



City of Dallas
Landmark Commission
Monday, June 4, 2007
AGENDA

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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, 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 of Demolition and Removal
4. Certificates of Eligibility
5. Re-initiations and Designations
6. 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.
7. Other Business

CONSENT ITEM:

1. Junius Heights Historic District
 CA067-420(JA)
 Junius Heights

Request: 1) Place 64 Junius Heights Historic District sign-toppers on existing street signs in the Junius Heights Historic District.
Applicant: Junius Heights Historic District, Rene Schmidt
Representative: N/A
Date Filed: April 30, 2007
Staff Recommendation: Approve
Task Force Recommendation: Approve

CONSENT ITEM:

2. 4508 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA067-404(MD)
Mark Doty

Request: 1) New six foot, wrought iron fence, 70% open and electric gate near rear of house across driveway.
Applicant: Frank and Mary Ann Roths
Representative: N/A
Date Filed: April 30, 2007

Staff Recommendation: 1) New six foot, wrought iron fence, 70% open and electric gate near rear of house across driveway. - Approve with Conditions - Proposed 6', 70% open wrought iron fence and gate meet requirements per Ordinance 22352, Items 2.9, 2.11, and 2.13. Intermediate pickets on gate to be alternating heights or consistent height per sketch dated 5/22/07.

Task Force Recommendation: 1) New six foot, wrought iron fence, 70% open and electric gate near rear of house across driveway. - Approve with Conditions - Fence/gate height, material, and openness % approved as consistent with Ordinance. Condition for approval: Intermediate pickets (on gate) to be alternating height or one height - 'vee' shape as submitted not appropriate.

3. 4400 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA067-413(MD)
Mark Doty

Request: 1) New addition to rear of house.
Applicant: Rodriguez, Eric
Representative: N/A
Date Filed: May 3, 2007

Staff Recommendation: 1) New addition to rear of house. - Approve with Conditions - New addition meets requirements per Ordinance 22352, Items 4.2, 4.3, 4.4, 4.7, 4.9. New wood siding, roofing material, one over one wood windows and new door to match existing or be typical per Ordinance 22352, Item 4.2. Applicant to provide samples or cut sheets to Staff.

Task Force Recommendation: 1) New addition to rear of house. - Approve with Conditions - Approved as submitted with Conditions: New siding and windows, doors and trim to be compatible with existing. Submit samples for Landmark Commission Review.

CONSENT ITEM:

4. 201 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-424(MW)
Marcus Watson

Request: 1) Revision to C.A. approved 6/7/04. Change window and door configuration on approved rear addition. Not yet built.
Applicant: Anna M. Albers
Representative: Vijaykumar J. Barnabas
Date Filed: May 3, 2007
Staff Recommendation:

1) Revision to C.A. approved 6/7/04. Change window and door configuration on approved rear addition. - Approve - Dallas 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) Revision to C.A. approved 6/7/04. Change window and door configuration on approved rear addition. - Approve - Part I of proposed revised C.A. 6-7-04.

5. 300 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA067-407(MW)
Marcus Watson

Request: 1) Change non-original front door, which is innappropriate and previously denied by the Commission, with historic door to match other original and other historic front door, frame to appropriate size and fill above door with matching siding and trim.
Applicant: Brad Wolfe
Representative: N/A
Date Filed: April 18, 2007
Staff Recommendation:

1) Change non-original front door and fill remaining opening with matching siding and trim. - Approve - Ord. No. 18369, Sect. 9, Para. (b)(9)(F)(i and iii): All windows and doors in front facade must be proportionly balanced in a manner typical of the style and period of the building. All doors in front facade must be typical of style and period.

Task Force Recommendation: 1) Change non-original front door and fill remaining opening with matching siding and trim. - Approve

6. 119 S ROSEMONT AVE
Winnetka Heights Historic
District
CA067-411(MW)
Marcus Watson

Request: 1) Replace 8x20 gravel parking pad with concrete in the same location and size, either scored to give impression of ribbon driveway or solid with no scoring in finish matching existing public sidewalk, curb and approach.
Applicant: Steve Wilson
Representative: N/A
Date Filed: May 3, 2007
Staff Recommendation:

1) Replace 8x20 gravel parking pad with concrete in the same location and size. - Approve - Ordinance No. 18369, Section 9, Para. (b)(9)(A)(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.

Task Force Recommendation: 1) Replace 8x20 gravel parking pad with concrete in the same location and size. - Approve

DISCUSSION ITEM:

1. 325 N St. Paul
CE067-104(TC)
Republic Bank Tower

Request: To grant an extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax abatement on the added value of the structure (land not included) located at 325 N. St. Paul for nine years.

Applicant: Tom Bakewell and Barry Knight

Representative: N/A

Date Filed: April 5, 2007

Staff Recommendation: Approval of a one year extension to the original Certificate of Eligibility from November 3, 2006 to November 3, 2007.

Task Force Recommendation: Approval of a one year extension to original Certificate of Eligibility from November 3, 2006 to November 3, 2007.

2. 5532 TREMONT ST.
CE067-112(TC)
Junius Heights

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

Applicant: Tam Pham

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Approval

3. 1607 Lyte Street,
Magnolia Station
Preservation Criteria

Request: Discussion, Review and Approval of Revision of Criteria for the Magnolia Station, 1607 Lyte Street

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Designation Committee Recommendation:
Approval

4. 4000 W NORTHWEST
HWY
Garvin Cemetary
CA067-416(MD)
Mark Doty

Request: 1) Mechanical scraping of selected areas to determine if burial shafts are present in areas outside certified cemetery tract (Tract A).

Applicant: Friends of the Military, LLC

Representative: N/A

Date Filed: May 3, 2007

Staff Recommendation: 1) Garvin Cemetery - Mechanical scraping of selected areas to determine if burial shafts are present. - Approve - Approve as submitted with the finding of fact that the proposed work meets the requirements per Ordinance 26727, Items 3.2, 3.9, 5.1, 5.2, 5.3 and 5.4.

Task Force Recommendation: 1) Garvin Cemetery - Mechanical scraping of selected areas to determine if burial shafts are present. - Approve with Conditions - Approved as submitted with the conditions that the orientation of the north/south trenches be reconsidered to be in the diagonal direction to the cardinal directions or an explanation be given as to why the north/south directions were proposed.

DISCUSSION ITEM:

5. 6220 WORTH ST
John F. and Lucy Parks
House
CA067-412(MD)
Mark Doty

Request: 1) Demolition of non-historic/non-contributing buildings.
2) Exterior restoration/renovation.
3) Landscaping, fencing and site features.

Applicant: NORMAN ALSTON

Representative: N/A

Date Filed: May 3, 2007

Staff Recommendation:

- 1) Parks Estate - Demolition of non-historic/non-contributing buildings. - Approve - Approve as submitted with drawings dated 5/23/07 with the finding of fact the proposed work meets requirements per Dallas City Code 51A-4.501(D) (5) and the proposed Preservation Criteria, Items 1.4, 3.1, and 3.3.
- 2) Exterior restoration/renovation - Approve with Conditions - Approve as submitted with drawings dated 5/23/07 with the finding of fact the proposed work meets requirements per Dallas City Code 51A-4.501(D) (5) and the proposed Preservation Criteria, Items 3.3, 4.1, 4.2.
- 3) Landscaping, fencing and site features. - Approve with Conditions - Approve as submitted with drawings dated 5/23/07 with the finding of fact the proposed work meets requirements per Dallas City Code 51A-4.501(D) (5) and the proposed Preservation Criteria, Items 4.4 (f) and 4.5 (b) with the condition that additional information be submitted at a later date on sport court with perimeter fencing.

Task Force Recommendation:

- 1) Parks Estate - Demolition of non-historic/non-contributing buildings. - Approve
- 2) Exterior restoration/renovation - Approve with Conditions -
 1. Show the no build zone line on the site plan to show that the no build zone has not been violated.
 2. Remove the south porte cochere from the no build zone
 3. Retain both the short window and door on the rear facade which were both proposed to be modified. Historic photos show that the size of both the window and door were original fabric of the home.
- 3) Landscaping, fencing and site features. - Approve with Conditions -
 1. In lieu of an enclosed brick wall above the west wall of the basement install the same open picket fence which is proposed for the lap pool deck.
 2. Consider raising the the grade of the front lawn on the north end of the west facade to match the elevation of the original yard shown in the West Facade photograph.
 3. Use the same open picket fence at the perimeter of the deck to be built over the kitchen.

DISCUSSION ITEM:

6. 3306 MAIN ST
Texas Farm and Ranch
Building
CA067-417(MD)
Mark Doty

Request:

- 1) Addition of new windows and doors to west, non-protected facade of the 3 story portion of the main building to allow for a new interior elevator shaft; this elevator will provide access from the interior of the one-story wing to the roof deck above.
- 2) Small snack bar addition at the roof of the one story wing.
- 3) Addition of a swimming pool, trellis, and perimeter guardrails at the roof of the one story wing.
- 4) Remove infill at historic windows at Main Street and Trunk Avenue facades of the one story wing of the building and replace with new windows.

Applicant:

Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: May 3, 2007

Staff Recommendation:

- 1) Addition of new windows and doors to west, non-protected facade of the 3 story portion of building. - Approve - Approve as submitted per drawings dated May 23, 2007. Proposed work meets requirements per Ordinance 22363, Items 3.3, 3.11 and 3.13.
- 2) Small snack bar addition at the roof of the one story wing. - Approve - Approve as submitted per drawings dated May 23, 2007. Proposed work meets requirements per Ordinance 22363, Items 3.3, 3.23, 4.2, 4.3, and 4.6.
- 3) Addition of a swimming pool, trellis, and perimeter guardrails at the roof of the one story wing. - Approve - Approve as submitted per drawings dated May 23, 2007. Proposed work meets requirements per Ordinance 22363, Items 3.24 and 4.6.
- 4) Remove infill at windows at Main Street and Trunk Avenue facades for new windows. - Approve - Approve as submitted per drawings dated May 23, 2007. Proposed work meets requirements per Ordinance 22363, Item 3.12.

Task Force Recommendation:

- 1) Addition of new windows and doors to west, non-protected facade of the 3 story portion of building. - Approve with Conditions - Approve as submitted with the condition that more details provided of windows in elevator shaft.
- 2) Small snack bar addition at the roof of the one story wing. - Approve - Approve as submitted.
- 3) Addition of a swimming pool, trellis, and perimeter guardrails at the roof of the one story wing. - Approve - Approve as submitted.
- 4) Remove infill at windows at Main Street and Trunk Avenue facades for new windows. - Approve with Conditions - Approve as submitted with the condition that more details provided of first floor windows on Main Street and Trunk Street facades.

DISCUSSION ITEM:

7. 5800 LA VISTA CT
Edison/La Vista Court
Addition
CA067-403(MD)
Mark Doty

Request: 1) Painting of exterior brick, SW 6371 w/primer. Brick not previously painted. Work completed without CA approval.
2) Brick existing wood garage. Paint to match house, SW 6371.

Applicant: GARY BRENNAN

Representative: N/A

Date Filed: April 26, 2007

Staff Recommendation: 1) Painting of exterior brick, SW 6371 w/primer. Brick not previously painted. Work completed w/o CA. - Deny - Deny painting of brick with the finding of fact that painting of brick is not allowed per Ordinance 20520, Item 3.4. Applicant asked to removing the primer and paint on a small area of brick to determine how effective removal would be. Applicant to supply Landmark Commission with photographic documentation to record results.
2) Brick existing wood garage. Paint to match house, SW 6371. - Approve with Conditions - Brick to match existing in size and color per Ordinance 20520, Item 3.4.
Painting of brick to match contingent on outcome of paint removal on main structure.

Task Force Recommendation: 1) Painting of exterior brick, SW 6371 w/primer. Brick not previously painted. Work completed w/o CA. - Deny without Prejudice - Original brick not previously painted; should not be painted per Article 3.4.
2) Brick existing wood garage. Paint to match house, SW 6371. - Approve - Brick to match existing structure per 3.3; not to be painted per 3.4.

DISCUSSION ITEM:

8. 707 N GLASGOW DR
Junius Heights
CA067-419(JA)
Jim Anderson

Request: 1) Remove circular drive, one drive up and front yard planting.
2) Remove portion of front porch slab.
3) Regrade, sod, add new planting bed and add new tree.
4) Add new driveway, front walk.

Applicant: Joseph Kaplor

Representative: N/A

Date Filed: May 2, 2007

Staff Recommendation:

- 1) Remove circular drive, one drive up and front yard planting. - Approve - Ordinance no. 26331 Section 3.3 New circular drives are not allowed in the front yard. This driveway is non conforming and staff recommends it be removed.
- 2) Remove portion of front porch slab. - Deny without Prejudice - This terrace is very likely a part of the original front porch. Please submit documentaton that this slab is not original. Sandborn maps can show when this slab was built.
- 3) Regrade, sod, add new planting bed and add new tree - Approve with Conditions - Landscaping should be redesigned if porch terrace is found to be original and retained. Secretary of Interiors Standards no. 2 and 3. Removal of historic materials or alterations shall be avoided. Changes that create a false sense of historical development shall not be undertaken. Submit landscape list of plant species to be used. Ordinance no. 26331 Section 3.5(b) Landscaping must be appropriate and not obscure significant protected facades.
- 4) Add new driveway, front walk. - Approve with Conditions - Walk and drive should be brush finished concrete.

Task Force Recommendation:

- 1) Remove circular drive, one drive up and front yard planting. - Approve
- 2) Remove portion of front porch slab. - Approve with Conditions
- 3) Regrade, sod, add new planting bed and add new tree - Approve
- 4) Add new driveway, front walk. - Approve with Conditions

DISCUSSION ITEM:

9. 5719 TREMONT ST
Junius Heights
CA067-422(JA)
Jim Anderson

Request: 1) Change to foundation height.
2) Retaining cedar columns, trim and timbers unpainted.
3) Retaining open air timbers in porch gables.

Applicant: Carolyn Cole

Representative: N/A

Date Filed: April 23, 2007

Staff Recommendation:

- 1) Change to foundation height. - Deny without Prejudice - Regrade to expose 18 inches of foundation, on front of structure, as per original application. Remove and replace sidewalk to be level with regraded ground with all steps at front porch not located on walk proper. Sidewalk to be straight with two steps plus the slab. (Three steps total)
- 2) Retaining cedar columns, trim and timbers unpainted. - Deny without Prejudice
- 3) Retaining open air timbers in porch gables. - Approve with Conditions - Approval with conditions to retain the open air timbers and that they be painted to match the trim color. Secretary of Interior Standard no. 9 New construction; The new work should be differentiated from the old and shall be compatible with the massing, size, scale and architectural features.

Task Force Recommendation:

- 1) Change to foundation height. - Deny without Prejudice - Regrade to expose 18 inches of foundation as per original application. Replace an repour sidewalk to be level with ground with no intermediate steps. Sidewalk to be straight with two steps plus the slab. (Three steps total)
- 2) Retaining cedar columns, trim and timbers unpainted. - Deny without Prejudice - Deny retaining cedar collumns, trim and timbers unpainted. Cedar to be recoated to match opacity of Navaho white color, approved as trim.
- 3) Retaining open air timbers in porch gables. - Deny without Prejudice - Deny retaining open air timbers in porch gable. Replace open space with stucco, shingles to match the upper gables, or siding to match what is on the rest of the house, and painted to match the body color of the house.

DISCUSSION ITEM:

10. 5829 TREMONT ST
Junius Heights
CA067-418(JA)_
Jim Anderson

Request: 1) Attic conversion adding two new dormers.
2) Two new front doors.
3) New iron handrail at porch steps.

Applicant: Sibyl Koss

Representative: N/A

Date Filed: April 25, 2007

Staff Recommendation:

1) Attic conversion adding two new dormers. - Deny without Prejudice - Denial without Prejudice of adding two new dormers to east elevation and rear. Request additional information on new second floor space. Submit building plans to show second floor interior spaces have adequate head room and how the space will be used. Structure must be retained as single family. Ordinance no. 26331 Section 8. Vertical additions are permitted and must be compatible with the structure.

2) Two new front doors. - Approve with Conditions - Approval of replacing the two front doors in the Prairie style as shown in the drawing. Applicant to submit photos of both proposed doors. The existing doors are solid doors with no windows and are not appropriate to this structure. Ordinance no. 26331 Section 5.2 It is recommended that non-original doors and windows that do not match the historic appearance may be replaced.

3) New iron handrail at porch steps. - Approve with Conditions - Denial of iron porch rails on porch proper. Approval of very simple handrails at porch steps if needed for handicap or elderly occupants. Submit additional sketches or photos of the type of rail to be used.

Task Force Recommendation:

1) Attic conversion adding two new dormers. - Approve with Conditions - Approval of attic conversion adding two new dormers as shown in elevation. New height to be no more than 21 feet high. (ground to top) 5829 Tremont should be deed restricted to be retained as single family. Submit building plans to show second floor interior spaces to be compatible with single family dwelling.

2) Two new front doors. - Approve with Conditions - Approval of replacing the two front doors in the Prairie style as shown in the drawing. Applicant to submit photos of both proposed doors.

3) New iron handrail at porch steps. - Deny without Prejudice - Denial of new handrails.

DISCUSSION ITEM:

11. 4700 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA067-415(MD)
Mark Doty

Request:

- 1) New front door. Work done without CA approval.
- 2) Painting of brick chimney above roof line, Canyon View. Brick not previously painted.
- 3) New window/door configuration on rear, non-protected facade. Work done without CA approval.
- 4) New deck in backyard.

Applicant:

Carly Edwards

Representative: N/A

Date Filed: May 3, 2007

Staff Recommendation:

1) New front door. Work done without CA approval. - Deny without Prejudice - Deny without prejudice current door with the finding of fact that the door is not appropriate per Ordinance 22352, Item 3.10.

Option #1, the fifteen light French door taken off during renovation may not be original and Applicant has expressed concerns about security. Applicant agrees to replace current door with either Option #1 or the door labeled Option #2.

2) Painting of brick chimney above roof line, Canyon View. Brick not previously painted. - Approve - Although painting of previously unpainted brick is not allowed per Ordinance 22352, Item 3.4, approval is granted with the finding of fact that the portion of the brick chimney below the roof line was previously painted and painting of the portion of the brick above the roof line will allow consistency and will not have a negative effect on the historic district per Dallas City Code, 51A-4.501.

3) New window/door configuration on rear, non-protected facade. Work done without CA approval. - Approve - Approve with the finding of fact that the new window/door configuration on the rear, non-protected facade does meet the requirements per Ordinance 22352, Item 3.3 and that the new configuration is architecturally sensitive and appropriate to the overall design of the existing structure.

4) New deck in backyard. - Approve - Deck approved as submitted with the finding of fact that the deck is compatible to the historic district per Dallas City Code 51A-4.501.

Task Force Recommendation:

1) New front door. Work done without CA approval. - Deny without Prejudice - Original door and trim to be returned per Article 3.10. Suggest curtains and/or interior bars for security per 3.12.

2) Painting of brick chimney above roof line, Canyon View. Brick not previously painted. - Deny without Prejudice - No paint of brick surfaces per Article 3.4. Brick below roof previously painted.

3) New window/door configuration on rear, non-protected facade. Work done without CA approval. - Deny without Prejudice - Original window pattern altered. Not in compliance with Article 3.3 and 3.10.

4) New deck in backyard. - Approve - Approve as submitted.

DISCUSSION ITEM:

12. 802 N PEAK ST
Peak's Suburban Addition
Neighborhood
CA067-405(MD)
Mark Doty

Request: 1) Renovation/additions to cornerside yard fence. Work started without CA approval by previous owner. Building listed as non-contributing.
Applicant: Jose DeJulian
Representative: N/A
Date Filed: April 30, 2007

Staff Recommendation: 1) Renovation/additions to cornerside yard fence. Work started without CA approval. - Approve with Conditions - Approve with conditions that the retaining wall and brick piers be taken down to 1'-6" with a wrought iron fence, 4'-6" in height, 70% open placed on top of wall with fence return 3' back from main facade per drawings labeled 5/22/07. Ordinance 22352, Items 2.12 and 2.13.

Task Force Recommendation: 1) Renovation/additions to cornerside yard fence. Work started without CA approval. - Deny without Prejudice - Wall, massive piers and wrought iron as submitted not in compliance with 2.12 and 2.13. Recommend reducing retaining wall to 1'-6" height, removing piers and located wrought iron fence maximum 6' high and returning to front corner of house.
- Note brick mailbox, also built without CA approval.

13. 2706 HIBERNIA ST
State Thomas Historic
District
CA067-423(JA)
Jim Anderson

Request: 1) Revisions to windows.
2) Addition of new chimney
3) Landscape plan.
Applicant: Norman Alston
Representative: N/A
Date Filed: May 3, 2007

Staff Recommendation: 1) Revisions to windows. - Approve - Ordinance no. 19084 Section 8(a)(16)(F) Windows in the front and side facades must be typical of the style and period of the building.
2) New chimney. - Approve - Ordinance no. 19084 Section 8(a)(8)(A) and (B) Chimneys on the front 50 % of the side facade must be constructed of brick and in a style and proportion that is typical of the style and period of the building.
3) Landscape plan. - Deny without Prejudice - Resubmit a landscape plan in the future.

Task Force Recommendation: 1) Revisions to windows. - Approve
2) New chimney. - Approve
3) Landscape plan. - Deny without Prejudice - A landscape plan was not submitted.

DISCUSSION ITEM:

14. 300 S CLINTON AVE
Winnetka Heights Historic
District
CA067-408(MW)
Marcus Watson

Request: 1) Replace front door and sidelights - color in photo.
2) Install new St. Augustine lawn.
3) Repair/replace front waterfall steps and sidewalk with same concrete.

Applicant: Beverly Windsor

Representative: N/A

Date Filed: April 18, 2007

Staff Recommendation: 1) Replace front door and sidelights - color in photo. - Deny without Prejudice - Ord. No. 18369, Sect. 9, Para. (b)(9)(F)(iii): All windows, doors, and lights in front and side facades of the main building must be typical of the style and period of the building.
2) Install new St. Augustine lawn. - Approve - Dallas 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) Repair/replace front steps and sidewalk. - Approve with Conditions - Steps must exactly replicate the existing steps in form and materials as documented in submitted photos. Waterfall steps are a character-defining feature of this property and the district. Dallas 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) Replace front door and sidelights - color in photo. - Deny without Prejudice - No on door.
2) Install new St. Augustine lawn. - Approve - Yes on grass.
3) Repair/replace front steps and sidewalk. - Approve with Conditions - With same configuration and material.

15. 1810 Commerce Street
Mercantile Continental
Building
Re-initiation

Request: Re-initiation, Designation and Authorization of a Public Hearing for the Mercantile Continental Building, 1810 Commerce Street.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Designation Committee Recommendation:
Approval of the Re-initiation, Designation and Authorization of a Public Hearing for the Mercantile Continental Building, 1810 Commerce Street.

DISCUSSION ITEM:

16. 1530 Main Street
Dallas National Bank
Building
Reinitiation

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

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 April 2, and May 7, 2007.
2. Designation Committee Report of Findings, Harwood Historic District Expansion and Statler Hilton Building, Marcus Watson.
3. Approval of the resignation of Kevin Rogers from the Swiss Avenue/Munger Place Task Force.
4. Appointment of Bernard Shaw to the South Blvd./Park Row, and Yolanda Lawson to the Station Thomoas Task Forces.
5. Appointment of additional members to the Historic Preservation (Tax Incentive) Committee.
6. Approval of the Landmark Commission Rules of Procedures.
Staff Recommendation: Approval with conditions.
7. Historic Preservation Program - Tax Incentive Committee Meetings will be held on the following dates:
Wednesday, June 6, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, L1FN Room C.
Wednesday, June 13, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, June 20, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, L1FN Room C.
Wednesday, June 27, 2007, 8:00 a.m., Dallas City Hall, 1500 Marilla Street, 5DN.
8. Designation Committee Meetings will be held on the following dates:
Wednesday, June 13, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, June 27, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, July 11, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
Wednesday, July 26, 2007, 5:45 p.m., Dallas City Hall, 1500 Marilla Street, 5DN.
9. 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]*