



REVISED

CITY OF DALLAS

LANDMARK COMMISSION
Monday, December 1, 2008

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Room 5/E/S	11:00 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers – 6 th floor	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, Manager of Historic Preservation
- Kate Singleton, Chief Planner
- Jim Anderson, Sr. Planner Historic Preservation
- Tracey Cox, Planner Historic Preservation
- Mark Doty, Sr. Planner Historic Preservation
- Marcus Watson, Sr. Planner Historic Preservation

BRIEFING ITEMS

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Initiations and Designations, Discussion and Other Business Items.
2. Presentation on list of vacant/underutilized downtown buildings and its purpose, Vernae Martin, Economic Development.

CONSENT ITEMS

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. 402 S. Montclair
Certificate of Eligibility
Case Number: CE089-005(TC)
Tracey Cox | <p><u>Request:</u> A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$17,735 in expenditures spent on rehabilitation within the three years prior to the CE approval.</p> <p><u>Applicant:</u> David & Candyce Tart</p> <p><u>Application Filed:</u> 11/17/2008</p> <p><u>Staff Recommendations:</u> Approval of the Certificate of Eligibility and approval of \$17,735 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.</p> <p><u>Task Force Recommendations:</u> N/A</p> |
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2. **5600 Victor**

Certificate of Eligibility
Case Number: CE089-004(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Robert Fragosa

Application Filed: 10/18/2008

Staff Recommendations: Approval of the Certificate of Eligibility.

Task Force Recommendations: N/A

3. **5700 Junius St.**

Certificate of Eligibility
Case Number: CE089-006(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Judy Claudette Head

Application Filed: 11/13/2008

Staff Recommendations: Approval of the Certificate of Eligibility.

Task Force Recommendations: N/A

4. **5700 Junius St**

Junius Heights
CA089-097(TC)
Tracey Cox

Request: Relocate new craftsman front door to original location. Replace previous door location with siding to match the original.

Applicant: Claudette Head

Application Filed: November 5, 2008

Staff Recommendations: Door – Approve with Conditions - Section 5.2 of the preservation criteria states that "it is recommended that non-original or altered original doors and windows that do not match the historic appearance of the main building be replaced with appropriate doors and windows" and section 4.1.c says that "historic solid to void ratio of protected facades must be maintained". There is evidence to show that the original front entry was located at the position suggested by the applicant which is the current location of a window. Although staff does support relocating the door back to its original location, staff is concerned that the solid to void ratio is being altered. Staff recommended that a window be located in the place of the former to maintain the solid to void ratio and maintain symmetry on the front façade.

Task Force Recommendations: Door – Approve - Remove the French doors and sidelights (5.2). Place a new craftsman door in original location without sidelights. Per 5.7 new doors may be permitted if it can be shown where the original door once was.

5. **3816 Commerce St**

Dallas Poower and Light East
Substation
CA089-106(MD)
Mark Doty

Request: 1) New stair/elevator structure with connection to building. 2) Landscape plan.

Applicant: Ron Wommack

Application Filed: November 6, 2008

Staff Recommendations: 1) New stair/elevator structure with connection to building. – Approve - Approve drawings submitted with the finding of fact that although the proposed work does not comply with Section 3.1 that prohibits new construction in Zone B, 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 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 and Sections 9.1, 9.3, 9.4,

9.5, 9.6, and 9.7. Secretary of the Interior Standard 9.

2) Landscape plan. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for Building Site and Landscaping in the preservation criteria Sections 3.3, 3.7 and 3.11 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations 1) New stair/elevator structure with connection to building. – Approve - Approve stair tower as submitted.

2) Landscape plan. – Approve - Approve landscape plan with the condition that it include plant material which is compatible with historic landscape material.

6. **1010 N Beckley Ave**
Lake Cliff Historic District
CA089-085(JA)
Jim Anderson

Request: New casement wood windows.

Applicant: Mercedes Sperling

Application Filed: October 28, 2008

Staff Recommendations: New casement wood windows. – Deny without Prejudice - Craftsman houses of this type in Dallas neighborhoods have double hung windows. One-over-one are the standard configuration. Recommend denial without prejudice of the windows installed. The applicant must reapply and submit cutsheets of the new wood one-over-one windows for task force review as requested by task force. Ordinance No. 23328. Section 5.3. Replacement windows must express muntin and mullion size, light configuration and material to match the historic.

Task Force Recommendations New casement wood windows. - Deny without Prejudice - Remove casement windows and replace with 1over 1 double hung or single hung wood windows. Come back to taskforce with cut sheets on windows.

7. **5200 Victor St**
Munger Place
CA089-061(MW)

Request: Construct 12'x12' wooden pergola/arbor in rear yard, per site plan and photo, with 6"x6" posts and 2"x6" joists and a finished height not to exceed 8'6", painted white. Placement to be a minimum of 10 feet from side property line.

Applicant: Marty Lowe

Application Filed: October 6, 2008

Staff Recommendations: Construct pergola in rear yard, per site plan and photo. – Approve - The proposed work will have no adverse effect on the district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Construct pergola in rear yard, per site plan and photo. – Approve – Comments only – no quorum.

8. 4403 Worth St

Peak's Suburban Addition
CA089-093(MD)
Mark Doty

Request: 1) New garage in rear yard.

2) New buff, iron spot brick front walkway and steps. Brick to match existing brick on house skirting.

Applicant: Don Yarbrough

Application Filed: November 4, 2008

Staff Recommendations: 1) New garage in rear yard. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6, and 6.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Paint color to be re-submitted at a later date.

2) New buff, iron spot brick front walkway and steps. Brick to match existing brick on house skirting. – Approve with Conditions - Approve site plan submitted with the condition the new brick matches the buff, iron spot brick on the house skirting and with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Staff recommends that concrete is considered by Applicant for the new steps instead of brick proposed.

Task Force Recommendations 1) New garage in rear yard. – Approve - Garage approved as submitted. Recommend the addition of information on all exterior doors, windows and shingles.

2) New buff, iron spot brick front walkway and steps. Brick to match existing brick on house skirting. – Approve with Conditions - Sidewalk brick to replace concrete walk and have rolled cheek walls at steps. Provide more detail.

9. 2618 Thomas Ave

State Thomas
CA089-090(JA)
Jim Anderson

Request: Install new window on north side of structure.

Applicant: Thom Adams

Application Filed: November 3, 2008

Staff Recommendations: Install new window on north side of structure. – Approve - The addition of this window adds to the architectural interest on this side facade. This is a new construction and is a non-contributing structure. The proposed work is compatible with the historic district overlay district. 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations Install new window on north side of structure. – Approve -

10. **5002 Swiss Ave**
Swiss Avenue
CA089-105(MW)
Marcus Watson

Request: Replace chain link fence return on the northeast side of the house with 5.5-foot tall brick wall, per plan. The brick and cast concrete base and cap are to match the house as nearly as possible. The height of the cap is to line up with the concrete line on the house at window sill level.

Applicant: Craig Reckerdres

Representative: Sam Bebeau

Application Filed: October 22, 2008

Staff Recommendations: Replace chain link fence return on northeast side with brick wall, per plan. – Approve - Finding of Fact: The proposed fence does not obscure any architectural details. The proposed work is consistent with the criteria for masonry fences in Ordinance #18563, Section 14(b)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Replace chain link fence return on northeast side with brick wall, per plan. – Approve - Comments only - no quorum. Fence replaces current fence location - okay with exception of not being 50% back due to no blocking of architectural items. New fence will match materials of house and architectural lines of house.

11. **6100 Bryan Pkwy**
Swiss Avenue
CA089-104(MW)
Marcus Watson

Request: Enclose side porch, which was previously screened, with clapboard and windows to match existing per plans, retaining the columns and other architectural details. Colors to match existing.

Applicant: Charles and Anita Bryant

Application Filed: October 21, 2008

Staff Recommendations: Enclose side porch, which was previously screened, clapboard and windows to match existing per plans – Approve with Conditions - Findings of Fact: (1) although the porch is located on the side facing a street, it is behind an original sun porch from the front facade and it is integrated into the main form of the house as opposed to projecting from the main structure; and (2) the original columns and architectural form of the porch will be retained and will be readable as an original porch. Conditions: Clapboard siding size and new windows to exactly match existing with identical trim and mullion measurements and details. Columns to be retained with new materials placed between or behind them. If conditions are met, the proposed work is consistent with the criteria for windows, doors, and facade materials in Ordinance #18563, Section 14(a)(16)(F)(ii-iv) and Section 17(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Enclose side porch, which was previously screened, clapboard and windows to match existing per plans – Approve - Comments only - no quorum. Due to side porch and materials matching house and keeping integrity of current side porch, approve.

12. **418 N Montclair Ave**
Winnetka Heights
CA089-100(JA)
Jim Anderson

Request: 1) Landscaping.
2) Changes to rear deck.
3) New wrought iron fence.

Applicant:

Application Filed:

Staff Recommendations: 1) Landscaping. – Approve - Approval of landscaping as submitted. Ordinance No.18369 Section(9)(b)(3).

2) Changes to rear deck. – Approve - Approval of deck renovations as proposed. Ordinance No.18369 Section 9(2).

3) New wrought iron fence. – Approve - Approval of fence as proposed. Ordinance No. 18369 Section 9(b)(2).

Task Force Recommendations: 1) Landscaping. – Approve - Approval of proposed landscape.

2) Changes to rear deck. – Approve - Approval of renovations (deck).

3) New wrought iron fence. – Approve - New fence O.K.

13. **115 S Rosemont Ave**
Winnetka heights
CA089-098(JA)
Jim Anderson

Request: Paint exterior.

Applicant: Steven Wilson

Application Filed: November 5, 2008

Staff Recommendations: Paint exterior. – Approve - Approval as submitted. Ordinance No. 18369. Section 9(a)(8)(C). The colors of a structure must be complimentary of each other and the overall character of this district.

Task Force Recommendations: Paint exterior. – Approve - Paint colors as proposed are O.K.

14. **122 N Winnetka Ave**
Winnetka Heights
CA089-102(JA)
Jim Anderson

Request: New front yard landscape beds.

Applicant: Kevin Miller

Application Filed: October 27, 2008

Staff Recommendations: New front yard landscape beds. – Approve - Approval of landscaping as submitted. Ordinance No.18369 Section(9)(b)(3).

Task Force Recommendations: New front yard landscape beds. – Approve - Landscape submitted O.K.

15. **130 N Windomere Ave**
Winnetka Heights
CD089-012(JA)
Jim Anderson

Request: Demolish garage.

Applicant: Lonnie Johnson

Application Filed: October 27, 2008

Staff Recommendations: Demolish garage. – Approve - Structure is not historic or contributing to the district. Dallas Development Code Section 51A-4.501(h)(4)(D).

Task Force Recommendations: Demolish garage.- Approve - Approval of proposed demolition of non-contributing structure.

16. **130 N Windomere Ave**
Winnetka Heights
CA089-108(JA)
Jim Anderson

Request: 1) Rear addition
2) New garage

Applicant: Lonnie Johnson

Application Filed: November 6, 2008

Staff Recommendations: 1) Rear addition – Approve with Conditions - Approval, windows should be wood to match the original or be wood 1-over-1 on addition. Submit cutsheets for windows. Applicant has added a notch between the existing house and new addition as requested. Ordinance No. 18369 Section 9(a)(2)

2) New garage – Approve with Conditions - Approval of both one and two car garages as proposed. Either garage must meet all development standards. Ordinance No. 18369 Section 8(d) and Section 9 (a)(1).

Task Force Recommendations: 1) Rear addition – Approve with Conditions - Match 8-over-one windows (salvaged o.k.) Submit cutsheet for windows.

2) New garage – Approve with Conditions - Approval, Submit lot coverage including garage.

DISCUSSION ITEMS

1. 404 N Ervay St
US Post Office
CA089-110(MD)
Mark Doty

Request: 1) Replace existing windows with doors on 2nd floor at low roofs - Bryan Street elevation
2) Replace existing doors and windows with doors at Penthouses.
3) Add elevator with enclosure to access roof level.
4) Add toilet and dryer louver openings on non-protected facades.

Applicant: Norman Alston

Application Filed: November 6, 2008

Staff Recommendations: 1) Replace existing windows with doors on 2nd floor at low roofs - Bryan Street elevation – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Replace existing doors and windows with doors at Penthouses. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Add elevator with enclosure to access roof level. – Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for the roof in the preservation criteria Section 3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Add toilet and dryer louver openings on non-protected facades. – Approve with Conditions -- Approve drawings submitted with the conditions that the vents are painted to match existing color of masonry, the brick/stone removed for installation of the vents is salvaged and kept on site and all conditions outlined by Texas Historical Commission and National Park Service are followed with the finding of fact that the proposed work does comply with the criteria for the fenestrations and openings in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: 1) Replace existing windows with doors on 2nd floor at low roofs - Bryan Street elevation – Approve with Conditions - Approve modifications of windows with condition that drawings showing historic and proposed window details be shown.

2) Replace existing doors and windows with doors at Penthouses. – Approve with Conditions - Approve modifications of windows with condition that drawings showing historic and proposed window details be shown.

3) Add elevator with enclosure to access roof level. – Approve - Elevator addition is approved as submitted.

4) Add toilet and dryer louver openings on non-protected facades.- Approve with Conditions - Vents approved on non-protective

facades. Vents on protective facades approved with the condition that Applicant can indicate to Landmark Commission that ductwork associated with vents must be routed thru facade to preserve the existing historic (interior) ceiling on 3rd floor.

2. 1907 Elm St
Harwood Historic District
CA089-109(MD)
Mark Doty

Request: Tower Petroleum - Conceptual approval for building restoration and demolition of 1900 Pacific for new condominium tower.

Applicant: Pacific 2004 Holdings, LTD

Application Filed: November 6, 2008

Staff Recommendations: Tower Petroleum - Conceptual approval building restoration. Demolition/new construction 1900 Pacific – Approve with Conditions - Approve conceptually with the condition that the final Certificate of Demolition and design drawings and details are submitted for Landmark Commission approval.

Task Force Recommendations: Tower Petroleum - Conceptual approval building restoration. Demolition/new construction 1900 Pacific – Approve - Approved conceptual design as submitted. Firsching abstained.

3. 112 N Beacon St
Junius Heights
CA089-125(TC)
Tracey Cox

Request: Installation of a sign on the front facade

Applicant: Carmela Loera

Application Filed: November 6, 2008

Staff Recommendations: Sign – Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). The structure is noncontributing to the historic district and was constructed in 1950. The proposed work is compatible with the historic overlay district. The building is 66 feet long and the proposed sign is only 6 feet long. The sign is simple, with plain lettering, that is not permanently attached to the building. Although this is considered a gateway to Junius Heights, it is also a community retail zoned area. The Secretary of the Interior's Standard for Rehabilitation #3 says that "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken". This building should be treated as a 1950's building, and the proposed sign is an appropriate addition to the property that does not negatively detract from the historic district.

Task Force Recommendations: Sign – Approve with Conditions - Banners are felt to be inappropriate per 12.1. Painted lettering on the front fascia is not to exceed the size of the existing banner which is 6 feet. Vinyl letters may also be applied directly to the front fascia in lieu of a painted sign. Staff should approve lettering of the sign prior to installation

4. **1209 N Carroll Ave**
Peak's Suburban Addition
CA089-095(MD)
Mark Doty

Request: New interior side yard wood fence, 6'-0" in height, located close to front corner of the structure.

Applicant: Evelia Garfias

Application Filed: November 5, 2008

Staff Recommendations: New interior side yard wood fence, 6'-0" in height, located close to front corner of the structure. – Approve - Approve site plan dated 11/19/08 with the finding of fact that although the proposed work does not comply with Section 2.11(a) that prohibits interior side yard fences from being closer to the front facade than 5'-0", 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 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 and the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.13, 2.14 and 2.15 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: New interior side yard wood fence, 6'-0" in height, located close to front corner of the structure. – Deny without Prejudice -

5. **2807 Tanner St**
Wheatley Place
CD089-008(TC)
Tracey Cox

Request: Demolition of a main structure due to imminent threat to public health and safety.

Applicant: City Attorney's Office

Application Filed: October 2, 2008

Staff Recommendations: Demolition of a main structure – Approve with Conditions - 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. Mature trees in good health must be identified by a City arborist and preserved in place during demolition and clean-up process.

Task Force Recommendations: Demolition of a main structure – Approve -

6. **214 S Windomere Ave**
Winnetka Heights
CA089-103(JA)
Jim Anderson

Request: New gate already constructed of wood and iron.

Applicant: Paul Muniz

Application Filed: October 9, 2008

Staff Recommendations: New gate already constructed of wood and iron. – Deny without Prejudice - Ordinance No. 18369 Section 9(b)(2)(A)(ii). The top edge of a fence must be along a line that is either horizontal, or substantially parallel to grade. The top edge of a fence must be flat. Staff is recommending denial without prejudice to be consistent with precedent and the ordinance.

Task Force Recommendations: New gate already constructed of wood and iron. – Approve -

7. **310 N Willomet Ave**
Winnetka Heights
CA089-114(JA)
Jim Anderson

Request: New fence and gate.

Applicant: Vicki Lee

Application Filed: November 6, 2008

Staff Recommendations: New fence and gate. – Approve with Conditions - The Landmark Commission may allow a fence to be located anywhere in the interior side-yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or adjacent lot. The triple windows are a significant architectural feature of the house. Ordinance No. 18369 Section 9(b)(2)(C)(ii). The trellis should not exceed 3 feet in depth. In addition after attending the task force meeting the applicant at 314 N. Willomet, that shares the fence location, sent an email to staff requesting that both fences be set back to behind the triple windows at 310 N. Willomet and behind the bathroom window of 314 N. Willomet. He stated that the fences further forward would not give room to park cars securely without being significantly closer to the street and his view out side windows would be of a fence instead of the neighboring house. He also added that the precedent setting decision would go against the spirit of the ordinance. Staff supports the fence in that location. *Revision to staff recommendation:* To support the email set to staff by the owner of 310 N. Willomet to increase the fence height from 7'2" to 8 feet. The fences would be an offset by 2 feet . If the trellis is on top of the fence it would not exceed 9 feet in height. We support the option of the trellis adjacent and behind the fence at a height not to exceed 10 feet. The gate width would increase to 4 feet.

Task Force Recommendations: New fence and gate. Approve with Conditions - Proposed side fence with 3 foot walk through gate to be behind the dining room windows. Trellis not to exceed 3 feet in depth.

8. **314 N Willomet Ave**
Winnetka Heights
CA089-113(JA)
Jim Anderson

Request: New fence and gate.

Applicant: Phillip Granderson

Application Filed: November 5, 2008

Staff Recommendations: New fence and gate. – Approve with Conditions - After attending the task force meeting this applicant sent an email to staff requesting that both fences be set back to behind the triple windows at 310 N. Willomet and behind the bathroom window of his property at 314 N. Willomet. He stated that the fence further forward would not give room to park cars securely without being significantly closer to the street and his view out side windows would be of a fence instead of the neighboring house. He also added that the precedent setting decision would go against the spirit of the ordinance. Staff supports this fence in that location. The trellis should not exceed 3 feet in depth. Ordinance No. 18369 Section 9(b)(2)(C)(ii). The Landmark Commission may allow a fence to be located anywhere in the interior side-yard if it determines that the fence does not screen all or any portion of a

significant architectural feature of a main building on the same or adjacent lot. The triple windows at 310 N. Willomet are significant. *Revision to staff recommendation:* To support the email set to staff by the owner of 310 N. Willomet to increase the fence height from 7'2" to 8 feet. The fences would be an offset by 2 feet . If the trellis is on top of the fence it would not exceed 9 feet in height. We support the option of the trellis adjacent and behind the fence at a height not to exceed 10 feet. The gate width would increase to 4 feet.

Task Force Recommendations: New fence and gate. – Approve - Proposed common fence O.K. Proposed side fence with 3 foot gate O.K.

9. Gulf Refining Company
Distributing Plant (Hickory Street
Annex), 501 2nd Avenue

Request: Initiation and Designation of Gulf Refining Company
Distributing Plant (Hickory Street Annex), 501 2nd Avenue

Applicant: Gary Kaelson

Application Filed: November 20, 2008

Staff Recommendations: Approval

Task Force Recommendations: Designation Committee
Recommendation: Comment only - approval.

OTHER BUSINESS ITEMS

- 1) Minutes.
- 2) Consideration of a revised draft demolition ordinance.
- 3) Proposed Landmark Commission Statement.
- 4) Presentation on list of vacant/underutilized downtown buildings and its purpose, Vernae Martin, Economic Development.

5) The Landmark Commission Designation Committee are scheduled to meet on the following dates:

Thursday, December 4, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, December 11, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, December 18, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, December 26, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, January 8, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, January 15, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, January 22, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, January 29, 2009, 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. Please review the official agenda for location and time.

6) The Landmark Commission Preservation Plan Committee is scheduled to meet on Tuesday, December 9, 2008.

Note: The official Committee Agenda will be posted in the City Secretary's Office and City Website at: www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.

7) 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, 1500 Marilla Street, 5/c/n, Dallas, Texas, from Luann Taylor.*

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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]*