



City of Dallas  
 Landmark Commission  
 Monday, June 1, 2009  
 AGENDA

RECEIVED

2009 MAY 28 PM 3: 13

CITY SECRETARY  
 DALLAS, TEXAS

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  
 Kate Singleton, Long Range Planner  
 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 Open Meetings Act: Tammy Palomino, Assistant City Attorney.

**CONSENT ITEM:**

1. 2509 Thomas Ave  
 State Thomas  
 CE089-016(TC)  
 Tracey Cox

**Request:** A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years.  
**Applicant:** Estate Hazel Holloway  
**Representative:** N/A  
**Date Filed:** May 7, 2009  
**Staff Recommendation:** Approval of the Certificate of Eligibility  
**Task Force Recommendation:** N/A

2. 1214 W. Davis  
 Winnetka Heights  
 CE089-015(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 \$11,015 in expenditures spent on rehabilitation within the three years prior to the CE approval.  
**Applicant:** Kessler Theater LLC, Edwin Cabinass  
**Representative:** N/A  
**Date Filed:**  
**Staff Recommendation:** Approval of the Certificate of Eligibility with the finding of fact that the structure is potentially contributing to the historic district and approval of \$11,015 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.  
**Task Force Recommendation:** N/A

**CONSENT ITEM:**

3. 3500 S FITZHUGH AVE  
Fair Park  
CA089-378(MD)  
Mark Doty

**Request:** 1) Reposition the loading ramps for the Skyway Ride for non-Fair time usage.  
**Applicant:** State Fair of Texas  
**Representative:** N/A  
**Date Filed:** May 7, 2009

**Staff Recommendation:** 1) Reposition the loading ramps for the Skyway Ride for non-Fair time usage. - Approve with Conditions - Approve the proposed site plan with the conditions that the steel railings and decking ramps match the existing and that this configuration is in place during non-Fair times (December 1st thru July 31st) with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:** 1) Reposition the loading ramps for the Skyway Ride for non-Fair time usage. - Approve - Repositioning loading ramps during non-Fair time (approximately Nov. 15- Aug 1) to sides of station using same railings as presently exist with modifications as required.

4. 301 N MARKET ST  
West End Historic District  
CA089-379(MD)  
Mark Doty

**Request:** 1) Remodel existing accessible ramp.  
**Applicant:** Booth Architecture, LLC  
**Representative:** N/A  
**Date Filed:** May 7, 2009

**Staff Recommendation:** 1) Remodel existing accessible ramp. - Approve with Conditions - Approve drawings submitted with the condition the proposed work meets all applicable Dallas Development Code and Dallas City Code requirements with the finding of the fact the proposed work is consistent with the preservation criteria Section 6.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Remodel existing accessible ramp. - Approve with Conditions - Approve as submitted with condition that ramp meets City of Dallas Development Code and right of way provisions.

**CONSENT ITEM:**

5. 5019 WORTH ST  
Munger Place Historic  
District  
CA089-357(MW)  
Marcus Watson

**Request:** 1) Non-contributing Structure. Install vinyl, aluminum or painted wood replacement windows into 1950's style 4-plex, with double-pane glass for energy efficiency in white, almond, putty or aluminum color, per specifications.

**Applicant:** Kevin Rogers

**Representative:** N/A

**Date Filed:** April 23, 2009

**Staff Recommendation:** 1) Replace windows, per specifications. - Approve with Conditions - All work must comply with applicable development and building codes. If the condition is met, the work is compatible with the historic district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

**Task Force Recommendation:** 1) Replace windows, per specifications. - Approve - Approved as submitted with applicant option on exterior material of aluminum, vynyl or painted wood.

6. 4315 TRELIS CT  
Peak's Suburban Addition  
Neighborhood  
CA089-367(MD)  
Mark Doty

**Request:** 1) New curbing and plantings along streetside and alley.

**Applicant:** Lee C. Chevalier

**Representative:** N/A

**Date Filed:** May 4, 2009

**Staff Recommendation:** 1) New curbing and plantings along streetside and alley. - Approve with Conditions - Approve drawings submitted with the condition that the landscaping meets the requirements for visibility triangles with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.3 and 2.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) New curbing and plantings along streetside and alley. - Approve with Conditions - Approve as submitted with the condition to submit stone sample and landscape planting selection and design.

7. 2500 THOMAS AVE  
State Thomas Historic  
District  
CA089-368(JA)  
Jim Anderson

**Request:** 1) Revise previously approved paint colors.

**Applicant:** Rob Baldwin and Associates

**Representative:** N/A

**Date Filed:** May 5, 2009

**Staff Recommendation:** 1) Revise previously approved paint colors. - Approve with Conditions - Task Force requested to view the colors in the field.

**Task Force Recommendation:** 1) Revise previously approved paint colors. - Requested one more meeting to look at actual paint samples in the field. Specifically requested lighter trim colors.

**CONSENT ITEM:**

8. 2509 THOMAS AVE  
State Thomas Historic  
District  
CD089-021(JA)  
Jim Anderson

**Request:** 1) Demolition of a noncontributing accessory structure.  
2) Demolition of accessory structure.

**Applicant:** Yolanda Lawson MD

**Representative:** N/A

**Date Filed:** May 7, 2009

**Staff Recommendation:** 1) Demolition of a noncontributing accessory structure. - Approve - With the finding that this structure does not appear on the 1921 Sandborn Fire Insurance map. The structure is clad in plywood. The period of significance for the StateThomas historic district is 1870-1920. The building is noncontributing because of age. Dallas Development Code Section 51A-4.501(h)(2)(B)(iv).  
2) Demolition of accessory structure. - Approve - With the finding that if this structure was to be retained it would require total reconstruction. The board on batten walls are load bearing and with studs only at the corners. The foundation also has failed. Dallas Development Code Section 51A-4.501(h)(2)(B)(iii)

**Task Force Recommendation:** 1) Demolition of a noncontributing accessory structure. - Approve - Approval to demolish structure one that is a noncontributing structure.  
2) Demolition of accessory structure. - Approve - Structure two is a threat to public safety with no architectural integrity or merit to save.

9. 5210 SWISS AVE  
Swiss Avenue Historic  
District  
CA089-383(MW)  
Marcus Watson

**Request:** 1) Construct one-story rear addition, per drawings.

**Applicant:** Sam Bebeau

**Representative:** N/A

**Date Filed:** May 6, 2009

**Staff Recommendation:** 1) Construct one-story rear addition, per drawings.  
- Approve with Conditions - All work must comply with all applicable development and building codes. If condition is met, the proposed work is consistent with the criteria for additions in Ordinance #18563, Section 14(a)(2) and meets the standards in Dallas Development Code, Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Construct one-story rear addition, per drawings.  
- Approve with Conditions - Conceptual only. Approval of addition conceptually only. Additional drawings to include 1) Addition exterior elevations, 2) Site Plan, 3) Existing residence floor plan with addition, 4) material color selections.

**CONSENT ITEM:**

10. 5741 SWISS AVE  
Swiss Avenue Historic  
District  
CA089-382(MW)  
Marcus Watson

**Request:** 1) Non-contributing Structure. Remodel and construct additions to both the main structure and the detached garage, per drawings. Brick, paint colors and roofing to match existing. Cementitious siding to be used on rear-facing gable.

**Applicant:** Paul and Debbie Petruzzelli

**Representative:** N/A

**Date Filed:** May 6, 2009

**Staff Recommendation:** 1) Remodel and construct additions to both the main structure and the detached garage, per drawings. - Approve with Conditions - This is a non-contributing structure. All work must comply with applicable development and building codes. If the condition is met, the work is compatible with the historic district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

**Task Force Recommendation:** 1) Remodel and construct additions to both the main structure and the detached garage, per drawings. - Approve - Approval of drawings as submitted. Applicant to submit site plan. Approval includes rear addition and breezeway.

11. 2838 BURGER AVE  
Wheatley Place Historic  
District  
CD089-022(TC)  
Tracey Cox

**Request:** 1) Demolition of an accessory structure due to being constructed outside the period of significance

**Applicant:** Marilyn Holley

**Representative:** N/A

**Date Filed:** May 5, 2009

**Staff Recommendation:** 1) Demolition of an accessory structure - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:** 1) Demolition of an accessory structure - Approve

12. 219 N CLINTON AVE  
Winnetka Heights Historic  
District  
CA089-384(JA)  
Jim Anderson

**Request:** 1) Paint fence to match house.

**Applicant:** Richard Fitzgerald

**Representative:** N/A

**Date Filed:** May 6, 2009

**Staff Recommendation:** 1) Paint fence to match house. - Approve - With the finding of fact that the paint color for the fence will match the body of the house. The proposed work complies with Ordinance #18369 Section 9(a)(8)(C) of the preservation criteria that states colors must be complimentary to the district. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Paint fence to match house. - Approve - Paint fence to match house.

**CONSENT ITEM:**

13. 110 S CLINTON AVE  
Winnetka Heights Historic  
District  
CA089-385(JA)  
Jim Anderson

**Request:** 1) Paint exterior off white color. Body Mushroom Cap 20YY 55/151- Trim Brown Bag 10YY 35/196.  
2) Replace front door.  
3) Replace rear door.  
4) Replace windows on rear and rear portion of side.

**Applicant:** Gayle S. Young

**Representative:** N/A

**Date Filed:** April 27, 2009

**Staff Recommendation:** 1) Paint exterior off white color. Body Mushroom Cap 20YY 55/151- Trim Brown Bag 10YY 35/196. - Approve - This structure is noncontributing and as per City Code Section 51A-4.501(g)(C)(ii) for noncontributing structures the proposed work is to be compatible with the historic overlay district. With the finding of fact that the paint colors submitted are compatible with the district.  
2) Replace front door. - Approve with Conditions - This structure is noncontributing and as per City Code Section 51A-4.501(g)(C)(ii) for noncontributing structures the proposed work is to be compatible with the historic overlay district. Approval of door as shown in Figure 1 and 2 with the finding of fact that as per Ordinance # 18369 Section 9(a)(17)(iii) doors must have at least one light. These 2 wood doors are compatible with the district.  
3) Replace rear door. - Approve - This structure is noncontributing and as per City Code Section 51A-4.501(g)(C)(ii) for noncontributing structures the proposed work is to be compatible with the historic overlay district. Recommend, but not require, door in figure 2. With the finding that as per Ordinance #18369 Section 9(a)(17)(F)(III) only doors on the front and side facades must be typical to the building.  
4) Replace windows on rear and rear portion of side. - Approve with Conditions - This structure is noncontributing and as per City Code Section 51A-4.501(g)(C)(ii) for noncontributing structures the proposed work is to be compatible with the historic overlay district. With the finding that windows on the side should be wood one-over-one to be compatible with the district. Recommend, but not require, windows on the rear also be wood one-over-one. With the finding that as per Ordinance #18369 Section 9(a)(17)(F)(III) only windows on the front and side facades must be typical to the building.

**Task Force Recommendation:** 1) Paint exterior off white color. Body Mushroom Cap 20YY 55/151- Trim Brown Bag 10YY 35/196. - Approve - Outside paint colors: Body Mushroom Cap 20YY 55/151-Trim Brown Bag 10YY 35/196.  
2) Replace front door. - Approve with Conditions - Recommend Figure 1 for the new wood front door.  
3) Replace rear door. - Approve with Conditions - Recommend Figure 2 new wood back door.  
4) Replace windows on rear and rear portion of side. - Approve with Conditions - Replace 7 windows with wood one-over-one windows on sides and back. (Task Force member, Read Kerr, was not in agreement. Mr. Kerr did not want to specify window details on the back.)

14. 126 S ROSEMONT AVE  
Winnetka Heights Historic  
District  
CA089-387(JA)  
Jim Anderson

**Request:** 1) Replace existing aluminum windows with wood windows.  
2) Replace existing front door with a Craftsman style door.  
3) Add attic vent to front gable.  
4) Paint exterior.

**Applicant:** Steve Greenwell

**Representative:** N/A

**Date Filed:** April 21, 2009

**Staff Recommendation:**

1) Replace existing aluminum windows with wood windows. - Approve with Conditions - With the finding of fact that the windows will be wood and the design and specifications will be typical to the style and period of the building. Submit a window cut sheet. The proposed work complies with Ordinance #18369 Section 9(a)(17)(F)(iii) of the preservation criteria. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Replace existing front door with a Craftsman style door. - Approve - With the finding of fact that the door and sidelights will be wood and the design and specifications is typical to the style and period of the building. The proposed work complies with Ordinance #18369 Section 9(a)(17)(F)(iii) of the preservation criteria. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Add attic vent to front gable. - Approve with Conditions - With the finding of fact that there is evidence in the attic that there was an opening in this location in the past. Vents in this location are typical to this district. Submit a sketch to show the design and location of the vent. The design and specifications should be typical to the style and period of the building. The proposed work complies with Ordinance #18369 Section 9(a)(3)(F)(iii) of the preservation criteria that states decorative elements must be typical of the style and period of the building. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Paint exterior. - Approve - With the finding of fact that the paint colors Body: Pelican Bay ECC-30-1, Trim: Historic Cream ECC-49-2 and Accent: Beach Cabana ECC-56-1 are complimentary to each other and the district. The proposed work complies with Ordinance #18369 Section 9(a)(8)(C) of the preservation criteria. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1) Replace existing aluminum windows with wood windows. - Approve with Conditions - Windows need to have cut sheet.

2) Replace existing front door with a Craftsman style door. - Approve - Door proposed o.k. with sidelights (clear glass)

3) Add attic vent to front gable. - Approve with Conditions - Gable vent needs to be to scale.

4) Paint exterior. - Approve - Paint colors proposed o.k.

**CONSENT ITEM:**

15. 414 S WILLOMET AVE  
Winnetka Heights Historic  
District  
CA089-389(JA)  
Jim Anderson

**Request:** 1) Add railing to front porch.  
**Applicant:** Dawn Grimes  
**Representative:** N/A  
**Date Filed:** May 7, 2009  
**Staff Recommendation:**

1) Add railing to front porch. - Approve - With the finding of fact that the railings will match the design and specifications of the railing on the structure located at 314 S. Willomet, as submitted by the applicant. The proposed work complies with Ordinance #18369 Section 9(a)(11)(A) of the preservation criteria that states railings must be typical of the style and period of the main building. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i)

**Task Force Recommendation:** 1) Add railing to front porch. - Approve - New railings on front porch to match specs of the house 3 doors down to the north (as submitted by applicant).

**DISCUSSION ITEM:**

1. 10 NONESUCH RD  
Stanley Marcus House  
CA089-381(MD)  
Mark Doty

**Request:** 1) Marcus House - Conceptual Review of Remodel and Addition.  
**Applicant:** RYAN WILLIAMS  
**Representative:** N/A  
**Date Filed:** May 1, 2009  
**Staff Recommendation:**

1) Marcus House - Conceptual Review of Remodel and Addition. - Approve with Conditions - Approve with the condition that a Certificate of Appropriateness is submitted for Landmark Commission approval with the final designs/specifications, etc.

**Task Force Recommendation:** 1) Marcus House - Conceptual Review of Remodel and Addition. - Approve with Conditions - Approve conceptual plan subject to performance in accordance with the to be adopted Preservation Criteria.

2. 5800 LA VISTA CT  
Edison/La Vista Court  
Addition  
CA089-370(MD)  
Mark Doty

**Request:** 1) Repaint brick exterior of house.  
**Applicant:** Marcie Mirbaba  
**Representative:** N/A  
**Date Filed:** May 6, 2009  
**Staff Recommendation:**

1) Repaint brick exterior of house. - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits painting brick that has not been previously painted. Preservation criteria Section 3.4.

**Task Force Recommendation:** 1) Repaint brick exterior of house. - Deny without Prejudice - Request additional documentation that paint removal is not practicable: Applicant has shown that paint can be removed, but has not shown that qualified Contractors have been given opportunity to propose.



**DISCUSSION ITEM:**

3. 5910 JUNIUS ST  
Junius Heights  
CA089-373(TC)  
Tracey Cox

**Request:** 1) Install light fixtures on the front porch  
**Applicant:** Dave Winer  
**Representative:** N/A  
**Date Filed:** May 1, 2009  
**Staff Recommendation:**

1) Light Fixtures - Approve with Conditions - The proposed lighting fixture is appropriate to the structure, however should be located on the main structure, not on the column. Installation on the porch columns is not consistent with preservation criteria section 4.2.

**Task Force Recommendation:** 1) Light Fixtures - Deny - Per 3.5.a and recommend installing ceiling porch light. Also per 7.1.

4. 5600 VICTOR ST  
Junius Heights  
CA089-376(TC)  
Tracey Cox

**Request:** 1) Install a new 8-foot wood fence.  
**Applicant:** Robert Fragosa  
**Representative:** N/A  
**Date Filed:** May 7, 2009  
**Staff Recommendation:**

1) Fence - Approve - The proposed cornerside fence is consistent with preservation criteria section 3.6.a.3, section 3.6.b.2 and section 3.6.c.1 with the finding of facts that the fence shall begin at the rear corner of the original structure and that additional screening is needed to meet the needs of the non-original rear addition. The interior side yard fence will be located behind the 50% mark on the interior side of the lot and complies with section 3.6.a.2, section 3.6.b.1, and section 3.6.c.1.

**Task Force Recommendation:** 1) Fence - Approve - 8-foot fence on the cornerside yard extending from the back corner of the original structure as per 3.6.a.3. This provides extra screening and security for the bathroom and master bathroom. Approve fence on the north driveway side as submitted.

5. 5323 WORTH ST  
Junius Heights  
CA089-369(TC)  
Tracey Cox

**Request:** 1) Replace the walkway with stone.  
**Applicant:** Jason Brown  
**Representative:** N/A  
**Date Filed:** May 5, 2009  
**Staff Recommendation:**

1) Walkway - Deny without Prejudice - The proposed work is not consistent with section 3.2. The applicant is proposing to replace an existing brushed finished concrete walking with large stones, and the ordinance says replacement of existing sidewalks must be consistent with the original style.

**Task Force Recommendation:** 1) Walkway - Deny - Per 3.2 - sidewalk replacement must be done with brushed finished concrete.

**DISCUSSION ITEM:**

6. 5419 WORTH ST  
Junius Heights  
CA089-397(TC)  
Tracey Cox

Request: 1) Install a retaining wall.

Applicant: Ernest Medina

Representative: N/A

Date Filed: May 7, 2009

Staff Recommendation: 1) Retaining Wall - Deny without Prejudice - The proposed installation of an 18-inch retaining wall in the front yard is not consistent with Section 3.5.b of the ordinance. Staff would support the installation of a landscape edging not to exceed 6-inches in height, which is consistent with the previously installed landscape edging.

Task Force Recommendation: 1) Retaining Wall - Approve with Conditions - Install a retaining wall with the height not to exceed the height of the first step with materials as shown (natural white stone).

**DISCUSSION ITEM:**

7. 5713 WORTH ST  
Junius Heights  
CA089-398(TC)  
Tracey Cox

- Request:**
- 1) Install new front door
  - 2) Install new back door
  - 3) Remove two rear facade windows
  - 4) Install new garage door on the rear facade of the accessory structure.
  - 5) Remove existing garage door and infill with siding to match existing
  - 6) Remove windows on the garage
  - 7) Remove garage overhang
  - 8) Remove exterior staircase on the accessory structure.

**Applicant:** Jason Cohen

**Representative:** N/A

**Date Filed:** May 7, 2009

**Staff Recommendation:**

- 1) Door - Approve - The applicant has proposed to install a new front door with sidelights. The replacement of the door complies with Section 5.3 of the ordinance and section 5.1. The existing door is not original to the period or style of the home. Originally, the entrance was under the porch. When the porch was enclosed, entry door was relocated to the center window of the three grouped windows. Staff supports the replacement of the door, but feels the installation of the sidelights will disrupt the existing remaining historic fabric of the structure. Historic fenestration openings should be preserved, and the installation of sidelights with the door would be eliminating an original design feature of the structure. The second of the door selections is more appropriate for the structure. If the Landmark Commission finds that the installation of sidelights and the removal of the windows is appropriate, the infill siding should match the existing siding in size, installation, and material.
- 2) Back door - Approve - The proposed door is on the rear of the property and is not located on a protected facade.
- 3) Rear windows - Approve - The proposed window removal is consistent with the preservation criteria Section 4.1.c and Section 4.1.. The proposed window removal is located on the rear facade and is needed to meet interior spacing needs, and staff supports relocating the window to the adjacent wall.
- 4) Garage Door Installation - Approve - The proposed installation of a garage door on the rear facade (facing the alley) is consistent with the preservation criteria section 9.2. Allowing entrance into the structure from the rear will not have an adverse effect on the historic district. However, the applicant must comply with section 9.7.
- 5) Remove garage door - Approve - The proposed removal of the existing garage door is consistent with the preservation criteria section 9.2. The existing garage door is not functional and it's removal will not have an adverse effect on the historic district. The in-fill siding should match the existing in size, shape, configuration, and materials
- 6) Remove windows on the garage - Approve with Conditions - The proposed removal of the existing windows on the accessory structure is consistent with the preservation criteria section 9.2. The previous owners used this structure as a dwelling unit that necessitated the installation of windows

unit that necessitated the installation of windows, however the new owners plan on using the lower level this structure as a garage and thusly would like to enhance the security of the structure. At the task force meeting, the applicant agreed to change the upstairs door, accessed by the exterior staircase, to a window to and the relocate the lower story window to the 2nd floor. The relocation of these windows allows the applicant to reuse the structure securely and keeps the wall of the structure from being completely blank. The in-fill siding should match the existing in size, shape, configuration, and materials.

7) Remove garage overhang - Approve - The proposed removal of the existing overhang on the accessory structure is consistent with the preservation criteria section 9.2. The overhang is metal and a later addition to the structure. The proposed work will not have an adverse effect on the historic district.

8) Accessory Structure Staircase - Approve - The proposed removal of the existing exterior staircase on the accessory structure is consistent with the preservation criteria section 9.2. The proposed work will not have an adverse effect on the historic district. The in-fill siding should match the existing in size, shape, configuration, and materials.

**Task Force Recommendation:**

1) Door - Approve with Conditions - Approve door option #1 without sidelights, maintaining the original window openings as per 5.2 and 4.1.c. It is believed the original door was located in the current enclosed porch and there were once three windows located where the present door and two windows are currently located.

2) Back door - Approve - As submitted as it is on an unprotected facade.

3) Rear windows - Approve with Conditions - The windows are not original and are located on a non-contributing nonprotective rear facade. Task Force recommends the relocation of the windows on the rear.

4) Garage Door Installation - Approve

5) Remove garage door - Approve - Garage is non-contributing built in 1979.

6) Remove windows on the garage - Approve with Conditions - Remove lower level windows on the garage and replace the 2nd story door with a window and add a symmetrically placed window on the 2nd story. Garage is non-contributing built in 1979.

7) Remove garage overhang - Approve - Garage is non-contributing built in 1979.

8) Accessory Structure Staircase - Approve - Garage is non-contributing built in 1979.

**DISCUSSION ITEM:**

8. 1214 W DAVIS ST  
Winnetka Heights Historic  
District  
CA089-386(JA)  
Jim Anderson

**Request:** 1) Secondary exits at west and south sides of the building; doors to be flush and painted to match the brick.  
2) Add stairs for secondary exit at south side of the building.  
3) Add 3 windows at the east side of the building.  
4) Brick in former doors located on the east side of the building.  
5) Brick in windows located on the west side of the the building.

**Applicant:** EDWIN CABANISS

**Representative:** N/A

**Date Filed:** May 2, 2009

**Staff Recommendation:** 1) Secondary exits at west and south sides of the building; doors to be flush and painted to match the - Approve - With the finding that the new doors are required by building code for theater use and will be flush and painted to match the brick for minimal impact. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
2) Add stairs for secondary exit at south side of the building. - Approve with Conditions - Stairs to be painted black or beige. The applicant agreed with this conditions.  
3) Add 3 windows at the east side of the building. - Approve with Conditions - Submit cutsheet for windows. The windows are needed to allow for office uses on the mezzanine level. The windows are simple punched openings, located on the side of the structure and will not be readily visible form the street. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
4) Brick in former doors located on the east side of the building. - Approve - With the finding that the utility doors are no longer in use, located on the alley side and not readily visible from the street. The brick will match the existing and should be inset 1 inch to show the infill brick is discernible from the original brick. The proposed work will not have an adverse affect on the structure. Secretary of the Interiors Standard #9. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).  
5) Brick in windows located on the west side of the the building. - Approve - With the finding that the bathroom windows are no longer in use and must be removed as per the new interior reuse of the building. The brick will match the existing and should be inset 1 inch to show the infill brick is discernible from the original brick. The proposed work will not have an adverse affect on the structure. Secretary of the Interiors Standard #9. The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:** 1) Secondary exits at west and south sides of the building; doors to be flush and painted to match the - Approve - Proposed exterior doors as proposed to be flush metal painted (to match brick)  
2) Add stairs for secondary exit at south side of the building. - Approve with Conditions - Stairs to be painted black or buff. With the finding that the stairs are required by building code for second floor egress for theater use and are located on the rear of the structure for minimal impact. The proposed work does meet the standards in City

Code Section 51A-4.501(g)(6)(C)(i).

3) Add 3 windows at the east side of the building. - Approve with Conditions - Request cutsheet for windows be submitted.

4) Brick in former doors located on the east side of the building. - Approve - Brick in doors on east side o.k.

5) Brick in windows located on the west side of the the building. - Approve - Brick in windows on west side o.k.

9. 1810 Commerce  
Continental Building

**Request:** Re-initiation of the Designation Process for the Continental Building, 1810 Commerce Street

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** Approval

**Task Force Recommendation:** Designation Committee: Pending

10. 1530 Main Street  
Dallas National Bank  
Building

**Request:** Re-initiation of the Designation Process for the Dallas National Bank Building, 1530 Main Street

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** Approval

**Task Force Recommendation:** Designation Committee Recommendation:  
Pending

11. Expand the Boundaries  
of Junius Heights to include  
5630 Gaston Avenue.

**Request:** Initiation of the Designation Process, Designation and Authorization of a Public Hearing to Expand the Boundaries of the Junius Heights Historic District, Subdistrict C, to include the Property Located at 5630 Gaston Avenue at the East Corner of Gaston Avenue and Glendale Street

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** Approval

**Task Force Recommendation:** Designation Committee Recommendation:  
Pending

#### OTHER BUSINESS:

1. Approval of the Minutes of May 4, 2009.
2. Discussion of the status of the preservation plan including funding options and staffing.
3. Status Report on 2807 Tanner Street: Katherine Seale, Preservation Dallas.
4. Approval of the revised calendar for 2009.

**OTHER BUSINESS:**

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

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.

Thursday, July 2, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N/

Thursday, July 9, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N/

Thursday, July 16, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N/

Thursday, July 23, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N/

Thursday, July 30, 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](http://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]*