



City of Dallas
Landmark Commission
Monday, March 5, 2007
AGENDA

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, 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
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING/TRAINING:

1. Certificates of Appropriateness
2. Certificates of Demolition and Removal
3. Other Business
4. Training - City Attorney's Office
 - 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.

CONSENT ITEM:

1. 2821 TURTLE CREEK
BLVD
King Mansion
CA067-248(MD)
Mark Doty

Request: 1) Remove the existing masonry infill at the historic door opening and install a new wood door. New door to be 3' x 7' wood paneled door to match the style and appearance of the existing main doors at the King Mansion.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: February 1, 2007

Staff Recommendation: 1) Remove the existing masonry infill at the historic door opening and install a new wood door.
- Approve - Although Ordinance 25469, Item 2 does not allow for new openings on protected facades, proper historic documentation has been presented that shows a historic opening at this location. Secretary of the Interior's Standard #6, "...Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Approval of new door design. Although there is no evidence or documentation of the original design of this door, the new design is compatible to the existing historic doors on the property.

Task Force Recommendation: 1) Remove the existing masonry infill at the historic door opening and install a new wood door.
- Approve - Approved as submitted. Door is appropriate.

2. 300 N ERVAY ST
Republic Bank Tower
CA067-244(MD)
Mark Doty

Request: 1) Install temporary banner (27' x 54') on Ervay side of property. Time limited to 6-8 months.

Applicant: GABLES RESIDENTIAL

Representative: N/A

Date Filed: January 30, 2007

Staff Recommendation: 1) Install temporary banner (27' x 54') on Ervay side of property. Time limited to 6-8 months. - Approve with Conditions - Ordinance 25546, Item 9.3. Sign size to meet requirements per Dallas City Code.
Installation should not damage exterior metal panels.

Task Force Recommendation: 1) Install temporary banner (27' x 54') on Ervay side of property. Time limited to 6-8 months. - Approve with Conditions - Banner meets provision of Dallas City Code and Downtown sign ordinance.
City Attorney to clarify Section 9.3 of Design Guidelines of the Historic Overlay District.
Attachment method should not in any way damage the metal panels.
Sign installation period expires on 12/21/07.

CONSENT ITEM:

3. 424 S CENTRAL EXPY
Olive and Myers
Manufacturing Buildings
CA067-249(MD)
Mark Doty

Request: 1) Conceptual approval of exterior fire stair on East facade supported from ground. Painted metal.

Applicant: ARCHITEXAS

Representative: N/A

Date Filed: January 31, 2007

Staff Recommendation: 1) Conceptual approval of exterior fire stair on East facade supported from ground. Painted metal. - Approve with Conditions - Conceptual approval of new exterior fire stair on non-protected facade. Applicant to provide more detailed information on stair at later date. Applicant to reapply for final approval. No final building permit to be issued until final CA approval. Ordinance 24537, Exhibit B allows for future stair tower on East facade.

Task Force Recommendation: 1) Conceptual approval of exterior fire stair on East facade supported from ground. Painted metal. - Approve with Conditions - Conceptual approval. Approve conceptual design with condition that Applicant return with more complete details of stair landings.

4. 701 COMMERCE ST
Ste:110
West End Historic District
CA067-254(MD)
Mark Doty

Request: 1) Install exhaust fans and wall louver to exterior of building for new restaurant.

Applicant: Billy Avila

Representative: N/A

Date Filed: February 1, 2007

Staff Recommendation: 1) Install exhaust fans and wall louver to exterior of building for new restaurant. - Approve - Although these new openings are not subject to requirements per Ordinance 22158, Item 1.10, the placement towards the rear of the interior side facade does not have an adverse effect on the contributing structure. Staff recommends that brick that is to be removed will be salvaged and stored for use at a later date.

Task Force Recommendation: 1) Install exhaust fans and wall louver to exterior of building for new restaurant. - Approve - Approve as submitted.

CONSENT ITEM:

5. 4417 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA067-231(MD)
Mark Doty

Request: 1) New addition on rear.
2) New columns on porch to replace those removed.
3) Place new wood flooring and skirting over new concrete porch.

Applicant: IGNACIO ARANDA

Representative: N/A

Date Filed: January 30, 2007

Staff Recommendation: 1) New addition on rear. - Approve with Conditions - New addition on rear meets requirements in Ordinance 22352, Items 4.2 and 4.3. Add trim board on both elevations to delineate the new and old construction per Ordinance 22352, Item 4.7 and Secretary of the Interior's Standard #9. New wood siding to match existing in material and profile.
2) New columns on porch to replace those removed. - Approve with Conditions - Porch columns should be 8" round, wood Tuscan or Doric order with vented base and continuous beam per sketch provided at Task Force. Although there is no documentation that this structure had round, wood columns, these columns are indicative of the 'Neo-classical' style and meets Dallas City Code 51A 4.501(g)(6)(c). Secretary of the Interior Standards #6
3) Place new wood flooring and skirting over new concrete porch. - Approve with Conditions - New wood porch flooring attached directly to concrete should be pressure treated (Wolmanized or equiv.) Paint.

Task Force Recommendation: 1) New addition on rear. - Approve with Conditions - Rear addition ok. Need transition (trim board, vertical) between old and new. Locate and detail windows. Door also.
2) New columns on porch to replace those removed. - Approve with Conditions - Porch columns should be 8" round, wood Tuscan or Doric order with vented base and continuous beam per sketch.
3) Place new wood flooring and skirting over new concrete porch. - Approve with Conditions - Wood porch skirt ok. Ok to attach porch flooring directly to concrete if flooring is pressure treated (Wolmanized or equiv.) Paint. - Porch roof altered without C of A. by previous owner. Recommend hipped end of front as shown on sketch and as original. Ordinance 22352, Item 3.19.

CONSENT ITEM:

6. 4514 REIGER AVE
Peak's Suburban Historic
District - Initiated area
CA067-225(MD)
Mark Doty

Request: 1) Installation of new accessibility ramp on rear facade. Design and style to be compatible with building.

Applicant: CENTRAL DALLAS MINISTRIES

Representative: N/A

Date Filed: January 29, 2007

Staff Recommendation: 1) Installation of new accessibility ramp on rear facade. Design and style to be compatible. - Approve with Conditions - Location of ramp is on rear of non-contributing structure and not visible from Reiger Avenue.
New accessibility ramp should be constructed of brushed finished concrete per Ordinance 22352, Item 2.3.

Task Force Recommendation: 1) Installation of new accessibility ramp on rear facade. Design and style to be compatible. - Approve

7. 4807 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA067-230(MD)
Mark Doty

Request: 1) Change entry door for new two story detached garage to Mai #MAR20.
2) Change garage entry doors to Clopay Gallery collection. Long panel with long square grilles.
3) Resubmittal of lot plan to current Task Force and City Staff recommendation and Landmark Commissions approval of prior Certificate of Appropriateness. Moving accessory structure to 5 feet from interior lot line, to satisfy Ordinance 22352, and simultaneously conform to City building code. No structural or appearance changes.

Applicant: CLARK MITCHELL

Representative: N/A

Date Filed: January 29, 2007

Staff Recommendation: 1) Change entry door for new two story detached garage to Mai #MAR20. - Approve - Dallas City Code 51A 4.501 (g)(6)(c).
2) Change garage entry doors to Clopay Gallery collection. Long panel with long square grilles. - Approve with Conditions - Paint to match.
3) Resubmittal of lot plan to move accessory structure to five feet from interior lot line. - Approve - Moving accessory structure five feet from side yard property line is in accordance with Ordinance 22352, Item 6.7.

Task Force Recommendation: 1) Change entry door for new two story detached garage to Mai #MAR20. - Approve - Approve side entry door as presented.
2) Change garage entry doors to Clopay Gallery collection. Long panel with long square grilles. - Approve - Approve garage door as presented.
3) Resubmittal of lot plan to move accessory structure to five feet from interior lot line. - Approve

CONSENT ITEM:

8. 2501 THOMAS AVE
State Thomas Historic
District
CA067-253(JA)
Jim Anderson

Request: 1) Window sample for new windows proposed.
Applicant: Michael Malone
Representative: N/A
Date Filed: February 1, 2007

Staff Recommendation: 1) Window sample for new windows proposed. - Approve - Windows approved as submitted. These windows are wood widows with aluminum cladding on the outside. While the material is not original, it matches the style and detail of the original windows. Color as previously submitted. Mullion pattern is expressed on the outside and matches the original pattern. Ordinance #19084 Section 8(a)(16)(F)(iv). The frames of windows must be trimmed in a manner typical of the style and period of the building and be compatible with the contributing structures of a similar style in the Historic Core Subdistrict.

Task Force Recommendation: 1) Window sample for new windows proposed. - Approve - No quorum, comments only. Window type approved; material is not original material, but it matches the style and detail of the original windows; and we approve them as we approve hardi-plank to replace wood siding. Color as previously submitted, and (mullion) pattern to match existing. Ordinance #19084 Section 8(a)(16)(F)(iv). The frames of windows must be trimmed in a manner typical of the style and period of the building and be compatible with the contributing structures of a similar style in the Historic Core Subdistrict.

9. 5303 SWISS AVE
Swiss Avenue Historic
District
CA067-234(MW)
Marcus Watson

Request: 1) Install ceiling fans on front and side porches.
Applicant: Virginia Dupuy
Representative: N/A
Date Filed: January 23, 2007

Staff Recommendation: 1) Install ceiling fans on front and side porches. - Approve - As submitted. [Development Code 51A-4.501g6(C): The proposed work will not have an adverse effect on the architectural features of the structure or the overlay district.]

Task Force Recommendation: 1) Install ceiling fans on front and side porches. - Approve - Recommended as submitted.

CONSENT ITEM:

10. 115 S ROSEMONT
AVE
Winnetka Heights Historic
District
CA067-240JA
Jim Anderson

Request: 1) Remove door to right of original. Infill with siding to match existing.
Applicant: Steve Wilson
Representative: N/A
Date Filed: January 30, 2007
Staff Recommendation: 1) Remove door to right of original. - Approve - The size and location of this door confirms that it was added. Ordinance # 18369 Section 9 (17) (F) (i) Windows and doors-Style. "All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the building."
Task Force Recommendation: 1) Remove door to right of original. - Approve - Approval of removing second entry door.

11. 116 S ROSEMONT
AVE
Winnetka Heights Historic
District
CA067-241JA
Jim Anderson

Request: 1) Replace front door and sidelights.
Applicant: Robert Casstevens
Representative: N/A
Date Filed: January 21, 2007
Staff Recommendation: 1) Replace front door and sidelights. - Approve - Front door and sidelights will match the grid pattern on the existing windows. Ordinance # 18369 Section 9 (17)(iii) All windows and lights in the front and side facades must be typical of the style and period of the building. ... Front doors must contain at least 1 light. Sidelights must be compatible with the door.
Task Force Recommendation: 1) Replace front door and sidelights. - Approve - Sidelights and door to match existing windows as submitted.

12. 200 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA067-242(JA)
Jim Anderson

Request: 1) Remove 3 foot tall concrete wall located at driveway and repave the driveway with concrete.
Applicant: Kelly Westerholt
Representative: N/A
Date Filed: January 26, 2007
Staff Recommendation: 1) Remove 3 foot tall concrete wall located at driveway and repave the driveway with concrete. - Approve
Task Force Recommendation: 1) Remove 3 foot tall concrete wall located at driveway and repave the driveway with concrete. - Approve - Approval of removal of existing wall between driveways and replace with grass. Repair and replace driveway up to apron. Approval of repaving from there out. Dallas Development Code Section 4.501(g) (1) Certificate of Appropriateness requirements. Ordinance # 18369 Section 9(b)(9)(iii) All private sidewalks and driveways must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color and style with the main building.

CONSENT ITEM:

13. 217 N MONTCLAIR
AVE
Winnetka Heights Historic
District
CA067-238JA
Jim Anderson

Request: 1) Add matching railing at front porch stairs.

Applicant: Donald Derdeyn

Representative: N/A

Date Filed: January 10, 2007

Staff Recommendation: 1) Add matching railing at front porch stairs -
Approve - Approval of adding a hand rail as
requested for assistance of home owners.
Suggest a single hand rail down the center of
stairway. Ordinance #18369 Section 4(c)(5) This
railing will not have an adverse effect of the
structure.

Task Force Recommendation: 1) Add matching railing at front porch stairs -
Approve - Add rail down steps to match existing
rail as proposed.

DISCUSSION ITEM:

1. 2807 HARRY HINES
BLVD
Pike Park
CA067-212 (JA)
Jim Anderson

Request: 1) New sign for Little Heros Baseball Field.

Applicant: Louise Elam

Representative: N/A

Date Filed: January 5, 2007

Staff Recommendation: 1) New sign for Little Heros Baseball Field. -
Approve - Ordinance #24252 Section 10.1 and
10.2. Signs must be appropriate and comply with
the provisions of the Dallas City Code.

Task Force Recommendation: 1) New sign for Little Heros Baseball Field. -
Approve

DISCUSSION ITEM:

2. 2900 WHITE ROCK RD
White Rock Bath
House, White Rock Pump
Station
CA067-251(MD)
Mark Doty

Request:

- 1) Boathouse - Put on low-pitch metal roof with continuous ventilation. Excavate one basin for rowboat storage. Use other basin for parking.
- 2) One story portion of Filter bldg - Reopen all window and door openings. New windows to be two over two metal clad wood windows. Replace current terrace slab. Replace exterior lighting. Replace roof.
- 3) Two story portion of Filter bldg - Replace some windows. Selected windows to remain filled in. Convert one window to accessible door. New roof.

Applicant:

ARCHITEXAS

Representative:

N/A

Date Filed:

January 31, 2007

Staff Recommendation:

- 1) Boathouse - New roof and excavation of one basin for storage. Other basin used for parking. - Approve with Conditions - Per Section 6, new construction is located in 'No Build Zone'. Approval is contingent on Ordinance being revised to allow for this construction. Roof color - Fox Grey. Applicant to provide roof sample. Existing and new exterior walls painted cream color. Applicant to provide color sample. Graffiti on walls should be removed using the gentlest means possible per Ordinance 19661, Section 4 and Preservation Brief. Eliminate arch over bay doors and provide horizontal header.
- 2) One story bldg. - Two over two metal clad wood windows. Replace terrace slab, lighting and roof. - Approve with Conditions - Retain any historic fabric at doors and windows discovered when infill is removed. Ordinance 19661, Section 2. Applicant to provide color sample for doors and windows. Applicant to provide appropriate color samples for stoops and stairs to Landmark Commission. Terrace concrete color to match the original concrete color.
- 3) Two story bldg. - Replace some windows. Some windows to remain filled in. Window to door. New roof. - Approve with Conditions - Retain any historic fabric at doors and windows discovered when infill is removed. Ordinance 19661, Section 2. Applicant to provide color sample for doors and windows. Applicant to provide appropriate color samples for stoops and stairs to Landmark Commission. Terrace concrete color to match the original concrete color.

Task Force Recommendation:

- 1) Boathouse - New roof and excavation of one basin for storage. Other basin used for parking. - Approve with Conditions - Roof color - Fox Grey, Existing and new exterior walls painted cream color. Eliminate arch over bay doors and provide horizontal header.
- 2) One story bldg. - Two over two metal clad wood windows. Replace terrace slab, lighting and roof. - Approve with Conditions - Retain any historic fabric at doors and windows discovered

when infill is removed.
 Applicant to provide appropriate color samples for windows, doors, stoops, stairs to Landmark Commission.
 Terrace concrete color to match the original concrete color.
 Keep design of door stoop simple to match building design elements.
 3) Two story bldg. - Replace some windows. Some windows to remain filled in. Window to door. New roof. - Approve with Conditions - Retain any historic fabric at doors and windows discovered when infill is removed.
 Applicant to provide appropriate color samples for windows, doors, stoops, stairs to Landmark Commission.
 Terrace concrete color to match the original concrete color.
 Keep design of door stoop simple to match building design elements.

3. 1300 N ZANG BLVD
 Lake Cliff Historic District
 CA067-235JA
 Jim Anderson

Request: 1) New construction commercial structure.
Applicant: David Swaim
Representative: N/A
Date Filed: January 30, 2007

Staff Recommendation: 1) New construction commercial structure. - Approve with Conditions - Submit more information on signage, lighting brick color and stucco color. Submit the rear elevation that faces Lake Cliff Tower. Secretary of Interiors Standards for Rehabilitation #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment. Ordinance # 23328.
 Section 1.6 Allows the Landmark Commission to approve a certificate of appropriateness for work that does not strickly comply with these preservation criteria upon a finding that (a. the proposed work is historically accurate and consistent with the spirit and intent of these preservation criteria; and (b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district. The Commission should consider this allowance for sections of Ordinance 23328 (9.1 Stand alone new construction is permitted only in the rear yard and (9.9b. A main building on a corner lot must have a front yard setback that is within ten feet of the front yard setback of the closet main building in the same blockface. The applicant have made amendments to the Planned Development District and the Special Use Permit to accomodate this new construction.

Task Force Recommendation: 1) New construction commercial structure. - Approve - Proposed change in brick material with changes in elevations.

DISCUSSION ITEM:

4. 4934 TREMONT ST
Munger Place Historic
District
CA067-245(MW)
Marcus Watson

Request: 1) Landscape front and back yards per submitted plans minus one parkway tree and large new tree in front currently shown.

Applicant: Rita and Tom Cox

Representative: N/A

Date Filed: February 1, 2007

Staff Recommendation: 1) Landscape front and back yards. - Approve with Conditions - Conditions:

1. Applicant must provide plant list for final approval. (Appendix O of Ord. 20024 provides that landscaping should enhance the neighborhood if it reflects a character compatible with historic details.) (Section A.(b)(3) of Ord. 20024 requires that foundation plantings be less than 3 feet tall unless approved by the Landmark Commission.)

2. Applicant offered elimination of the right parkway tree shown in the plan. The middle parkway tree should be eliminated instead of the right parkway tree, visually framing house. (Appendix O of Ord. 20024 provides that future parkway trees be placed uniformly and in a straight line. Two or more trees should be placed in parkway in front of each structure to create a canopy effect and a feeling of enclosure and intimacy of scale throughout the district.)

3. Trees flanking front steps should be limited in height and/or see-through so as to not obscure porch columns. (Appendix N of Ord. 20024 provides an approved tree specimen list.)

Task Force Recommendation: 1) Landscape front and back yards. - Approve with Conditions - Approve plan as submitted with following stipulations:

1. Identify all trees, shrubs, planting materials, size and mature size.

2. Provide two parkway trees in lieu of three, trees selected from approved list in ordinance.

3. Trees in front of porch stoop to be limited in height and see-through. Intent is not to hide porch columns and stoop.

DISCUSSION ITEM:

5. 802 N PEAK ST
Peak's Suburban Addition
Neighborhood
CA067-247(MD)
Mark Doty

Request: 1) Cornerside yard brick fence. Work started by previous owner without CA approval.

Applicant: Jose DeJulian

Representative: N/A

Date Filed: February 1, 2007

Staff Recommendation: 1) Cornerside yard brick fence. Work started by previous owner without CA approval. - Deny without Prejudice - Cornerside yard fence and retaining wall on non-contributing structure not in compliance with Ordinance 22352, Items 2.11 or 2.12.
Staff to work with Applicant on a solution.

Task Force Recommendation: 1) Cornerside yard brick fence. Work started by previous owner without CA approval. - Deny - Not appropriate to house. Not compliant with Ordinance 22352, Item 2.10 or 2.12 - Comments: Metal handrail and brick mailbox need Certificate of Appropriateness.

DISCUSSION ITEM:

6. 216 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-239JA
Jim Anderson

Request: 1) Rebuild fire damaged garage and add a second story.
2) New front door.
3) Paint House, Body: Dapper Tan or Family Legacy, Trim:
Powder Snow, Accent: Wild Horse

Applicant: Irma Flores

Representative: N/A

Date Filed: January 5, 2007

Staff Recommendation: 1) Rebuild fire damaged garage and add a second story. - Deny without Prejudice - The existing garage appears to be closer than the allowed 5 foot sideyard setback. Submit evidence of the sideyard setback. Adding to this non-conforming structure will not be allowed by Building Inspection. The garage appears to be in poor structural condition. Recommend repair of the existing garage. Ordinance # 18369 Section 8. (g) The minimum sideyard setback is five feet.
2) New front door. - Approve with Conditions - Approval of a new front door as discussed at the Task Force meeting. Submit actual front door requested to Landmark Commission. Ordinance # 18369 Section 9(a)(17)(F)(iii) All windows and doors, and lights must be typical of the style and period of the building. Front door must contain at least 1 light.
3) Paint House - Approve - Approval of Body: Dapper Tan or Family Legacy, Trim: Powder Snow, Accent: Wild Horse. Ordinance # 18369 Section 9 (a)(8)(C). The colors of a structure must be complementary of each other and the overall character of this district.

Task Force Recommendation: 1) Rebuild fire damaged garage and add a second story. - Deny without Prejudice - Denial without prejudice of rebuilding existing garage. Need more information.
2) New front door. - Approve with Conditions - Approval of new front door to be a wood door with at least 1 lite submit phot to Landmark Commission.
3) Paint House - Approve - Approval of paint colors proposed Body: Family Legacy, Trim: Powder Snow, Accent: Wild Horse.

DISCUSSION ITEM:

7. 300 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-237JA
Jim Anderson

Request: 1) New front door.
2) Refinish and stain other front door.
Applicant: Brad Wolfe
Representative: N/A
Date Filed: January 21, 2007

Staff Recommendation: 1) New front door. - Deny without Prejudice - The new door must match the existing door in height. This over sized door is not typical or appropriate to the district. Infill the area above door with either siding or a transom window which ever is historically appropriate. Ordinance # 18369 Section 9.(17)(F)(iii). All windows, doors, and lights in the front and side facades must be typical of the style and period of the building.
2) Refinish and stain other front door. - Approve - Stripping paint and refinishing this door is appropriate.

Task Force Recommendation: 1) New front door. - Approve with Conditions - Approval of door with the condition that it match the existing front door.
2) Refinish and stain other front door. - Task force did not comment on this item.

8. 412 N CLINTON AVE
Winnetka Heights Historic
District
CA067-243JA
Jim Anderson

Request: 1) New 4 car garage.
Applicant: Mark Crosslin
Representative: N/A
Date Filed: February 1, 2007

Staff Recommendation: 1) New 4 car carport. - Approve with Conditions - Approval of garage with two 18 foot doors. Roof to match hip roof on main house. Siding to be 6 inch wood lap. Paint colors to match house. A variance for lot coverage will be required. This property is an historic apartment and this size garage is appropriate. Ordinance # 18369 Section (9)(a)(1). Accessory buildings must be compatible with the scale, shape, roof form, materials, detailing and color of the main building.

Task Force Recommendation: 1) New 4 car carport. - Approve with Conditions - Approval of new 4 car garage with two 18 foot. Roof to match house. 6 inch lap siding to be wood. Lot coverage variance needed for approval. Paint colors will be the same as house.

9. 5200 VICTOR ST
Munger Place Historic
District
CA067-233(MW)
Marcus Watson

Request: 1) Replace windows on front facade with same size wood windows.
Applicant: MARTY LOWE
Representative: N/A
Date Filed: January 22, 2007

Staff Recommendation: 1) Replace windows on front facade. - Deny without Prejudice - No supporting material was submitted by the applicant.

Task Force Recommendation: 1) Replace windows on front facade. - Deny without Prejudice - Recommend denial without prejudice. No submittal supplied by applicant.

OTHER BUSINESS:

1. Approval of the Minutes of February 5, 2007.
2. 6135 Bryan Parkway and 6151 Bryan Parkway - Discussion of potential Demolition by Neglect, Marcus Watson.
3. Initiation of 2601-2619 McKinney Avenue. This site was historically the Mc Kinney Avenue Baptist Church. The property was recently used as the Hard Rock Café. This request includes the adjacent parking lot.
Staff Recommendation: Hold under advisement to April 2, 2007.
Designation Committee Recommendation: Approval of eligibility for landmark designation.
4. The reinitiation, authorization, and designation of 6220 and 6200 Worth street. This sit was originally the Park's Estate and was most recently the location of the East Dallas YMCA. This site includes the entire frontage to Paulus Street including the corner vacant lot.
Staff Recommendation: Approval
Designation Committee Recommendation: Approval
5. Approval of the 2005-2006 Annual Report.
6. Approval of the resignation of Steven Smith from the Winnetka/Lake Cliff Task Force.
7. Appointment of Task Force Members.
Barbara Cohen and Jason Ferrier to the Junius Heights Task Force; Elizabeth Nelson to the Peak's Suburban Addition Task Force; Jeff Bargas to the State Thomas Task Force; Mark Martinez and Barry Carpenter to the Winnetka Heights/Lake Cliff Task Force; and Nancy McCoy to the Wheatley/10th Street Task Force.
8. Appointment of additional Landmark Commission Rules of Procedure Committee Members.
Maude Small, George Guerra, Alva Baker, Keith Quigley, John David Torres, and Katherine Seale; and appointment of Michael Northrup as Landmark Commission Rules of Procedure Committee chair.
9. Discussion on Landmark Commission and Task Force Training.
10. Discussion on the Historic Development Preservation/Tax Abatement Program, Michael Pumphrey.
11. The Landmark Commission Rules of Procedure Committee will meet on the following dates:
Tuesday, March 13, 2007, 600 p.m., Dallas City Hall - 1500 Marilla Street, Room 5DN.
Thursday, March 15, 2007, 600 p.m., Dallas City Hall - 1500 Marilla Street, Room 5DN.
Tuesday, March 20, 2007, 600 p.m., Dallas City Hall - 1500 Marilla Street, Room 5DN.
Thursday, March 22, 2007, 600 p.m., Dallas City Hall - 1500 Marilla Street, Room 5DN.
Thursday, March 29, 2007, 600 p.m., Dallas City Hall - 1500 Marilla Street, Room 5DN.
12. Designation Committee Meetings will be held on the following dates:
Sunday, March 11, 2007, 3:00 p.m. Site visit of the White Rock Pump Station, 2900 White Rock Rd.
Wednesday, March 14, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, March 28, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, April 11, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, April 25, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.

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]*