine maintenance approvals are available at the Department of Development Services from Luann Taylor.

10. Designation Committee Meetings will be held on the following dates:

Monday, April 9, 2007, 6:00 p.m., Site Visit - 3900 Bowser.

Wednesday, April 11, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, April 18, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, April 25, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, May 9, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, May 23, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

## 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]