



CITY OF DALLAS

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LANDMARK COMMISSION
MONDAY, November 3, 2008

CITY SECRETARY
DALLAS, TEXAS

AGENDA

BUS TOUR/SITE VISIT:	(Junius Heights) 6025 Worth St. and (Wheatley) 2843 Casey, 2838 Dathe St., 3519 Meyers S., 2807 Tanner	9:30 a.m.
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

BUS TOUR/SITE VISIT
The Commission will meet in room 5/E/S before boarding the bus to tour/site visit the above mentioned properties.

BRIEFING ITEMS

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Discussion and Other Business Items.
2. Chapter 54 and Section 27 Presentation, Kate Singleton

CONSENT ITEMS

1. 507 S Harwood
Masonic Lodge
District: Harwood
Case Number: CE089-002(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$750 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Lloyd Chance
Application Filed: October 9, 2008
Staff Recommendations: Approval of the Certificate of Eligibility and approval of \$750 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.
Task Force Recommendations: N/A

2. 5638 Gaston Avenue

District: Junius Heights
Case Number: CE089-001(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 and approval of \$24,750 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Jacqueline Alberga

Application Filed: March 5, 2008

Staff Recommendations: Approval of the Certificate of Eligibility and approval of \$24,750 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendations: N/A

3. 130 N. Windomere

District: Winnetka Heights
Case Number: CE089-003(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: Amy Phillips Johnson and Lonnie Johnson

Application Filed: October 7, 2008

Staff Recommendations: Approval of the Certificate of Eligibility.

Task Force Recommendations: N/A

4 3300 Main Street

Dallas Tent & Awning/Murray
Building, Texas Farm & Ranch
Building
Case Number: CA089-052(MD)
Mark Doty

Request: Texas Farm and Ranch - Remove existing infill and replace with new storefront windows.

Applicant: Westdale Deep Ellum Lofts, Ltd.

Application Filed: October 1, 2008

Staff Recommendations: Texas Farm and Ranch - Remove existing infill and replace with new storefront windows - 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 3.12, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Texas Farm and Ranch - Remove existing infill and replace with new storefront windows. Approve with Conditions - Approve the replacement of the windows in concept. Applicant is to consider a window configuration of the previously approved Task Force recommendation report or a configuration more closely matching the original historic windows. Any areas of infill of doors and/or windows to be clearly differentiated as not the original infill.

5. 1520 Elm Street

Stone Street
Case Number: CA089-047(MD)
Mark Doty

Request: Stone Street - New exterior 48" x 18" signage on Elm Street facade.

Applicant: Alison Fournier

Application Filed: October 1, 2008

Staff Recommendations: Stone Street - New exterior 48" x 18" signage on Elm Street facade. – Approve with Conditions - Approve signage as submitted with the condition the proposed signage is approved by Sign Inspection, the signage is attached to the building using the mortar joints instead of the face of the brick and with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations: Stone Street - New exterior 48" x 18" signage on Elm Street facade. – Approve – Approve as submitted.

6. 4104 Junius Street
Peak's Suburban Addition
Case Number: CA089-059(MD)
Mark Doty

Request: New attached signage on non-contributing building.

Applicant: Owens Ear Center

Application Filed: October 2, 2008

Staff Recommendations: New attached signage on non-contributing building. – Approve with Conditions - Approve signage design and description submitted with the condition the proposed signage is approved by Sign Inspection and with the finding of fact the proposed work is consistent with the criteria for signage in the preservation criteria Section 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations: New attached signage on non-contributing building. – Approve with Conditions - Provide font similar to that shown in attached illustration.
No quorum - comments only.

7. 6023 Bryan Pkwy.
Swiss Avenue
Case Number: CA089-056(JA)
Jim Anderson

Request: New "tuff shed" garden shed.

Applicant: Walter Mayfield

Application Filed: October 2, 2008

Staff Recommendations: New "tuff shed" garden shed. – Approve - Shed will have siding and roof slope to match main structure. Site plan and drawing of structure was submitted Ordinance No. 18563.

Task Force Recommendations: New "tuff shed" garden shed. – Approve with Conditions - Submit site plan and drawing of structure including measurements.

8. 2843 Casey Street
Wheatley Place
Case Number: CD089-010(TC)
Tracey Cox

Site visit scheduled for this property

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 –

9. 3519 Meyers Street

Wheatley Place

Case Number; CD089-009(TC)

Tracey Cox

Site visit scheduled for this property

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

10. 2838 Dathe Street

Wheatley Place

Case Number; CD089-011(TC)

Tracey Cox

Site visit scheduled for this property

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 - Structure poses an imminent threat to public health and safety.

11. 1214 Davis Street

Winnetka Heights

Case Number: 089-055(JA)

Jim Anderson

Request: Add new secondary entrances on Clinton Avenue.

Applicant: Edwin Cabaniss

Application Filed: September 30, 2008

Staff Recommendations: Add new secondary entrances on Clinton Avenue. – Approve with Conditions - Door to be flush steel door located on west side of building painted to match the brick. -

Task Force Recommendations: Add new secondary entrances on Clinton Avenue – Approve with Conditions - Door to be flush panel steel entry/exit door on west side of building painted to match the brick. Applicant agreed to these conditions. City Code Section 51A-4.501(g)(6)(C)(i). This door will not have an adverse affect on the district.

12. 206 S Edgefield Avenue
Winnetka Heights
Case Number: CA089-054(JA)
Jim Anderson

Request: Already constructed 8 foot wood fence that extends further forward than the mid-point.

Applicant: Kyle Ballard

Application Filed: October 1, 2008

Staff Recommendations: Already constructed 8 foot wood fence that extends further forward than the mid-point. – Approve with Conditions - Approval to relocate southside fence back to window casing, to maintain privacy for homeowner. With the finding that this property is adjacent to a multifamily property. The driveway and apartment entrances are immediately adjacent to the bedroom windows. Ordinance No. 18369 Section 9 (b)(2). The Commission has the ability to locate a fence anywhere in the interior side-yard if the fence does not screen significant architectural features of the structure. City Code Section 51A-4.501(g)(6)(C)(i). The fence does not have an adverse affect on the neighborhood.

Task Force Recommendations: Already constructed 8 foot wood fence that extends further forward than the mid-point. – Approve with Conditions - Motion to relocate southside fence back to window casing, to maintain privacy for homeowner.

13. 326 S Edgefield Avenue
Winnetka Heights
Case Number: CA089-060(JA)
Jim Anderson

Request: 1) Add concrete walk.

2) Add front steps and steps to driveway.

Applicant: Adam Caskey

Application Filed: October 2, 2008

Staff Recommendations: 1) Add concrete walk. – Approve – Approve as submitted. Ordinance No. 18369 Section 9(b)(9)
2) Add front steps and steps to driveway. – Approve - Approve as submitted.

Task Force Recommendations: 1) Add concrete walk. – Approve - Approve as submitted.

2) Add front steps and steps to driveway. – Approve - Approve as submitted. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEMS

1. 333 N Houston Street

West End

Case Number: CA089-058(MD)

Mark Doty

Request: Conceptual - New construction of a three story, 50,000 square foot Holocaust Museum.

Applicant: Dallas Holocaust Museum

Application Filed: October 2, 2008

Staff Recommendations: Conceptual - New construction of a three story, 50,000 square foot Holocaust Museum. Approve with Conditions - Approve conceptually with the condition that the final design and details are re-submitted for Landmark Commission approval.

Task Force Recommendations: Conceptual - New construction of a three story, 50,000 square foot Holocaust Museum. – Deny without Prejudice - Deny without prejudice the design because the design does not comply with the West End Preservation Criteria.

2. 6025 Worth Street

Junius Heights

Case Number: CA089-037(TC)

Tracey Cox

Request: - 1) Install driveway.

2) Restore porch railing previously removed.

3) Replace 2 front doors with new Craftsman doors.

4) Replace the siding on the foundation skirt.

5) Replace windows.

Applicant: CECELIA YEEDA

Representative: N/A/

Date Filed: September 23, 2008

Staff Recommendation:

1) Driveway - Approve with conditions - New driveway must be completed to meet all the requirements in section 3.2 and be constructed in brushed finish concrete. Under this current CA, the applicant has requested the driveway not extend past the rear corner of the house and not exceed 10 ft in width.

2) Porch railing – Approve with conditions - Section 7.1 of the ordinance says that "historic porches ...on protected facades are protected"; section 7.3 states that "historic columns, detailing, railings, and trim on porches...are protected"; section 4.3 states that "wood siding, trim and detailing must be restored wherever practical"; and the Secretary of the Interior's Standard for Rehabilitation #2 states that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided".. The railing was previously removed without a CA. A porch railing is a significant feature to porches in this area and is typical to the craftsman style. Removing the railing was not an appropriate alteration and the railing must be restored to its original design. Per the above listed sections, the new railing must match in height, spacing, materials, and location as the original railing as documented in original Junius Heights survey.

Site visit scheduled for this property

3) Replace doors – Deny without prejudice - Section 5.3 of the ordinance states that "replacement doors ...must express mullion size, light configuration, and material to match the existing" and section 5.1 states that "historic doors ... must remain intact .. except that doors .. may be replaced if necessary due to damage or deterioration". The existing doors are a 15-light window that is typical to the Craftsman houses in the area, and in particular is similar to the neighboring house which has a similar configuration and style. Although the door proposed by the applicant is a Craftsman door and is typical to the era, staff is not convinced that the existing doors are not the original. The ordinance specifically says replacement doors should match the original, and pending additional evidence that these are not the original door, staff would not support their removal. If the applicant can provide documentation that the doors are deteriorated, the replacement door should match in materials, style, and configuration. Staff encourages the applicant to investigate potentially installing double paned glass or other mechanisms that might provide additional protection without changing the design of the existing doors.

4) Foundation skirt – Approve with conditions - Section 4.1.b of the ordinance states that "reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain and modular size" and section 4.3 states that "wood siding, trim, and detailing must be restored wherever practical". The original foundation skirt had lapped siding with a 6-inch reveal. The foundation skirt was replaced under a routine maintenance CA which allowed a 4-inch wood lap siding. The wood was installed in a simple drop siding pattern rather than a lapped pattern. It gives the appearance of being a straight skirt, rather than one with lapped grooves. The installation of the wood siding in its current configuration is not appropriate to the historic period and is not similar to the original pattern of the house. The siding, as currently configured, may not remain on the house and must be restored to a lap siding configuration. The existing wood siding on the foundation skirt should be removed. If possible the boards may be reused as long as there is at minimum a 4-inch reveal.

5) Replace windows – Approve with conditions - Section 5.1 of the ordinance states that "historic ...windows must remain intact and their openings must be preserved on protected facades, except that .. windows may be replaced if necessary due to damage or deterioration"; section 5.2 states that " ...altered original ...windows that do not match the historic appearance of the main building be replaced with appropriate ... windows"; and section 5.3 which states "replacement ... windows must express mullion size, light configuration, and material to match the original". Also, the Secretary of the Interior's Standard for Rehabilitation #2 states that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features

and spaces that characterize a property shall be avoided". The windows were previously removed without a CA. A fiberglass/wood, 9 over 1 window was installed with screens over the windows. The original windows were wood, one over one configuration. The ordinance very clearly states that replacement materials should match the original in mullion size, light configuration and material. The windows that are currently installed do not match in material or in light configuration and are not appropriate alterations for this property. The existing windows must be replaced with wood windows, with a one over one configuration, to match the original design. In addition, the window trim is much narrower than the original and the trim top caps do not reflect the decorative detailing of the originals. The removal of the top caps and the replacement with a simpler, narrower top cap, detracts from the architectural detailing of the house and adversely affects windows on the structure. The top caps should be replaced to reflect the original design as shown in pictures prior to their removal. Also, the new windows have installed a new bottom casing that is different than the original window.

Task Force Recommendation:

- 1) Driveway – Approve with Conditions - Approve construction of a new driveway with brushed finish concrete per 3.2 and as shown in the photo of half finished driveway.
- 2) Porch railing– Approve - Reinstall porch railing as in photo shown of surviving porch per 7.1, 7.3, 4.3.
- 3) Replace doors– Deny without Prejudice - Per section 5.1, historic doors must remain intact. If they are damaged and need to be replaced, applicant should have a replacement doors that match mullion size, light configuration, and material to match original per section 5.3
- 4) Foundation skirt – Approve with Conditions - Lap siding to be finished with a 4 to 6-inch reveal (6-inch preferred). The task force has concerns about installing the new lap siding over the old.
- 5) Replace windows – Approve with Conditions - Reinstall the removed windows if possible. If not, replace windows that were removed with wood windows. The windows should express the original one over one configuration. All trim should match those of the originals as shown in photos. Bottom casing needs to be removed. As per 5.4, screens may be added. Wood is preferred but painted or factory-finished aluminum storm windows are permitted.

3. 4801 Tremont Street

Munger Place

Case Number: CA089-031(JA)

Jim Anderson

Request: 1) Construct new wood fence.

2) New pergola/carport.

Applicant: Villarreal Elind

Application Filed: September 4, 2008

Staff Recommendations: 1) Construct new wood fence. – Approve with Conditions - The applicant has informed staff that there is a gas line buried 2 feet in from side walk and the fence is only in front of a small portion of the side facade and does not screen any architectural features. Staff recommends that the fence be allowed to remain in its current location since it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district. Ordinance No. 20024 Section 11(b)(2).(iii)and (iv).

2) New pergola/carport. – Deny without Prejudice - The structure does not meet corner-side 10 feet setback. Ordinance No. 20024 Section 11(a)(1)(B). Denial of the flat roof. Accessory structures must have a roof form compatible with the main structure.

Ordinance No. 20024 Section 10(h)(3)

Task Force Recommendations: 1) Construct new wood fence. – Deny without Prejudice - Fence is not setback 2 feet from the side walk and extends too far past the face of corner's structure facade (rear corner).

2) New pergola/carport. – Deny without Prejudice - The structure does not meet corner-side 10 feet setback. Roof form must be compatible with the existing structure.

4. 2500 Thomas Avenue

State Thomas

Case Number: CA089-050(JA)

Jim Anderson

Request: 1) Revision to add balconies.

2) Revision to change facades to brick.

3) Revisions to previously approved windows.

Applicant: Rob Baldwin and Associates

Application Filed: September 29, 2008

Staff Recommendations: 1) Revision to add balconies. – Approve with Conditions - Columns must be have the appropriate thickness and be in more in proportion with the mass of the building and the columns on the larger buildings in the district. Ordinance No. 19084 Section 8(a)(10)and 8(a)(3) Decorative elements must be typical of the style and period of other buildings on the block-face and compatible with contributing structures in the district.

2) Revision to change facades to brick. – Approve with Conditions - There is only one historic brick structure in the district. Structures on Thomas must be clad in siding. On Colby, brick structures should be mixed in with structures with siding for variety. Brick used should be nominal size and not be distressed as the samples submitted. Brick should be solid color with crisp edges not tumbled and antiqued. Ordinance No. 19084 Section 11(A) Brick is an

allowed material. Ordinance No. 19082 Section 8(a)(3). Architectural details must be typical of the district. All facade treatments and materials must be typical.

3) Revisions to previously approved windows. – Approve - Windows are proportionally balanced and typical to the historic district. Ordinance No. 19084 Section 8(a)(16)(F)

Task Force Recommendations: 1) Revision to add balconies. – Approve with Conditions - Colby elevations: Balcony columns to be reviewed for appropriate thickness. Thomas elevations: Balconies must be fully expressed, Columns reviewed for appropriate thickness. Only 2 of the 3 stories can have balconies. Ordinance No. 19082 Section 8(a)(3). Architectural details must be typical of the district.

2) Revision to change facades to brick. – Approve with Conditions - Colby elevations: Brick proportions are O.K. but if small windows go away brick proportions must be reviewed again. Thomas elevations: Windows must be full sized.

Special Meeting Oct. 20, 2008:

Approval of buildings A1,A2, B and C, with the entire turret being siding from ground to roof. Approval of Thomas elevations (D2) with brick on rear, siding front and side to tie brick to sides and front using brick in steps, walkways, column bases etc. Prefer the sharp traditional bricks to creative bricks.

(For brick to be used on each structure) A1- Approved as submitted. A2 - Approved as submitted. B - Use Old Smoky brick in combination with a traditional red brick. C- Approval as submitted.

3) Revisions to previously approved windows. – Approve -

5. **6317 Bryan Pkwy**
Swiss Avenue
Case Number: CA089-038(JA)
Jim Anderson

Request: 1) New front walk and waterfall steps.

2) New aluminum garage door.

Applicant: Doug Edwards

Application Filed: September 24, 2008

Staff Recommendations: 1) New front walk and waterfall steps. – Deny - Denial of moving original waterfall steps and front walk. Changes to original features of the property shall be avoided. The addition of street trees is not an adequate reason to remove and reconfigure the original walk and steps. Secretary of Interiors Standards No. 2, 3 and 6: The removal of historic materials or alteration of features shall be avoided. Changes that create a false sense of history such as adding conjectural features shall not be undertaken. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture and other visual features.

2) New aluminum garage door. – Approve with Conditions - Approval of aluminum garage door with either no windows or rectangular windows. The more contemporary shape of the arched windows, create a garage that is less compatible with the district than the original rectangular windows. Section 51A-4.501(g)(6)(C). The arches are more modern and flattened in a horizontal band and

are not in keeping with the true historic arches on the front of the structure. Adding arches to this non-contributing garage would create a false sense of history. Secretary of Interiors Standard No. 3. The flattened arched windows submitted are not compatible with the shape and detailing of the main building. Ordinance No. 18563 Section 14(a)(1)(B) and Section 14(a)(3). As decorative elements they are not compatible with other buildings on the block face.

Task Force Recommendations: 1) New front walk and waterfall steps. – Approve with Conditions - Move is for placement of trees conditional upon brush cement and selection of tree species. Recommend moving of current waterfall step if possible.

2) New aluminum garage door. - Approve

6. **2807 Tanner Street**
Wheatley Place
Case Number: CD089-008(TC)
Tracey Cox

Site visit scheduled for this property

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

7. **1700 W 10th Street**
Winnetka Heights
Case Number: CA089-057(JA)
Jim Anderson

Request: New rear addition.

Applicant: Francisco Javier Lopez

Application Filed: October 2, 2008

Staff Recommendations: New rear addition. – Approve - Approval as submitted. This addition is an extension of the existing old addition, not located on a primary facade and is located towards the rear of the structure. It is inset 6 inches to show it as a later addition. Staff does not recommend extending the original roof line and imitating the historic structure. Secretary of Interiors Standard for Rehabilitation No. 9. City Code Section 51A-4.501(g)(6)(C)(i). This addition will not have an adverse affect.

Task Force Recommendations: New rear addition. – Approve with Conditions - We recommend that CMU/cinder block not be allowed. We recommend that the roof not be flat but to extend the existing roof to encompass new structure. The argument that the existing addition is old does not mitigate the continued use of non-approved materials. Gable end to match existing roof style. Bring structure flush in order to allow smooth transition of roofline. We are mystified that staff approved this addition as submitted. We would never approve this type of decision for a residence in the

neighborhood. Our understanding is that the sign must be refurbished in place-otherwise if it is taken down it cannot be allowed to be reinstalled.

8. 303 S Clinton Avenue

Winnetka Heights

Case Number: CA089-028(JA)

Jim Anderson

Request: New front door.

Applicant: Eric Edison

Application Filed: September 15, 2008

Staff Recommendations: New front door. – Deny without Prejudice - Door must be solid wood with at least 1 pane of plain or beveled glass; not the leaded art glass as shown. Submit door design that is a wood door. Ordinance No. 18369 Section 9(17)(B). Decorative stained glass is no allowed in front doors.

Task Force Recommendations: New front door. – Deny without Prejudice - Need more information on "wood" door. Only with glass. Door submitted not approved with leaded glass.

9. 115 S Rosemont Avenue

Winnetka Heights

Case Number: CA089-053(JA)

Jim Anderson

Request: Repaint exterior.

Applicant: Steven Wilson

Application Filed: October 2, 2008

Staff Recommendations: Repaint exterior. – Deny without Prejudice - The trim and accent colors are not complimentary to the body color and the overall character of the district. Ordinance No. 18369 Section 9(8)(C). There is a large amount of trim on this house and the color is very dominant. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that trim color and there combinations of colors would have an adverse effect on the architectural features of the structure.

Task Force Recommendations: Repaint exterior. – Deny without Prejudice - Come back to us with a different trim and accent to go with the body.

OTHER BUSINESS ITEMS

1) **October 6, 2008 Minutes**

2) **Discussion/Presentation on Chapter 54 and Section 27**

3) **Proposed Landmark Commission Statement:**

A) "The purpose of the Landmark Commission is to preserve the culture and history of Dallas. Your application and strict adherence to the ordinance help achieve this goal."

B) "The Landmark Commission was established to recognize and preserve the historic structures, areas and neighborhoods important to the history and culture of Dallas. Your application and adherence to the ordinances and Secretary of Interior Standards help to achieve this goal."

4) **The Landmark Commission Designation Committee is scheduled to meet on the following dates:**

Thursday, November 6, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, November 13, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, November 20, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.
Thursday, November 27, 2008, 5:45 p.m., Dallas City Hall, Room 5/D/N.
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.

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.

5) **The Landmark Commission Preservation Plan Committee is scheduled to meet on the following dates:**

Tuesday, November 11, 2008
Tuesday, November 18, 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.

NOTE:

Questions and comments regarding any Routine Maintenance

List or properties approved by city staff and provided to the Landmark Commission for review receiving routine maintenance approvals are available at the Department of Development Services, Historic Preservation, 1500 Marilla Street, 5/C/N, Dallas, Texas, 75201, Contact: 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]*