



City of Dallas
Landmark Commission
Monday, January 7, 2008
AGENDA

1/7/08 10:00 AM
1/7/08 11:00 AM
1/7/08 1:00 PM
1/7/08 2:00 PM

| | | |
|----------------|--|------------|
| BRIEFING | Dallas City Hall, 1500 Marilla Street, Room 5/E/S | 10:00 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:

1. Routine Maintenance
 2. Certificates of Appropriateness
 3. Certification of Demolition and Removal
 4. Certificates of Eligibility
 5. Initiations, Designations and Texas Historic Commission Recommendations
 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, Chapter 176 of the Local Government Code - Conflict of Interest Questionnaire and Local government Officer Conflicts Disclosure Statement; Casey Burgess, Assistant City Attorney.

CONSENT ITEM:

1. 400 S AKARD ST
Federal Reserve Bank
CA078-164(MD)
Mark Doty

Request: 1) Remove chain link fence and replace with downtown parking lot fencing requirements.
2) Repave and restripe existing parking lot.
3) Remove existing landscaping and replace with new landscaping.
4) New parking lot lighting.
5) New electronic gates.

Applicant: GOOD FULTON & FARREL

Representative: N/A

Date Filed: December 4, 2007

Staff Recommendation: 1) Remove chain link fence and replace with downtown parking lot fencing requirements. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 4, and it meets the standards in Section 51A-4.124(a)(9) and in City Code Section 51A-4.501(g)(6)(C)(i).

2) Repave and restripe existing parking lot. - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and in Section 51A-4.124(a)(9).

3) Remove existing landscaping and replace with new landscaping. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and in Section 51A-4.124(a)(9).

4) New parking lot lighting. - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and in Section 51A-4.124(a)(9).

5) New electronic gates. - Approve - Approve drawings submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Remove chain link fence and replace with downtown parking lot fencing requirements. - Approve - Approve as required by design guidelines.
2) Repave and restripe existing parking lot. - Approve
3) Remove existing landscaping and replace with new landscaping. - Approve - Approve landscaping improvements as is required by design guidelines.
4) New parking lot lighting. - Approve - Recommend Applicant consult with Economic Development Board with any concerns they may have about lighting fixture color.
5) New electronic gates. - Approve

CONSENT ITEM:

2. 1318 2ND AVE
Fair Park
CA078-169(MD)
Mark Doty

- Request:**
- 1) Nature Building - Remove existing signage, repair and patch existing holes. Install new signage. Typography OPTI Jake Regular
 - 2) Nature Building - Remove and replace polycarbonate panels and replace with new signage. Typography OPTI Jake Regular
 - 3) Science Building (Science Place I) - Remove existing signage, repair and patch existing holes. Install new signage. Typography OPTI Jake Regular
 - 4) Planetarium Building (Science Place II) - Remove monument sign and concrete base. Typography OPTI Jake Regular
 - 5) Planetarium Building (Science Place II) - Remove and replace polycarbonate panels on two sides of monument sign and install new signage. Typography OPTI Jake Regular
 - 6) Science Building (Science Place) - Install new signage on street side entrance cover. Typography OPTI Jake Regular

Applicant: Museum of Nature and Science

Representative: N/A

Date Filed: December 6, 2007

- Staff Recommendation:**
- 1) Nature Building - Remove exist. signage, repair/patch existing holes. New signage. OPTI Jake Regular - Deny without Prejudice - Applicant to resubmit rendering showing proper placement of new signage.
 - 2) Nature Building - Remove and replace polycarbonate panels/ new signage, OPTI Jake Regular. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Science Bldg. (Science Place I) - Remove exist. sign, repair/patch holes/new sign -OPTI Jake Regular - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 4) Planetarium Building (Science Place II) - Remove monument sign/base. OPTI Jake Regular. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 5) Planetarium Building (Science Place II) - Remove/replace polycarbonate panels on sign. New signage. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 6) Science Building (Science Place) - Install new signage on entrance cover. OPTI Jake Regular. - Deny without Prejudice - Applicant to resubmit rendering showing proper placement of new signage.

- Task Force Recommendation:**
- 1) Nature Building - Remove exist. signage, repair/patch existing holes. New signage. OPTI Jake Regular - Approve with Conditions - Submit patching material with integral color, specifically for patching stone.
Submit drawing or rendering to show proposed lettering to scale on the building. Identify font.
 - 2) Nature Building - Remove and replace polycarbonate panels/ new signage, OPTI Jake Regular. - Approve
 - 3) Science Bldg. (Science Place I) - Remove exist. sign, repair/patch holes/new sign -OPTI Jake Regular - Approve
 - 4) Planetarium Building (Science Place II) - Remove monument sign/base. OPTI Jake

Regular. - Approve
5) Planetarium Building (Science Place II) -
Remove/replace polycarbonate panels on sign.
New signage. - Approve
6) Science Building (Science Place) - Install new
signage on entrance cover. OPTI Jake Regular. -
Approve

3. 804 Pacific, Awalt
Building
West End
CE078-008(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of 15 years and approval of \$134,438 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Quimby McCoy Preservation Architecture

Representative: N/A

Date Filed: December 14, 2007

Staff Recommendation: Approval of the Certificate of Eligibility; approval of \$134,438 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility; and that a January 7, 2009 completion date be set by which the project must be complete and a Certificate of Occupancy must be obtained.

Task Force Recommendation: None

4. 3300 W LAWTHER DR
White Rock Bath
House, White Rock Pump
Station
CA078-176(MD)
Mark Doty

Request: 1) Filter Building - Modify existing window opening for exterior door. Door to match other exterior doors.
2) Filter Building - Removal of chimney to accommodate replacement of roof decking/framing.

Applicant: ARCHITEXAS

Representative: N/A

Date Filed: December 6, 2007

Staff Recommendation: 1) Filter Bldg - Modify existing window opening for exterior door. Door to match other exterior doors. - Approve - Approve drawing submitted with the finding of fact the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 2 (a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Filter Bldg - Removal of chimney to accommodate replacement of roof decking/framing. - Approve - Approve drawing submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Filter Bldg - Modify existing window opening for exterior door. Door to match other exterior doors. - Approve - Approve as submitted.
2) Filter Bldg - Removal of chimney to accommodate replacement of roof decking/framing. - Approve - Approve as submitted.

CONSENT ITEM:

5. 718 PARKMONT ST
Junius Heights
CA078-171(JA)
Jim Anderson

Request: 1) Revise window, previously approved, to meet building code egress requirements.

Applicant: David Imler

Representative: N/A

Date Filed: December 11, 2007

Staff Recommendation: 1) Revise window, previously approved, to meet building code egress requirements. - Approve with Conditions - Approve size of windows as required per building code egress. Interior millions to be removed and 5 vertical wood mullions added on the outside. Crown molding to finish drip cap. The proposed work meets the standards of Section 5.3 and 5.7 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i). Applicant attended task force meeting and is in agreement with these conditions.

Task Force Recommendation: 1) Revise window, previously approved, to meet building code egress requirements. - Approve with Conditions - Approve size of windows as required per building code egress. Interior millions to be removed and 5 vertical wood mullions added on the outside. Crown molding to finish drip cap.

CONSENT ITEM:

6. 5917 REIGER AVE
Junius Heights
CA078-173(JA)
Jim Anderson

Request: 1) Restructure large non historic front dormer to be more in scale with the historic structure.
2) Restructure rear porch to be more compatible with the histoic structure.
3) New windows to replace existing aluminum windows.

Applicant: Steven Benezue

Representative: N/A

Date Filed: November 16, 2007

Staff Recommendation: 1) Restructure large non historic front dormer to be more in scale with the historic structure. - Approve with Conditions - Approval of moving back of front dormer. Windows to be one-over-one wood windows, three windows total. The proposed work meets the standards of Section 4.2 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i). Remove side windows on front dormer. Applicant attended the task force meeting and agrees with all these conditions. Applicant has submitted a new design to fulfill these conditions.
2) Restructure rear porch to be more compatible with the histoic structure. - Approve - Approval of rear dormer changes as submitted. The proposed work meets the standards of Section 8.3 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i).
3) New windows to replace existing aluminum windows. - Approve with Conditions - Replace all windows with one-over-one wood windows. The proposed work meets the standards of Section 5.2 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i). Suggest removal of shutters which are not original or appropriate. Applicant attended the task force meeting and agrees with all conditions.

Task Force Recommendation: 1) Restructure large non historic front dormer to be more in scale with the historic structure. - Approve with Conditions - Approval of moving back of front dormer. Windows to be one-over-one wood windows, three windows total.
2) Restructure rear porch to be more compatible with the histoic structure. - Approve - Approval of rear dormer changes as submitted.
3) New windows to replace existing aluminum windows. - Approve with Conditions - Replace all windows with one-over-one wood windows. Removal of front shutters

CONSENT ITEM:

7. 5519 WORTH ST
Junius Heights
CA078-172(JA)
Jim Anderson

Request: 1) Front window configuration.
2) 3 aluminum windows installed on the front facade.
3) New front porch columns.

Applicant: Janet O'Dea

Representative: N/A

Date Filed: December 11, 2007

Staff Recommendation: 1) Front window configuration. - Approve with Conditions - 1. Front windows - 4 wood Jeldwen one-over-one windows, dimensioned 36'x60', to be located in pairs centered on each side of the front door. These will be the same size as the existing with a 1x8 trim board separating the two windows on each side. 1x6 trim (sides and top) with a drip cap - bed mold at top (as seen in the photo of 5616 Worth as green molding.), these windows will be in located in the original window openings. Repair vinyl siding as needed. The proposed work meets the standards of Section 5.2 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i).
2) 3 aluminum windows installed on the front facade. - Approve with Conditions - Windows to be wood Jeldwen one-over-one. Front windows - 4 wood windows, dimensioned 36'x60', to be located in pairs centered on each side of the front door. These will be the same size as the existing with a 1x8 trim board separating the two windows on each side. 1x6 trim (sides and top) with a drip cap - bed mold at top (as seen in the photo of 5616 Worth as green molding.), these windows will be in located in the original window openings. Repair vinyl siding as needed. The proposed work meets the standards of Section 4.2 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i).
3) New front porch columns. - Approve with Conditions - Box columns in scale to match columns in picture of 5425 Worth. The proposed work meets the standards of Section 7.2 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Front window configuration. - Approve with Conditions - 1. Front windows - 2 symetrical on each side (four total on front) to be set at the outer most edge of existing openings. Same size windows as existing with a 1x8 trim board separating the two windows on each side. 1x6 trim (sides and top) with a drip cap/bed mold at top (as seen in the photo of 5616 worth as green molding.) Need dimensions of front facade, windows to be used and original window openings. Repair vinyl siding as needed.
2) 3 aluminum windows installed on the front facade. - Approve with Conditions - Windows to be wood one-over-one. - 2 symetrical on each side (four total on front) to be set at the outer most edge of existing openings. Same size windows as existing.
3) New front porch columns. - Approve with Conditions - Box columns in scale to mimic columnss in picture of 5425 Worth.

CONSENT ITEM:

8. 5522 WORTH ST
Junius Heights
CA078-174(JA)
Jim Anderson

Request: 1) Construct rear addition.

Applicant: Walter W. Mayfield

Representative: N/A

Date Filed: December 4, 2007

Staff Recommendation: 1) Construct rear addition. - Approve - Approve as submitted. Hardy board and aluminum windows were existing (on main house) and installed prior to historic designation. The proposed work is consistent with the standards of Section 8.5 of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i). Materials and general appearance of additions must be compatible with the existing historic structure.

Task Force Recommendation: 1) Construct rear addition. - Approve - Approve as submitted. Hardy board and aluminum windows were existing (on main house) and installed prior to historic designation.

9. 5637 WORTH ST
Junius Heights
CA078-181(JA)
Jim Anderson

Request: 1) New fence to extend in front of the rear section of the cornerside facade.

Applicant: Steve Gonzalez

Representative: N/A

Date Filed: November 20, 2007

Staff Recommendation: 1) New fence to extend in front of the rear section of the cornerside facade - Approve with Conditions - Fence is approved with the recommendation that the return on the driveway side be 70% open. Additional security and privacy is needed. There has been theft on this side of the structure. The proposed work meets the standards of Section 3.6 (a)(3) of Ordinance No. 26331 and City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New fence to extend in front of the rear section of the cornerside facade - Approve with Conditions - Fence is approved with the recommendation that the return on the driveway side be 70% open.

CONSENT ITEM:

10. 5309 JUNIUS ST
Munger Place
CA078-190(MW)
Marcus Watson

Request: 1) Replace front sidewalk to house, increasing width to match width of front steps, in brush finish concrete.
2) Replace driveway, expanding to 10 feet wide in the front and side yards and expanding 20 feet in rear yard for parking, per plan.

Applicant: King Harrell

Representative: N/A

Date Filed: December 6, 2007

Staff Recommendation: 1) Replace front sidewalk to house, increasing width to match width of front steps. - Approve - The proposed work is consistent with the criteria for sidewalks in Ordinance #20024, Section 11, Para. (b)(9), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace driveway. - Approve - The proposed work is consistent with the criteria for driveways in Ordinance #20024, Section 11, Para. (b)(9), and it meets the standards in City Code Section 51A-4.501 (g)(6)(C)(i).

Task Force Recommendation: 1) Replace front sidewalk to house, increasing width to match width of front steps. - Approve - Comments only-no quorum.
2) Replace driveway. - Approve - Comments only-no quorum.

11. 4801 TREMONT ST
Munger Place Historic
District
CA078-189(MW)
Marcus Watson

Request: 1) Plant one Texas Red Oak tree in front yard, per plan.

Applicant: ELIUD VILLARREAL

Representative: N/A

Date Filed: December 6, 2007

Staff Recommendation: 1) Plant one Texas Red Oak tree in front yard, per plan. - Approve - The proposed work is consistent with the criteria for trees in Ordinance #20024, Section 11, Subsection (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Plant one Texas Red Oak tree in front yard, per plan. - Approve - Comments only-no quorum.

12. 4807 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA078-163(MD)
Mark Doty

Request: 1) Install antique mail slot to left of front door.

Applicant: Traci Orr

Representative: N/A

Date Filed: December 4, 2007

Staff Recommendation: 1) Install antique mail slot to left of front door. - Approve - Approve drawing as submitted with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install antique mail slot to left of front door. - Approve

CONSENT ITEM:

13. 6014 BRYAN PKWY
Swiss Avenue Historic
District
CA078-188(MW)
Marcus Watson

Request: 1) Revision to previously approved plan for windows on left side (wood sash with transom).

Applicant: Alisa Moore Hake

Representative: N/A

Date Filed: November 26, 2007

Staff Recommendation: 1) Revision to previously approved plan for windows on left side. - Approve - The proposed work is consistent with the criteria for windows in Ordinance #18563, Section 14, Subsection (a)(16), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to previously approved plan for windows on left side. - Approve - Comments only-no quorum.

14. 5124 SWISS AVE
Swiss Avenue Historic
District
CA078-140(MW)
Marcus Watson

Request: 1) Revision to previous CA. Construct new detached garage accessory structure in rear yard, per plans.
2) Construct new brush finish concrete driveway on the right side of the front yard to the right side yard, 10 feet wide, as shown on plan.

Applicant: Deborah Meyer

Representative: N/A

Date Filed: December 6, 2007

Staff Recommendation: 1) Revision to previous CA. Construct new detached garage accessory structure in rear yard, per plans. - Approve with Conditions - Structure must maintain a 10-ft. side yard setback and must be at least 15 feet from main structure. If conditions are met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18563, Section 14, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Driveway. - Approve - The proposed work is consistent with the criteria for driveways in Ordinance #18563, Section 14, Para. (a)(b)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to previous CA. Construct new detached garage accessory structure in rear yard, per plans. - Approve
2) Driveway. - Approve - Comments only-no quorum.

CONSENT ITEM:

15. 500 N Winnetka
CE078-007(TC)
Winnetka Heights
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 \$6,700 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Edwin Cabaniss

Representative: N/A

Date Filed: December 4, 2007

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$6,700 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility

Task Force Recommendation: None

16. 310 N Edgefield
CE078-006(TC)
Winnetka Heights
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 \$22,935 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Rob Romano

Representative: N/A

Date Filed: November 20, 2007

Staff Recommendation: Approval of the Certificate of Eligibility and approval of the \$22,935 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility

Task Force Recommendation: None

17. 204 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA078-182(MW)
Marcus Watson

Request: 1) Repaint. Body: Ripple Effect (Glidden 90BG 49/117) or Hushed Blue (Glidden 70BG 65/071) or Misty Surf (Behr 74OE-2u), Trim: Behr Ultra Pure White, Window Sashes: Jet Black (Behr ECC-10-2D).

Applicant: Triple J Construction

Representative: N/A

Date Filed: December 5, 2007

Staff Recommendation: 1) Repaint. - Approve with Conditions - The proposed colors, with exception of Ripple Effect (based on Task Force and applicant agreement), are consistent with the criteria for colors in Ordinance #18369, Section 9, Para. (a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Repaint. - Approve with Conditions - Approve all colors for body except Ripple Effect. Trim: Ultra White approved. Accent: Jet Black approved. Applicant was present and agrees to condition. Comment only-no quorum.

CONSENT ITEM:

18. 403 S WINNETKA AVE
Winnetka Heights Historic
District
CA078-160(MW)
Marcus Watson

Request: 1) Paint house. Body: Roycroft Suede (SW2842); Trim: Roycroft Copper Red (SW2839).

Applicant: Gabe Rounds

Representative: N/A

Date Filed: November 30, 2007

Staff Recommendation: 1) Paint house. Body: Roycroft Suede (SW2842); Trim: Roycroft Copper Red (SW2839). - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9, Para. (a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. Body: Roycroft Suede (SW2842); Trim: Roycroft Copper Red (SW2839). - Approve

CONSENT ITEM:

19. 500 N WINNETKA AVE
Winnetka Heights Historic
District
CA078-184(MWV)
Marcus Watson

Request: 1) Replace front porch per submitted plans.
2) Replace roof (Owens Corning "Brownwood").
3) Paint structure. Body: Homestead Resort Cream (Valspar 7002-23); Trim: Brown Velvet (Valspar 1011-10).
4) Landscaping, sidewalk and rear fence, per plan.

Applicant: Edwin Cabaniss

Representative: N/A

Date Filed: December 1, 2007

Staff Recommendation: 1) Replace front porch per submitted plans. - Approve - Applicant has met task force conditions. The proposed work is consistent with the criteria for minimum front yards in Ordinance #18369, Section 8, Para. (e) and the criteria for porches and columns in Ordinance #18369, Section 9, Paragraphs (a)(9) and (a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace roof (Owens Corning "Brownwood"). - Approve - The proposed work is consistent with the criteria for roofs in Ordinance #18369, Section 9, Para. (a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Paint structure. Body: Homestead Resort Cream; Trim: Brown Velvet. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9, Subsection (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Landscaping, sidewalk and rear fence, per plan. - Approve - The proposed work is consistent with the criteria for landscaping, fencing and sidewalks in Ordinance #18369, Section 9, Subsection (b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace front porch per submitted plans. - Approve with Conditions - Verify setback for extending porch. Columns must be 1/8 the height of balcony. Applicant agrees to condition and has verified setback.
2) Replace roof (Owens Corning "Brownwood"). - Approve - Roof color ok.
3) Paint structure. Body: Homestead Resort Cream; Trim: Brown Velvet. - Approve - Paint colors ok.
4) Landscaping, sidewalk and rear fence, per plan. - Approve - Fence and landscape ok per plan.

DISCUSSION ITEM:

1. 3819 Maple
Old Parkland Hospital
CE078-009(MD)
Mark Doty

Request: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of 10 years.

Applicant: Marcel Quimby/Quimby McCoy Preservation Architecture, LLP

Representative: N/A

Date Filed: December 18, 2007

Staff Recommendation: Applicant has asked Staff to hold under advisement.

Task Force Recommendation: None

DISCUSSION ITEM:

2. 3033 WARREN AVE
Wheatley Place Historic
District
CD078-011(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety.

Applicant: Roy Gaines

Representative: N/A

Date Filed: December 6, 2007

Staff Recommendation: 1) Demolition of main structure - Deny without Prejudice - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the owner has not shown that the structure constitutes a documented major and imminent threat to public health and safety.

Task Force Recommendation: 1) Demolition of main structure - Deny without Prejudice - Comments only: Submit complete application. Encourage the applicant to repair the structure and consider the city tax exemption program for repair.

3. 3708 S MALCOLM X
BLVD
Wheatley Place Historic
District
CD078-012(TC)
Tracey Cox

Request: 1) Demolition of an accessory structure due to imminent threat to public health and safety.

Applicant: Human Services Network, Inc.

Representative: N/A

Date Filed: November 30, 2007

Staff Recommendation: 1) Demolition of an accessory structure. - Approve with Conditions - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure is listed as contributing in the ordinance. The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner. Staff does request that prior to issuance of the demolition permit, pictures documenting the further deteriorated condition of the structure be submitted for the property's file.

Task Force Recommendation: 1) Demolition of an accessory structure. - Deny without Prejudice - Comments only: Submit current photographs and document extent of damage or have site visit.

DISCUSSION ITEM:

4. 123 N CLINTON AVE
Winnetka Heights Historic
District
CA078-183(MW)
Marcus Watson

Request: 1) Replace "Masonite" siding on accessory structure only with cementitious siding.
2) Paint house and garage. Paint formula and sample submitted.
Applicant: Cynthia Oliver
Representative: N/A
Date Filed: November 6, 2007
Staff Recommendation:

1) Replace "Masonite" siding on accessory structure only with cementitious siding. - Approve with Conditions - Findings of Fact: 1) precedence exists for cementitious siding on accessory buildings only in the district; 2) the original siding on the garage was lap siding, not novelty, even though the house has novelty siding; and 3) the original siding is severely rot and termite damaged and unsalvageable. For these reasons, the proposed work is compatible with the main structure and is consistent with the criteria for accessory buildings in Ordinance #18369, Section 9, Para. (a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint house and garage. Paint formula and sample submitted. - Approve - The proposed work is consistent with the criteria for colors in Ordinance #18369, Section 9, Para. (a)(8)(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace "Masonite" siding on accessory structure only with cementitious siding. - Approve with Conditions - Material for siding replacement to be like material -- scale and material to match house. Section 9 (a) (1-3).
2) Paint house and garage. Paint formula and sample submitted. - Approve - Colors submitted OK.

5. 203 S WILLOMET AVE
Winnetka Heights Historic
District
CA078-185(MW)
Marcus Watson

Request: 1) Enclose back porch and add windows and door, per drawings.
Applicant: John Gibson
Representative: N/A
Date Filed: November 28, 2007
Staff Recommendation:

1) Enclose back porch and add windows and door, per drawings. - Approve with Conditions - Windows on sides must match house one-over-one wood windows. Must submit window detail and/or specifications for staff approval. Siding, trim and details must match house. Door must be appropriate wood door. Door detail and/or specifications must be approved by staff. If conditions are met, the work is consistent with the criteria for additions in Ordinance #18369, Section 9, Paragraphs (a)(2-3) and (a)(17)(F)(iii-iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Enclose back porch and add windows and door, per drawings. - Deny without Prejudice - Need more detail on windows (cut sheet), need to match house. Need better view of back of house. Need to match all details of house when resubmitted. Siding, trim details around windows and doors.

DISCUSSION ITEM:

6. 1600 PACIFIC AVE

CR078-003(MD)
Mark Doty

Request: 1) Courtesy Review - Conversion of LTV Tower from office tower to residential and retail use.
Applicant: 1600 Pacific Partners L.P.
Representative: N/A
Date Filed: December 6, 2007
Staff Recommendation: 1) Courtesy Review - Conversion of LTV Tower from office tower to residential and retail use. - Approve
Task Force Recommendation: 1) Courtesy Review - Conversion of LTV Tower from office tower to residential and retail use. - Approve

7. 1810 Commerce Street
Mercantile Continental
Building

Request: Consider termination of the designation process.
Applicant: N/A
Representative: N/A
Date Filed:
Staff Recommendation: Hold under advisement for two months at owner's request. Owner is currently developing studies for the building.
Task Force Recommendation: Designation Committee Recommendation: Deny

8. L. Butler Nelson
Cemetery
2900 block of Hatcher
Street Lagow League
Survey, Blocks 4438 and
4439

Request: Initiation, Designation and Authorization of a Public Hearing to determine proper zoning, and approval of the preservation criteria. Contingent on Parks and Recreation Board approval.
Applicant: N/A
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Designation Committee Recommendation: Approval

9. Harwood Historic District
- Amendment of Boundaries to include property bounded on the North by Main St., on the West by Saint Paul St., on the South by Commerce St. and on the East by the existing Harwood District.

Request: Initiation, Designation and Authorization of Amendment of Boundaries of the Harwood Historic District to include the west portion of the block designated as the Main Street Gardens city park, bounded on the north by Main Street, on the west by St. Paul Street, on the south by Commerce Street and on the east by the existing Harwood Historic District boundary, and approval of amendments to the preservation criteria contingent on Parks and Recreation Board approval.
Applicant: N/A
Representative: N/A
Date Filed:
Staff Recommendation: Approval
Task Force Recommendation: Designation Committee Recommendation: Approval

OTHER BUSINESS:

1. Approval of the Minutes of December 3, 2007.

OTHER BUSINESS:

2. Approval of the Nomination to the National Register of Historic Places, Dallas, Dallas County, Texas.

3525 Turtle Creek Boulevard, Bounded by Welborn Street, Holland Street, and Turtle Creek Boulevard.

Staff Recommendation: Approval

3. Approval of the Nomination to the National Register of Historic Places, Dallas, Dallas County, Texas.

Dallas Downtown Historic District (Boundary Increase), Roughly bounded by Jackson, North Harwood, Commerce, north-south line between South Pearl Expressway and South Harwood, Canton, South Harwood, Marilla, Cadiz, South St. Paul, Canton, and South Ervay Streets.

Staff Recommendation: Approval

4. Appointment of Designation Committee Members. List available in the Department of Development Services, Preservation Division.

5. Appointment of Landmark Commission Rules of Procedure Committee Members. List available in the Department of Development Services, Preservation Division.

6. The Designation Committee will meet on the following dates:

Wednesday, January 16, 2008 at 5:45 p.m., Dallas City Hall, 1500 Marilla Street - Room 5/D/N

Wednesday, January 30, 2008 at 5:45 p.m., Dallas City Hall, 1500 Marilla Street - Room 5/D/N

Wednesday, February 6, 2008 at 5:45 p.m., Dallas City Hall, 1500 Marilla Street - Room 5/D/N

Wednesday, February 20, 2008 at 5:45 p.m., Dallas City Hall, 1500 Marilla Street - Room 5/D/N

7. The Landmark Commission Rules of Procedure will meet on Tuesday, January 15, 2008 at 11:30 a.m., Dallas City Hall, 1500 Marilla Street, Room 5/D/N

8. 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]*