



**City of Dallas**  
**Landmark Commission**  
**Monday, August 6, 2007**  
**AGENDA**

RECEIVED

2007 AUG -1 PM 3: 29

CITY SECRETARY  
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, 6th Floor, Council Chambers	1:00 P.M.
* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.		

Theresa O'Donnell, Director  
Michael Pumphrey, Chief Planner  
Jim Anderson, Senior Planner  
Tracey Cox, Planner  
Mark Doty, Senior Planner  
Marcus Watson, Senior Planner

**BRIEFING:**

1. Routine Maintenance
2. Certificates of Appropriateness
3. Certificates for Demolition and Removal
4. Certificates of Eligibility
5. Briefing on proposed changes to Article XI of the Dallas Development Code related to development incentives for historic properties, including tax exemptions, conservation easements, and transfer of development rights.
6. Training - City Attorney's Office
  - Constitutional issues, including equal protection.
  - Standard of review for noncontributing structures.
  - Making a good record.
  - Rules of Procedure: State Law requirements, City Code requirements, Landmark Commission Rules.
  - Roberts Rules of Order.
  - State Laws related to ethics, City Charter and City Code related to ethics.
  - Open Meetings Act related to Landmark Commission and its task forces, frequently asked questions.
  - Bribery of Government Officials.
  - City indemnification of city officials, Kathy Zibilich, Assistant City Attorney.
7. Other Business

**CONSENT ITEM:**

1. 5620 COLUMBIA AVE  
Junius Heights  
CA067-532(JA)  
Jim Anderson

**Request:** 1) Build a second story rear deck.  
2) Change rear windows to door.  
**Applicant:** Angela Martin  
**Representative:** N/A  
**Date Filed:** June 19, 2007  
**Staff Recommendation:** 1) Build a second story rear deck. - Approve - Approval as submitted.  
2) Change rear windows to door. - Approve - Ordinance No. 26331 Swction 4.1 a. The rear facade is not protected  
**Task Force Recommendation:** 1) Build a second story rear deck. - Approve - Approve porch addition with stairs as shown on rear of house.  
2) Change rear windows to door. - Approve

2. 724 N GLASGOW DR  
Junius Heights  
CA067-351(JA)  
Jim Anderson

**Request:** 1) Rear Addition.  
**Applicant:** Frank Corrier  
**Representative:** N/A  
**Date Filed:** July 5, 2007  
**Staff Recommendation:** 1) Rear Addition. - Approve with Conditions - Approval of the addition as shown with the addition of one or two windows on the left side. Ordinance No. 26331, Section 8.5 requires solid-to-void ratios of additions be compatible with the existing structure. The applicant attended the task force meeting and agreed to this condition.  
**Task Force Recommendation:** 1) Rear Addition. - Approve with Conditions - Approval of the addition as shown with the addition of window or windows on the left side (over kitchen sink.) Section 8.5 requires solid-to-void ratios of additions be compatible with the existing structure.

3. 6015 WORTH ST  
Junius Heights  
CA067-533(JA)  
Jim Anderson

**Request:** 1) Rear addition.  
2) Rear deck.  
**Applicant:** Wynne Hawk  
**Representative:** N/A  
**Date Filed:** July 6, 2007  
**Staff Recommendation:** 1) Rear addition. - Approve with Conditions - Approval of addition as shown with the condition that the applicant add two windows on the west side. Ordinance No. 26331 Section 8.5 requires solid-to-void ratios of additions be compatible with the existing structure. There should be a trim board to distinguish the addition from the existing structure per Secretary of Interors Standards No. 9.  
2) Rear deck. - Approve  
**Task Force Recommendation:** 1) Rear addition. - Approve with Conditions - Approval of addition as shown with the addition of two windows on the west side. Section 8.5 requires solid-to-void ratios of additions be compatible with the existing structure. There should be a trim board to distinguish the addition from the existing structure per Secretary of Interors Standards No. 9.  
2) Rear deck. - Approve

**CONSENT ITEM:**

4. 4508 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-516(MD)  
Mark Doty

**Request:** 1) Change hip roof on one end of garage under construction back to gable as originally proposed by Staff. Both ends now to be gable to match house.

**Applicant:** Frank and Mary Ann Roths

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Change hip roof on one end of garage under construction to gable end. - Approve - Approve with the finding of fact that the proposed change will meet requirements per Ordinance 22352, Item 6.2.

**Task Force Recommendation:** 1) Change hip roof on one end of garage under construction to gable end. - Approve

5. 4602 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-495(MD)  
Mark Doty

**Request:** 1) Expansion of and repaving of parking lot on side and rear. Work completed without CA approval.  
2) New iron sliding gate and security fence at parking lot, located three feet back from cornerside facade of non-contributing structure.

**Applicant:** IOLA, LLC

**Representative:** N/A

**Date Filed:** June 21, 2007

**Staff Recommendation:** 1) Expansion of and repaving of parking lot on side and rear. Work completed w/o CA approval. - Approve  
2) New iron sliding gate and security fence at parking lot, located three feet back from facade. - Approve with Conditions - Approve photographic sample as submitted, 70% open, 6'-0" in height sliding gate and fence, with the finding of fact the proposed work will not have an adverse effect on the historic district per Dallas City Code 51A-4.501(G)(6)(c)(ii).

**Task Force Recommendation:** 1) Expansion of and repaving of parking lot on side and rear. Work completed w/o CA approval. - Approve  
2) New iron sliding gate and security fence at parking lot, located three feet back from facade. - Approve with Conditions - Fence and gate 3'-0" back from building facade. Fence and gate to be 70% open and max of 6'-0" high. Gate is sliding.

**CONSENT ITEM:**

6. 4807 SWISS AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-505(MD)  
Mark Doty

**Request:** 1) Increase height of previously approved wrought iron drive and fence from 6'-0" to 8'-0" for security and aesthetic reasons.  
2) Addition of one window to rear facade of accessory structure/garage/office. Window will match currently installed one over one, double-hung wood frames.

**Applicant:** Clark Mitchell

**Representative:** N/A

**Date Filed:** July 3, 2007

**Staff Recommendation:** 1) Increase height of previously approved wrought iron drive and fence from 6'-0" to 8'-0". - Approve - Approve with the finding of fact completed work meets Ordinance 22352, Item 2.9.  
2) Addition of one over one, wood, double-hung window on rear facade of accessory structure. - Approve - Approve with the finding of fact that the completed work complies with Ordinance 22352, Item 4.1, 4.2, and 6.2.

**Task Force Recommendation:** 1) Increase height of previously approved wrought iron drive and fence from 6'-0" to 8'-0". - Approve - Approve as submitted.  
Norm Alston recused.  
2) Addition of one over one, wood, double-hung window on rear facade of accessory structure. - Approve - Approve as submitted.  
Norm Alston recused.

7. 2402 SOUTH BLVD  
South Blvd./Park Row  
Historic District  
CA067-513(MW)  
Marcus Watson

**Request:** 1) Place metal handrails, painted black, on front and side steps to front porch between brick columns and step buttresses, attached to concrete steps, not brick.

**Applicant:** Bridgette R. Thompson

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Place metal handrails, painted black, on front and side steps to front porch. - Approve - Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(i)(aa-dd): The proposed work is consistent with the regulations and will not have an adverse effect on the structure, the district or the future preservation of the structure or district.

**Task Force Recommendation:** 1) Place metal handrails, painted black, on front and side steps to front porch. - Approve - Task Force members Baker and Shaw were in attendance and both were comfortable with the proposed change. (No quorum was present.)

**CONSENT ITEM:**

8. 213 N MONTCLAIR AVE  
Winnetka Heights Historic  
District  
CA067-509(MW)  
Marcus Watson

**Request:** 1) Paint house and replace roof with dimensional composition shingles.  
Option 1: Body-Aurora Brown (SW2837), Trim-Roycroft Suede (SW2842), Accent-Roycroft Bronze Green (SW2846), Roof-Owens Corning New Bedford Bronze;  
Option 2: Body-Craftsman Brown (SW2835), Trim-Polished Mahogany (SW2838), Accent-Roycroft Copper Red (SW2839), Roof-Owens Corning Colonial;  
Option 3: Body-Weathered Shingle (SW2841), Trim-Aurora Brown (SW2837), Accent-Roycroft Copper Red (SW2839), Roof-Owens Corning Colonial

**Applicant:** Cynthia A. Weber

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Paint house and replace roof. - Approve - Paint options 1 and 3 are preferable, and all 3 roof choices are appropriate. [Ord. #18369, Sect. 9, Para. (a)(8)].

**Task Force Recommendation:** 1) Paint house and replace roof. - Approve - Option 1- Approved, Option 2 - Combination not recommended, Option 3 - Approved. Roof shingles - all 3 are approved.

9. 120 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA067-510(MW)  
Marcus Watson

**Request:** 1) Add metal motorized gate across driveway.  
2) Stain new rear fence to match existing side fence color.  
3) Complete concrete driveway back to garage. Concrete to match existing.

**Applicant:** Joseph Flynn

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Add metal motorized gate across driveway. - Approve - Ord. 18369, Sect. 9, Para. (b)(2).  
2) Stain new rear fence to match existing side fence color. - Approve - Ord. 18369, Sect. 9, Para. (b)(2)(G)(iii).  
3) Complete concrete driveway back to garage. Concrete to match existing. - Approve - Ord. #18369, Sect. 9, Para. (b)(9).

**Task Force Recommendation:** 1) Add metal motorized gate across driveway. - Approve  
2) Stain new rear fence to match existing side fence color. - Approve - To match existing.  
3) Complete concrete driveway back to garage. Concrete to match existing. - Approve

**DISCUSSION ITEM:**

1. 3500 S FITZHUGH AVE  
Fair Park  
CA067-506(MD)  
Mark Doty

**Request:**

- 1) Cotton Bowl - Conceptual - Expansion of seating/deck structures in aluminum with new facade screen and concourses at north/south end zones.
- 2) Cotton Bowl - Conceptual - Renovation of existing concourse space.
- 3) Cotton Bowl - Conceptual - Renovation/expansion of locker rooms, new media center and related facilities in south end zone.

**Applicant:**

Quimby McCoy Preservation Architecture LLP

**Representative:** N/A

**Date Filed:** July 3, 2007

**Staff Recommendation:**

1) Cotton Bowl - Conceptual - Expansion of seating/deck structures with new facade screen/concourses. - Approve with Conditions - Conceptual approval with condition that final details and design be resubmitted and a large scale mockup be constructed with recommended materials and colors.  
Recommendations of cladding materials as follows.  
'Solid' facade elements: Glass fiber reinforced precast concrete, with smooth finish.  
'Screen' elements: Perforated metal with smaller perforations, either flat or corrugated panels. Metal should not have a shiny appearance.

2) Cotton Bowl - Conceptual - Renovation of existing concourse space. - Approve with Conditions - Conceptual approval with condition that final design, details and colors be resubmitted.

3) Cotton Bowl - Conceptual  
-Renovation/expansion of south end zone locker rooms/new media center, etc. - Approve with Conditions - Conceptual approval with condition that final design, details and colors be resubmitted.

**Task Force Recommendation:**

1) Cotton Bowl - Conceptual - Expansion of seating/deck structures with new facade screen/concourses. - Approve - Conceptual approval with the following recommendations -  
1) Material for 'masonry' facade elements: Glass fiber reinforced precast concrete, with smooth finish similar to original 1947 facade.  
2) Color for 'masonry' elements; lighter color similar to original 1947 facade. Applicant to investigate original and make recommendation.  
3) Material for 'screen' elements: Perforated metal with smaller perforations. Consider either flat or corrugated panels.  
4) Prepare larger-scale mockup of proposed materials and colors.

2) Cotton Bowl - Conceptual - Renovation of existing concourse space. - Approve - Conceptual approval.

3) Cotton Bowl - Conceptual  
-Renovation/expansion of south end zone locker rooms/new media center, etc. - Approve - Conceptual approval.

**DISCUSSION ITEM:**

2. 300 N AKARD ST  
Fidelity Union Life Complex  
CA067-515(MD)  
Mark Doty

**Request:** 1) Screen existing emergency generator located at ground level of Mosiac.

**Applicant:** MARC VERDUIN

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Screen existing emergency generator located at ground level of Mosiac. - Approve with Conditions - Approve Option Three as submitted with elevation and sections dated 7/19/07 with the condition the new screening be reduced down to 1" x 1", painted a flat black or compatible color and with the finding of fact the proposed work meets requirements per Ordinance 26321, Items 3.3 and 3.5 (c).

**Task Force Recommendation:** 1) Screen existing emergency generator located at ground level of Mosiac. - Approve - Option 3 as submitted.

**DISCUSSION ITEM:**

3. 1615 MCKINNEY AVE  
Luna Tortilla Factory  
CA067-517(MD)  
Mark Doty

**Request:** 1) Refurbish existing building, demolish portions of non-protected structure on rear and add 4500 sq. ft. addition on back.  
**Applicant:** Tommy Nelson  
**Representative:** N/A  
**Date Filed:** July 5, 2007  
**Staff Recommendation:**

1) Refurbish existing building and add 4500 sq. ft. addition on back. - Approve with Conditions - Approve the restoration of the McKinney and Caroline Street facades with the condition that new windows and doors match historic photographic documentation provided.  
Approve demolition of non-contributing additions on rear located in Tract B with the finding of fact that the proposed work meets Ordinance 24580, Item 3.1 and Exhibit B.  
Approve drawings for new 4500 sq. ft. addition submitted 7/26/07 with the following conditions, lower the height of the proposed tower on the new addition to line up with the height of the historic tower at the corner of McKinney and Caroline, brick for the new addition should be a more compatible color and be re-submitted for Staff approval, new roofing will match existing and with the finding of fact that the proposed work meets the requirements per Ordinance 24580, Items 3.1, Sections 4, 5, 6, and 9.

**Task Force Recommendation:** 1) Refurbish existing building and add 4500 sq. ft. addition on back. - Approve with Conditions - 7/11/07 - Applicant to submit to Landmark Commission color selections and material samples for the new addition. Applicant to present a three dimensional view of the Caroline Street elevation to satisfy concerns that new building's facade be in proportion and compatible with the two-story scale of the existing building.  
7/18/07 - The roof pitch of the new tower should match the existing historic structure. The new tower should be reduced in height or increased in width (or both) to reflect a more consistent massing with the existing historic structure tower.

4. 213 N Montclair  
Certificate of Eligibility  
Winnetka Heights  
CE067-117(TC)

**Request:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.  
**Applicant:** Daniel and Cynthia Weber  
**Representative:** N/A  
**Date Filed:** July 5, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval



**DISCUSSION ITEM:**

5. 720 Nesbit  
Certificate of Eligibility  
Junius Heights  
CE067-116(TC)

**Request:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.  
**Applicant:** Karl and Jana Braddick  
**Representative:** N/A  
**Date Filed:** June 15, 2007  
**Staff Recommendation:** Approval  
**Task Force Recommendation:** Approval

6. 4520 JUNIUS ST  
Peak's Suburban Addition  
Neighborhood  
CA067-493(MD)  
Mark Doty

**Request:** 1) New front door and sidelights.  
2) Remove tree in front yard.  
3) Remove existing ribbon driveway and replace with new concrete drive, 8' in width.  
**Applicant:** Nathan Lengacher  
**Representative:** N/A  
**Date Filed:** June 28, 2007  
**Staff Recommendation:** 1) New front door and sidelights. - Approve with Conditions - Approve front door and sidelights as submitted with the condition that the proposed door and sidelights be centered between the brick porch piers and with the finding of fact the proposed work meets requirements per Ordinance 22352, Items 3.3 and 3.10.  
2) Remove tree in front yard. - Approve - Approve with the finding of fact that although the Hackberry tree is not unhealthy or damaged, the Hackberry tree is located too close to the front porch, compromising the foundation and obscuring the structure, which is not allowed per Ordinance 22352, Item 2.6 and with the finding of fact that the tree removal will not have an adverse effect on the property or the historic district per Dallas City Code 51A-4.501(g)(6)(B).  
3) Remove existing ribbon driveway and replace with new concrete drive, 8' in width. - Approve with Conditions - Approve with the condition that the new driveway is to be constructed of brushed finished concrete or other appropriate materials per Ordinance 22352, Item 2.3.  
**Task Force Recommendation:** 1) New front door and sidelights. - Approve  
2) Remove tree in front yard. - Approve - Existing tree is detrimental to the foundation of the historic house and obscures views.  
3) Remove existing ribbon driveway and replace with new concrete drive, 8' in width. - Approve

**DISCUSSION ITEM:**

7. 4704 SYCAMORE ST  
Peak's Suburban Addition  
Neighborhood  
CA067-507(MD)  
Mark Doty

**Request:** 1) New rear addition on house. Wood siding (117) to match. New one over one wood windows. Paint to match.  
2) New roof on entire house. Elk Prestique raised profile 'Antique Slate'.

**Applicant:** JACKIE STALEY

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) New rear addition on house. - Approve with Conditions - Approve new rear addition to existing structure with the condition that the new wood siding match the existing in material and profil, the skirting remain as submitted to adhere to Ordinance 22352, Item 4.7 and with the finding of fact that the new addition meets requirements per Ordinance 22352, Items 4.2, 4.3, 4.5 and 4.7.  
2) New roof on entire house. Elk Prestique raised profile 'Antique Slate'. - Approve - Approve with the finding of fact that the new shingle color will be 'Antique Slate' as submitted.

**Task Force Recommendation:** 1) New rear addition on house. - Approve with Conditions - Skirting to be wood and battered to match house.  
2) New roof on entire house. Elk Prestique raised profile 'Antique Slate'. - Approve

**DISCUSSION ITEM:**

8. 1207 ANNEX AVE  
Peak's Suburban Addition  
Neighborhood  
CA067-514(MD)  
Mark Doty

**Request:** 1) Reconfigure front elevation. Remove three doors, replace new door and sidelights, centered.  
2) Remove balcony enclosure and current porch. Replace with new porch and balcony extending full length of front facade.  
3) Paint house. Body - 'Stingray', Trim - White, Accent - 'Deep Garnet'

**Applicant:** Inter City Rehab and Construction

**Representative:** N/A

**Date Filed:** July 5, 2007

**Staff Recommendation:** 1) Remove three doors, replace with new door and sidelights, centered. - Deny without Prejudice - Deny without prejudice with the finding of fact that proposed work does not meet requirements per Ordinance 22352, Items 3.10, 3.11, and that supporting documentation has not been provided to support removal of the two doors to be replaced by the one, centered door.  
2) Remove balcony and porch. Replace with new full length porch/balcony. - Deny without Prejudice - Deny without prejudice with the finding of fact that although the pre-1922 Sanborn Map shows this structure having a full length porch, the current porch configuration has been in existence for a longer period of time, based on the Sanborn maps between 1922-1950 and with the finding of fact that porches and balconies are protected per Ordinance 22352, Items 3.19 and 3.20. Applicant is requested to provide additional information supporting the full length porch and its construction details.  
3) Paint house. Body - 'Stingray', Trim - White, Accent - 'Deep Garnet' - Approve - Approve as submitted with the finding of fact the proposed paint colors meet Ordinance 22353, Items 3.7.

**Task Force Recommendation:** 1) Remove three doors, replace with new door and sidelights, centered. - Approve with Conditions - Conceptual approval of door reconfiguration with the finding of fact that the current door configuration was not original. Need additional detail to include that listed in the C of A application form.  
2) Remove balcony and porch. Replace with new full length porch/balcony. - Approve with Conditions - Accept in concept the idea of widening of porch and enclosure of porch at second floor. Need additional detail to include that listed in the C of A application form.  
3) Paint house. Body - 'Stingray', Trim - White, Accent - 'Deep Garnet' - Approve

**DISCUSSION ITEM:**

9. 6014 BRYAN PKWY  
Swiss Avenue Historic  
District  
CA067-518(MW)  
Marcus Watson

**Request:**

- 1) Replace non-historic concrete front porch with new porch structure and wood tongue-and-groove plank floor.
- 2) Replace non-historic brick column bases to better replicate original.
- 3) Add French doors with sidelights on side of house with gabled roof covering.
- 4) Screen in back porch.
- 5) Replace select windows as shown in drawings due to deterioration and for operational use. Replacements to exactly match existing.
- 6) Add windows as shown in drawings.
- 7) Replace composition shingle roof with standing seam metal roof, unpainted.
- 8) Paint exterior.

**Applicant:**

David Kusin

**Representative:**

N/A

**Date Filed:**

July 5, 2007

**Staff Recommendation:**

- 1) Replace porch. - Approve - Ord. #18563, Sect. 14(a)(11).
- 2) Replace column bases. - Approve - Ord. #18563, Sect. 14(a)(9).
- 3) Add door on side. - Approve - Ord. #18563, Sect. 14(a)(16)(F)(iii).
- 4) Screen in back porch. - Approve - Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(i)(aa-dd): The proposed work is consistent with the regulations and will not have an adverse effect on the structure, the district or the future preservation of the structure or district.
- 5) Replace some windows. - Approve - Ord. #18563, Sect. 14(a)(16)(F).
- 6) Add windows as shown in drawings. - Approve - Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(i)(aa-dd): The proposed work is consistent with the regulations and will not have an adverse effect on the structure, the district or the future preservation of the structure or district.
- 7) Replace composition shingle roof with standing seam metal roof. - Deny without Prejudice - A metal roof is not typical to the Prairie style. A bare metal-color roof is not appropriate to the district. [Ord. 18563, Sect. 14, Paragraphs (a)(14)(B) and (a)(8)(E).]
- 8) Paint. - Deny without Prejudice - Ord. #18563, Sect. 14(a)(8)(C). This brilliant white body color, as well as the high contrast of the combination of colors, is not complimentary of the district and not typical of the style and period of the house.

**Task Force Recommendation:**

- 1) Replace porch. - Approve
- 2) Replace column bases. - Approve
- 3) Add door on side. - Approve
- 4) Screen in back porch. - Approve
- 5) Replace some windows. - Approve
- 6) Add windows as shown in drawings. - Approve
- 7) Replace composition shingle roof with standing seam metal roof. - Approve with Conditions - Strongly recommend composition shingle; however, if precedent of metal roof available, would consider.
- 8) Paint. - Approve

**DISCUSSION ITEM:**

10. 111 N EDGEFIELD AVE  
Winnetka Heights Historic  
District  
CA067-512(MW)  
Marcus Watson

**Request:**

- 1) Landscape front yard.
- 2) Replace iron railing and supports with wood box columns and railing and painted white to match windows.

**Applicant:**

Llewyn Jobe

**Representative:**

N/A

**Date Filed:**

June 26, 2007

**Staff Recommendation:**

- 1) Landscape front yard. - Approve - Ord. #18369, Sect. 9 (b).
- 2) Replace iron railing and supports with wood supports and railing and painted white to match windows. - Approve with Conditions - This house is non-contributing to the historic district. However, changes must not adversely affect the district and should, therefore, be appropriate to the style of the subject property. This house is Minimal Traditional style. The narrow wood box columns are typical of the Minimal Traditional style. However, the balustrade is not typical. It is recommended that the columns be approved without the balustrade. Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(ii): The proposed work is compatible with the historic overlay district.

**Task Force Recommendation:**

- 1) Landscape front yard. - Approve - Approve landscaping house.
- 2) Replace iron railing and supports with wood supports and railing and painted white to match windows. - Approve with Conditions - Paint match existing trim.

**DISCUSSION ITEM:**

11. 201 N WINDOMERE  
AVE  
Winnetka Heights Historic  
District  
CA067-511(MW)  
Marcus Watson

**Request:** 1) Paint house. Body-Hawthorne Yellow (BM HC-4), Trim-Simply White (BM 2143-70), Doors and Carport Storage-Great Barrington Green (BM HC-122), Porch Floor-Platinum Gray (BM 74 Floor Paint).  
2) Add lattice under deck.  
3) Add brass mail slot to lower panel of front door.

**Applicant:** Robert M. and Denise Peacock

**Representative:** N/A

**Date Filed:** July 1, 2007

**Staff Recommendation:** 1) Paint house. - Approve - In response to the Task Force recommendation, the applicant submitted a second color as Option B, but still prefers Option A. Staff recommends approval of either. Ord. #18369, Sect. 9, Para. (a)(8)(C) - Body color is within an appropriate range.  
2) Add lattice under deck. - Approve with Conditions - Lattice should be vertical/horizontal in orientation, not diagonal, and should be painted any color in the approved palette, not bare wood. Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(i)(aa-dd): The proposed work is consistent with the regulations and will not have an adverse effect on the structure, the district or the future preservation of the structure or district.  
3) Add brass mail slot to lower panel of front door. - Approve - Dallas Development Code Sect. 51A-4.501, Para. (g)(5)(C)(i)(aa-dd): The proposed work is consistent with the regulations and will not have an adverse effect on the structure, the district or the future preservation of the structure or district.

**Task Force Recommendation:** 1) Paint house. - Approve with Conditions - Ord. #18369, Sect. 9, Para. (a)(8)(C) - Per code this color does not compliment neighborhood. [Body color should be "greyer", less bright.]  
2) Add lattice under deck. - Approve with Conditions - Vertical lattice, not diagonal lattice - paint lattice to match body of house.  
3) Add brass mail slot to lower panel of front door. - Approve - Approve brass mail slot.

12. 1530 Main Street -  
Dallas National Bank  
Reconsideration of  
Re-initiation

**Request:** Reconsideration of the Re-Initiation, Designation and Authorization of a Public Hearing for the Dallas National Bank Building, 1530 Main Street.

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** N/A

**Task Force Recommendation:** N/A

**DISCUSSION ITEM:**

13. 1530 Main Street  
Dallas National Bank  
Building  
Re-initiation

**Request:** Re-Initiation, Designation and Authorization of a Public Hearing for the Dallas National Bank Building, 1530 Main Street.

**Applicant:** N/A

**Representative:** N/A

**Date Filed:**

**Staff Recommendation:** Approval of reinitiation, designation and authorization of a public hearing.

**Task Force Recommendation:** Designation Committee Recommendation: Approval of the Designation Committee Recommendation: Re-initiation, Designation and Authorization of a Public Hearing for the Dallas National Bank Building, 1530 Main Street.

**OTHER BUSINESS:**

1. Approval of the Minutes of July 2, 2007

2. Statler Hilton, 1914 Commerce - briefing regarding the Statler Hilton property with consideration given to requesting that the designation committee prepare an evaluation of the property for possible future initiation of historic designation procedure.

3. Approval of Article XI of the Dallas Development Code related to development incentives for historic properties, including tax exemptions, conservation easements, and transfer of development rights.

Staff Recommendation: Approval

4. Approval of the Landmark Commission Rules of Procedures.

Staff Recommendation: Approval with Conditions.

5. Historic Preservation Program - Tax Incentive Meetings will be heard on the following dates:

Wednesday, August 1, 2007, 8:00 a.m., 1500 Marilla St., L1FN Conference Center Room C.

Wednesday, August 8, 2007, 8:00 a.m., 1500 Marilla St., L1FN Conference Center Room C.

Wednesday, August 15, 2007, 8:00 a.m., 1500 Marilla St., L1FN Conference Center Room A.

Wednesday, August 22, 2007, 8:00 a.m., 1500 Marilla St., L1FN Conference Center Room C.

Wednesday, August 29, 2007, 8:00 a.m., 1500 Marilla St., L1FN Conference Center Room A.

Wednesday, September 5, 2007, 8:00 a.m., 1500 Marilla St., Room 5DN.

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

Wednesday, August 8, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, August 22, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, September 12, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

Wednesday, September 26, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

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

## 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]*