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CITY SECRETARY
DALLAS, TEXAS

City of Dallas
Landmark Commission
Monday, May 4, 2009
AGENDA

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	11:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers, 6th 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
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING ITEMS:

1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.
2. The Landmark Commission will be briefed on the Powers and Duties based on the Dallas Development Code Section 51A-3.103(c)(1 thru 13). Tammy Palomino, Assistant City Attorney; and Kate Singleton.

CONSENT ITEM:

1. 1704 Main Street
Mercantile
CE045-115(TC)
Tracey Cox

Request: To grant an extension of the required completion date for the Certificate of Eligibility for a tax exemption on the added value of the structure located at 1704 Main Street for 15 years.

Applicant: Mercantile Complex LP

Representative: George Burchlaw, Forest City

Date Filed: July 7, 2005

Staff Recommendation: Approval of a one-year extension of the required completion date for the Certificate of Eligibility (CE) because there has been reasonable progress towards completion of the project.

Task Force Recommendation: N/A

CONSENT ITEM:

2. 300 S HOUSTON ST
West End Historic District
CA089-330(MD)
Mark Doty

Request: 1) Construct new parking lot on property formally occupied by Ross Avenue located at southeast corner of Ross Avenue and Houston Street.

Applicant: MICHAEL COKER

Representative: N/A

Date Filed: March 2, 2009

Staff Recommendation: 1) Construct new parking lot on property formally occupied by Ross Avenue. - Approve with Conditions - Approve drawings submitted with the condition the proposed landscaping meets standards per Central Area District regulations 51A-4.124(A)(9)(K) with the finding of fact that although the proposed work does not comply with Section 4 that prohibits new surface parking lots in the West End, 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 will not adversely affect the historic character of the property or the integrity of the historic overlay district and that due to the reconfiguration of portions of Ross Avenue and Houston Street in 2002, this odd-shaped piece of property was historically a paved portion of Ross Avenue.

Task Force Recommendation: 1) Construct new parking lot on property formally occupied by Ross Avenue. - Approve with Conditions - Approve as submitted with condition that landscaping comply with the West End Historic District ordinance.

CONSENT ITEM:

3. 5204 WORTH ST
Munger Place Historic
District
CA089-318(MW)
Marcus Watson

Request: 1) Add 8-ft. wide brush-finish concrete driveway and curb cut on left side of house from street to fence. Driveway to be straight and at least 1 foot from driveway on adjoining property. There is not currently a driveway in the front yard.
2) Replace fences with wood board-on-board in new locations and move gate, per drawings and photos. Keep fence return on sides where currently located for security. There is a side door facing Munger.
3) Add new garage door to rear of garage on alley and add concrete apron from alley to door. Door to match existing side door.

Applicant: Richard Macias

Representative: N/A

Date Filed: April 1, 2009

Staff Recommendation: 1) Add 8-ft. wide concrete driveway and curb cut on left side of house from street to fence. - Approve with Conditions - Driveway must meet all applicable development and curb/sidewalk standards. If this condition is met, the proposed work is consistent with the criteria for driveways in Ordinance #20024, Section 11(b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace fences with wood board-on-board in new locations, per drawings and photos. - Approve with Conditions - The fence must be set back at least 2 feet from the public sidewalk on Munger. The proposed work does not comply with Ordinance #20024, Sect. 11(b)(2)(C)(iii) of the preservation criteria that prohibits a fence in front of a cornerside facade, but it is needed for security for a door opening to a busy cross street and it is replacing a fence that currently exists in the same location and 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 will not adversely affect the historic character of the property or the integrity of the historic overlay district.
3) Add new garage door to rear of garage, per submitted photo. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #20024, Section 11(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Add 8-ft. wide concrete driveway and curb cut on left side of house from street to fence. - No members present.
2) Replace fences with wood board-on-board in new locations, per drawings and photos. - No members present.
3) Add new garage door to rear of garage, per submitted photo. - No members present.

CONSENT ITEM:

4. 2614 HIBERNIA ST
State Thomas Historic
District
CA089-334(JA)
Jim Anderson

Request: 1) Minor revision to proposed garage gables.

Applicant: Gary Scotnicki

Representative: N/A

Date Filed: April 3, 2009

Staff Recommendation: 1) Minor revision to proposed garage gables. -
Approve - Approval of enclosing gable ends, adding a new window in the gable and adding a new pedestrian door as submitted. With the finding of fact that the improvements are compatible with the scale, roof form, materials and detailing of the main building. The garage is consistent with Ordinance 19084 Section (a)(1). The proposed work does meet the standards of City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Minor revision to proposed garage gables. -
Approve - No quorum comments only. Revisions to garage gable to enclose as an air conditioned space with the lower level pedestrian door out of garage, all other details remain then same.

CONSENT ITEM:

5. 2500 THOMAS AVE
State Thomas Historic
District
CA089-326(JA)
Jim Anderson

Request: 1) Revision to window details on front gable (D4 Thomas elevation).
2) Revisions to side elevation (Building type A1 West Elevation).
3) Increase height of A1 height to 47' 4".

Applicant: Rob Baldwin and Associates

Representative: N/A

Date Filed: April 2, 2009

Staff Recommendation: 1) Revisions to window details on the front gable. - Approve - Approval as submitted. With the finding of fact that the windows as combined are typical to Victorian architecture. The windows are consistent with Ordinance 19084 Section (a)(8)(a)(16)(F)(i)and (iii). The proposed work does meet the standards of City Code Section 51A-4.501(g)(6)(C)(i).
2) Revisions to side elevation (Building type A1 West Elevation) - Approve - Approve the changes to the recess wall plane over the stairs A1 from brick to siding. All A1 4th floor balcony roof features to change from a railing to a 42 inch wall section. With the finding of fact the architectural details are compatible with the district. Approval as submitted. With the finding of fact that the windows as combined are typical to Victorian architecture. The details are consistent with Ordinance 19084 Section (a)(8)(3). The proposed work does meet the standards of City Code Section 51A-4.501(g)(6)(C)(i).
3) Increase height of A1 height to 47' 4". - Approve - Approval of change in height. With the finding of fact that the height maximum is 48 feet in the transition district. The height is consistent with Ordinance 19084 Section (6)(c)(2). The proposed work does meet the standards of City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revisions to window details on the front gable. - Approve - No quorum comments only. Approve 3 windows presented, two smaller side windows with one large in the center.

2) Revisions to side elevation (Building type A1 West Elevation) - Approve - No quorum comments only. Approve the recess wall plane over the stairs A1 B and C. All A1 4th floor balcony roof features to change from a railing to a 42 inch wall section.
3) Increase height of A1 height to 47' 4". - Approve - No quorum comments only. Approval of change in height from 44'9" to 47'4".

CONSENT ITEM:

6. 6025 BRYAN PKWY
Swiss Avenue Historic
District
CA089-320(MW)
Marcus Watson

- Request:**
- 1) Remove existing shed addition on garage and add to garage, per drawings.
 - 2) Replace siding on garage with cementitious siding applied to resemble board-and-batten siding. Paint all siding and trim to match house.
 - 3) Replace roof on garage with composition shingle roof to match house.
 - 4) Replace garage door with steel double door, as submitted.
 - 5) Remove single door opening on garage facing the front and install new single-light double doors on side to face backyard.

Applicant: Laura & Michael Duty

Representative: N/A

Date Filed: April 2, 2009

- Staff Recommendation:**
- 1) Remove existing shed addition on garage and add on, per drawings. - Approve with Conditions - New construction must meet all applicable development and building codes. If condition is met, the proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 2) Replace siding on garage with cementitious siding applied to resemble board-and-batten siding, paint - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Replace roof on garage with composition shingle roof to match house. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 4) Replace garage door with steel double door, as submitted. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 5) Remove single door opening on garage and install new single-light double doors on side. - Approve - The proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Remove existing shed addition on garage and add on, per drawings. - No members present.
 - 2) Replace siding on garage with cementitious siding applied to resemble board-and-batten siding, paint - No members present.
 - 3) Replace roof on garage with composition shingle roof to match house. - No members present.
 - 4) Replace garage door with steel double door, as submitted. - No members present.
 - 5) Remove single door opening on garage and install new single-light double doors on side. - No members present.

CONSENT ITEM:

7. 5112 SWISS AVE
Swiss Avenue Historic
District
CA089-309(MW)
Marcus Watson

Request: 1) Remove existing tennis court and fences in rear yard and construct 2 accessory structures per plans.
2) Remodel existing garage per plans.

Applicant: Bill & Jody Bowers

Representative: N/A

Date Filed: March 31, 2009

Staff Recommendation: 1) Remove existing tennis court and fences in rear yard and construct 2 accessory structures per plans. - Approve with Conditions - New construction must meet all applicable development and building codes. If condition is met, the proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remodel existing garage per plans. - Approve with Conditions - New construction must meet all applicable development and building codes. If condition is met, the proposed work is consistent with the criteria for accessory buildings in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Remove existing tennis court and fences in rear yard and construct 2 accessory structures per plans. - No members present.
2) Remodel existing garage per plans. - No members present.

8. 405 S CLINTON AVE
Winnetka Heights Historic
District
CA089-324(JA)
Jim Anderson

Request: 1) New carport.
2) New front door.

Applicant: Rob Romano

Representative: N/A

Date Filed: April 2, 2009

Staff Recommendation: 1) New carport. - Approve - With the finding of fact this accessory structures is compatible with the materials and detailing of the main building. The garage is consistent with Preservation Criteria 18369 Section 9(a)(1). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New front door. - Approve - With the finding of fact this accessory structures is compatible with the materials and detailing of the main building. The door is consistent with Preservation Criteria 18369 Section 9(a)(17)(F)(iii). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New carport. - Approve - Recommend approval as submitted.
2) New front door. - Approve - Recommend approval as submitted.

CONSENT ITEM:

9. 1325 W DAVIS ST
Winnetka Heights Historic
District
CA089-329(JA)
Jim Anderson

Request: 1) Install new brick under windows and paint.
Applicant: Mitchel Fondberg
Representative: N/A
Date Filed: March 9, 2009

Staff Recommendation: 1) Install new brick under windows and paint. - Approve with Conditions - A masonry fill material should be applied to the existing brick to match the texture and finish of the existing condition on the adjacent corner columns. With the finding of fact that the exterior finish will be consistent with the adjacent existing conditions. The brick's treatment is consistent with Preservation Criteria 18369 Section 9(a)(10)(A). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Paint to match. The applicant agreed to this condition.

Task Force Recommendation: 1) Install new brick under windows and paint. - Approve with Conditions - Recommend filling in new brick (with a masonry fill product) to match the finish on the corner columns. Paint to match.

10. 127 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CA089-327(JA)
Jim Anderson

Request: 1) Front yard landscaping.
Applicant: John Smith
Representative: N/A
Date Filed: March 30, 2009

Staff Recommendation: 1) Front yard landscaping. - Approve with Conditions - New landscape curbing should match the existing stone wall. Approval of landscaping as submitted. With the finding of fact that the foundation plants do not screen significant features of the structure and do not exceed two feet above the finished floor level of the porch. The landscaping is consistent with Preservation Criteria 18369 Section 9(b)(3)(A) and (B). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Front yard landscaping. - Approve with Conditions - Landscape plan o.k. as submitted. Match existing wall with proposed stone garden wall (landscape curbing).

CONSENT ITEM:

11. 202 S ROSEMONT AVE
Winnetka Heights Historic
District
CA089-333(JA)
Jim Anderson

Request: 1) Replace two windows on rear of structure with french doors.
2) New rear deck.
Applicant: Jason Harris
Representative: N/A
Date Filed: April 2, 2009

Staff Recommendation: 1) Replace two windows on rear of structure with french doors. - Approve with Conditions - Doors need to be wood and to fill the existing window opening. There are two options to choose from. Doors can be full view (one large glass pane as requested); (a) Three doors; two fixed with one stationary or (b) Two slightly narrower doors with one side light on either side. (as sketched by task force architect). With the finding of fact these doors are compatible with the structure. The doors are consistent with Preservation Criteria 18369 Section 9(a)(17)(F)(iii). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New rear deck. - Approve - Approval of rear deck as submitted with the finding of fact that the deck is in the rear yard and under 6 feet in height. The improvement is consistent with Preservation Criteria 18369 Section 18(b)(A). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace two windows on rear of structure with french doors. - Approve with Conditions - Doors need to be wood with full view (1 window pane per door). Doors to either be 3 doors; 2 fixed with one stationary or 2 smaller doors with one side light on either side. Doors to be scale.
2) New rear deck.

12. 122 N WINDOMERE
AVE
Winnetka Heights Historic
District
CD089-020(JA)
Jim Anderson

Request: 1) Demolish shed.
Applicant: Evelyn Parker
Representative: N/A
Date Filed: March 26, 2009

Staff Recommendation: 1) Demolish shed. - Approve - Approval of demolition. With the finding of fact that the shed was constructed 15 years ago and is not contributing to the district. Dallas Development Code Section 51A-4.501(h)(2)(B)(iv).

Task Force Recommendation: 1) Demolish shed. - Approve - Demo O.K. as submitted.

CONSENT ITEM:

13. 221 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA089-328(JA)
Jim Anderson

Request: 1) Front yard landscaping.

Applicant: Amber Gracia

Representative: N/A

Date Filed: April 2, 2009

Staff Recommendation: 1) Front yard landscaping. - Approve - Approval of landscaping as submitted. With the finding of fact that the foundation plants do not screen significant features of the structure and do not exceed two feet above the finished floor level of the porch. The landscaping is consistent with Preservation Criteria 18369 Section 9(b)(3)(A) and (B) and Section (8). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). The applicant has noted that the non-historic retaining wall will be removed as part of this application.

Task Force Recommendation: 1) Front yard landscaping. - Approve with Conditions - Landscape plan o.k. as submitted. Note the retaining wall to be removed.

CONSENT ITEM:

14. 411 N WINNETKA AVE
Winnetka Heights Historic
District
CA089-290(JA)
Jim Anderson

Request: 1) New addition.
2) reroof existing house with weathered wood color shingles.
3) Replace existing aluminum windows on sides with wood one-over-one windows.

Applicant: Craig Johnson

Representative: N/A

Date Filed: March 11, 2009

Staff Recommendation: 1) New addition. - Approve with Conditions - Approval of rear addition with wood one-over-one windows to match those on the front facade of the structure with the finding of fact that the addition is compatible with the scale, shape, roof form, materials and detailing of the building. The addition is consistent with Preservation Criteria 18369 Section 9(a)(1) and Section 9(a)(17)(F)(iii) The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Reroof house. - Approve - The roof will be weathered wood in color with the finding of fact that the roof color is typical of the style and period of the building. The roof is consistent with Preservation Criteria 18369 Section Section 9(a)(14)(B) The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace existing aluminum windows on sides with wood one-over-one windows. - Approve - Existing aluminum windows should be replaced with wood one-over-one windows as submitted.

Task Force Recommendation: 1) New addition. - Approve with Conditions - Rear addition with materials to match existing. Windows to match the existing (wood) one-over-one windows on front elevation.
2) Reroof house. - Approve
3) Replace existing aluminum windows on sides with wood one-over-one windows. - Approve - Windows to match existing one-over-one windows on the front with the finding of fact that the windows are typical of the style and period of the building. The addition is consistent with Preservation Criteria 18369 Section Section 9(a)(17)(F)(iii). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

15. 101 S WINNETKA AVE
Winnetka Heights Historic
District
CD089-019(JA)
Jim Anderson

Request: 1) Demolish garage.

Applicant: Troy Brown

Representative: N/A

Date Filed: April 2, 2009

Staff Recommendation: 1) Demolish garage. - Approve - Approval of demolition. With the finding of fact that the shed is contemporary and is not contributing to the district. Dallas Development Code Section 51A-4.501(h)(2)(B)(iv).

Task Force Recommendation: 1) Demolish garage. - Approve - Demo O.K. as submitted.

CONSENT ITEM:

16. 101 S WINNETKA AVE
Winnetka Heights Historic
District
CA089-325(JA)
Jim Anderson

Request: 1) New garage.

Applicant: Troy Brown

Representative: N/A

Date Filed: April 2, 2008

Staff Recommendation: 1) New garage. - Approve with Conditions - Garage to have exterior siding and 1x4 corner boards to match main structure. Rafter tails can be exposed as submitted. With the finding of fact that accessory structures must be compatible with the materials and detailing of the main building. The garage must be consistent with Preservation Criteria 18369 Section 9(a)(1) The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). The applicant is in agreement with this conditions.

Task Force Recommendation: 1) New garage. - Approve with Conditions - Exterior siding to match house, close in soffits to match house, 1x4 corner boards to be called out.

DISCUSSION ITEM:

1. 5701 TREMONT ST
Junius Heights
CA089-331(TC)
Tracey Cox

Request: 1) Add gable to the roof on the front facade
2) Add gable to the porch
3) Add window to the front facade
4) Install new columns and porch railings

Applicant: 3SJ LAND & CATTLE CO INC

Representative: N/A

Date Filed: April 2, 2009

Staff Recommendation:

1) Roof gable - Deny without Prejudice - Section 6.1 says that 'the historic slope, massing, configuration, and materials of the roof must be preserved and maintained". The request is also not compatible with Secretary of the Interior Standard #3 that states "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". The current roof configuration is typical to the style and period. The proposed gable is not an appropriate addition to the structure because it adds conjectural features to the protected facades of the structure.

2) Porch gable - Deny without Prejudice - Section 6.3 says that 'historic eaves, coping, cornices, dormers, parapets, roof trim, gables, and porch roofs must be retained, and should be repaired with material matching in size, finish, module and color" and Section 6.1 says that 'the historic slope, massing, configuration, and materials of the roof must be preserved and maintained". The request is also not compatible with Secretary of the Interior Standard #3 that states "Each property shall be recognized as a physical record of its time, place, and use. The current porch roof configuration is typical to the style and period. The proposed gable is not an appropriate addition to the structure because it adds conjectural features to the protected facades of the structure.

3) Window - Deny without Prejudice - Section 4.1.c says that "historic solid-to-void ratios of protected facades must be maintained" and Section 5.3 says that "replacement doors and windows must express mullion size, light configuration and material to match the existing". The request is also not compatible with Secretary of the Interior Standard #3 that states "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". The front facade windows were replaced in 2004 prior to the ordinance being passed, and are incompatible rounded-top windows. The proposed new window is much shorter than the other windows on the front facade, and even though they are not original, typical windows on the structure would be longer. The proposed window is not appropriate because of its location, because of its size, and because there is no documentation to support that a window existed in that location.

4) Columns and railings - Approve - Section 7.1 of the ordinance says that "historic porches .. on protected facades are protected" and section 7.3 states that "historic columns, detailing, railings, and trim on porches .. are protected". In 2004, the porch was renovated with new columns that are not appropriate to the historic district. The proposed columns and railings are compatible with the historic period and style. The columns should be a minimum 10-inch and maximum 12-inch square columns. The railing should be typical to the period and blockface, and meet the necessary building codes.

- Task Force Recommendation:**
- 1) Roof gable - Deny - Per 6.1 and 6.3 of the preservation criteria.
 - 2) Porch gable - Deny - Per 6.1, 6.3, and 7.3 of the preservation criteria.
 - 3) Window - Approve - Since two of the task force members remember a small window in the middle of the 2nd story of the front facade, the recommendation is to approve a small window in the front middle of the facade that matches the small middle window in the back of the existing structure per 5.3 and 5.7.
 - 4) Columns and railings - Approve - Columns should be flat sided and are at least 10 x 10 inches. Railing to match height and style of historical rails in the neighborhood.

DISCUSSION ITEM:

2. 6031 WORTH ST
Junius Heights
CA089-317(TC)
Tracey Cox

Request: 1) Contract an addition on the rear 50% of the structure
Applicant: Kirk Brewer
Representative: N/A
Date Filed: April 2, 2009

Staff Recommendation: 1) Addition - Approve - The initial request to install a front facing attached garage in the rear 50% of the structure does not comply with the following preservation criteria: Section 8.3.d that says "new construction and additions must be in the prairie or craftsman style, typical to contributing main buildings.." and Section 8.5 that says " the massing , shape, building and roof form, materials, solid-to-void rations, details, color, and general appearance of additions must be compliable with the existing historical architectural style". Since the task force meeting, the applicant has revised their request and submitted revised drawings that show the addition to the structure, sans the attached garage and with a detached garage located in the rear yard. Staff recommends approval of the revised drawings because they meet the following preservation criteria: Section 9.1 that says " accessory structures are only permitted in the rear yard.."; Section 9.2 that says "accessory structures must be compatible with the scale, shape, roof form, materials, detailing and color of the main building"; Section 9.3 that says " accessory structures must be at least eight feet from the main building"; Section 9.4 that says "accessory structure .. may not exceed a footprint of 600 square feet .."; Section 9.6 that says "the eave height of accessory structure may not exceed the eave height of the main building"; Section 9.8 that says "for accessory structures adjacent to the alley, a three foot setback must be provided.."; and Section 9.9 that says "minimum side yard setback for accessory structures is three feet with a one and a half foot allowed roof overhang..".

Task Force Recommendation: 1) Addition - Approve with Conditions - Per 8.1, 8.4, 8.5, 8.14. Addition approved without the attached garage. Task Force recommends windows be added to the side of the addition. Materials to match those on the existing house.

OTHER BUSINESS ITEMS:

1. Approval of Minutes of April 6, 2009.
2. Nomination of the National Register of Historic Places. Gulf Oil Distribution Facility, 501 2nd Avenue and Parkland Hospital, 3819 Maple Avenue.
Staff Recommendation: Approval of Nomination
3. Discussion of a "tagline" for the Landmark Commission.

OTHER BUSINESS ITEMS:

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

Thursday, May 7, 2009, 5:30 p.m., Site Visit of the Stanley Marcus House, 10 Nonesuch Rd.

Thursday, May 14, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 21, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 28, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, June 4, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, June 11, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, June 18, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, June 25, 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 changes.

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]*