



City of Dallas

Landmark Commission

Monday, December 3, 2007

AGENDA

REVISED

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. Certificates of Demolition and Removal
4. Certificates of Eligibility
5. Initiations/Designations
6. Training - City Attorney's Office
 - Form of motion for consent agenda containing recommendation of denial or certificate of demolition.
 - 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; Kathy Zibilich, Assistant City Attorney.

CONSENT ITEM:

1. 4105 JUNIUS ST
Grace United Methodist
Church, Peak's Suburban
Addition Neighborhood
CA078-117(MD)
Mark Doty

Request: 1) New wood frame dumpster enclosure, 8' high, 10' square located in parking lot. See site plan.
Applicant: Grace United Methodist Church
Representative: N/A
Date Filed: November 1, 2007

Staff Recommendation: 1) New wood frame dumpster enclosure, 8' high, 10' square located in parking lot. See site plan. - Approve with Conditions - Approve location marked as Option #2 on site plan dated 11/7/07 with the finding of fact that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Option #1 would violate Section 9B 'No Build Area' of Ordinance 16439.

Task Force Recommendation: 1) New wood frame dumpster enclosure, 8' high, 10' square located in parking lot. See site plan. - Approve with Conditions - CBD/Individual Task Force - Approve with condition that enclosure be located at Option #2, the wood material be similar in size and color as the adjoining fence and the enclosure is the comply with the applicable waste disposal codes.

Peak's Suburban Task Force - Option #2 location.

2. 5817 LA VISTA CT
Edison/La Vista Court
Addition
CA078-116(MD)
Mark Doty

Request: 1) Install two external tankless water heaters on rear facade of structure.
2) Install two A/C units on roof of garage.
Applicant: Truly Noble Services
Representative: N/A
Date Filed: November 1, 2007

Staff Recommendation: 1) Install two external tankless water heaters on rear facade of structure. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install two A/C units on roof of garage. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install two external tankless water heaters on rear facade of structure. - Approve
2) Install two A/C units on roof of garage. - Approve

3. 5801 WORTH ST
Junius Heights
CA078-137(JA)
Jim Anderson

Request: 1) Move 2 portable classrooms onto Lipscomb Elementary School site.
Applicant: Jermauld Cobbs
Representative: N/A
Date Filed: October 31, 2007

Staff Recommendation: 1) Move 2 portable classrooms onto school site. - Approve - Approve portable buildings at Lipscomb per Ordinance No. 26331 Section 9.1 and 9.4. Portables are permitted in Tract D.

Task Force Recommendation: 1) Move 2 portable classrooms onto school site. - Approve - Approve portable buildings at Lipscomb per 9.1 and 9.4

CONSENT ITEM:

4. 400 E 5TH ST
Lake Cliff Historic District
CA078-119(MW)
Marcus Watson

Request: 1) Extend previously-approved 8-foot rear fence forward on property 11'6" beyond southwest corner of house to enclose door on west side, as illustrated in submitted plan, for additional security and privacy on the side street.

Applicant: Annie Pratt

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Extend previously-approved 8-foot rear fence forward on property. - Approve - The proposed extension is required for security and privacy and does not obscure significant architectural features. Therefore, the proposed work is consistent with the criteria for fences in a cornerside yard in Ordinance #23328, Section 3, Para. 3.11.d, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Extend previously-approved 8-foot rear fence forward on property. - Approve - Proposed placement of fence extension ok.

5. 528 E 5TH ST
Lake Cliff Historic District
CA078-128(MW)
Marcus Watson

Request: 1) Install black carriage lights on either side of the front and back doors.

Applicant: Christina Johnson

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Install black carriage lights on either side of the front and back doors. - Approve - The task force did not have benefit of photographs. They were submitted after the task force meeting. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install black carriage lights on either side of the front and back doors. - Deny without Prejudice - Location of lights proposed.

CONSENT ITEM:

6. 4931 JUNIUS ST
Munger Place Historic
District
CA078-124(MW)
Marcus Watson

Request: 1) Replace single doors with single-light doors and replace sliding glass doors with pair of single-light French doors, as illustrated in submittal.
2) Construct platform for a/c units on back of building.

Applicant: ROBERT BLACKWELL

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Replace doors. - Approve - The proposed work is compatible with the historic overlay district, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Construct platform for a/c units on back of building. - Approve - The proposed work is compatible with the historic overlay district, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Replace doors. - Approve
2) Construct platform for a/c units on back of building. - Approve - Back addition for DX units has another apartment complex across the alley and another apartment is to the side of this apartment.

7. 4711 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA078-111(MD)
Mark Doty

Request: 1) Revision to previously approved signage. New sign 3'-0" tall, 4'-0" wide located on attached site plan.

Applicant: ROGERS, DONNA

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Revision to previously approved signage. New sign 3'-0" tall, 4'-0" wide located on attached site plan - Approve - The proposed work is consistent with the criteria for signs in the preservation criteria Section 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Revision to previously approved signage. New sign 3'-0" tall, 4'-0" wide located on attached site plan - Approve

CONSENT ITEM:

8. 101 N CLINTON AVE
Winnetka Heights Historic
District
CA078-120(MW)
Marcus Watson

Request:

- 1) Remove portion of retaining wall next to driveway on Denver St. side where deteriorated and grade lawn gently to sidewalk.
- 2) Replace small front porch on right side of front as illustrated.
- 3) Remove overgrown foundation plantings, vines damaging house on back corner and dying parkway tree (other trees to remain), and install new foundation plantings, large trees and specimen trees as illustrated and listed.
- 4) Replace front, side and back doors with wood doors, as illustrated in submitted materials. Front: Prairie style, Side: Full-light door with sidelights, Back: Double full-light doors. Replace windows with wood 1-over-1 sash windows to fit existing openings. Current windows are non-historic aluminum.
- 5) Construct new full-width back porch with hipped roof and wood siding (either novelty siding or 4" exposure lap siding) on back wall under canopy only to cover past brick patches and coatings and places where brick may need to be replaced to use original brick as patches on other parts of the building.
- 6) Place bead board on ceilings of all porches.
- 7) Paint wood trim of structure. Brick to remain unpainted. Sashes and back and side doors: Behr Country Beige (760C-2U); Frieze board, mullions and casings, and wood siding: Behr Expedition Khaki (340F-4P); Fascia and soffits: Behr Weathersfield Moss (460F-4A).
- 8) Add window to second floor bathroom at rear of interior side facade, per drawing, to match other windows in style.

Applicant:

Kerry Day

Representative: N/A

Date Filed: October 26, 2007

Staff Recommendation:

- 1) Retaining wall. - Deny without Prejudice - Retaining wall must be repaired, not removed. Retaining wall is early, if not original, and contributes to the character of the property. Curved end at driveway is a significant feature. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district. The proposed work is also not consistent with the Secretary of the Interior's Standard for Rehabilitation (B), "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."
- 2) Replace front porch. - Approve with Conditions - The porch roof pitch should match main roof pitch. Applicant agrees to this condition. The columns should be wooden box columns or brick to match as closely as feasible to main structure in color, texture and pattern, and their width must be one-eighth their height. The proposed work as submitted does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would be inconsistent with the preservation criteria in Ordinance #18369, Section 9, Para. (a)(9). If conditions are met, the proposed work is consistent with the criteria, Section 9, Paragraphs (9) and (11) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Landscaping. - Approve with Conditions - The foundation plantings may not screen significant architectural features of the main building or exceed two feet in height above the finished porch floor elevation unless they are part of an overall

roof elevation unless they are part of an overall landscape plan approved by the Commission. If conditions are met, the proposed work is consistent with the criteria for Landscaping and Foundation Plantings in Ordinance #18369, Section 9, Subsection (b) and, specifically, Paragraph (b)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Replace doors. - Approve - The proposed work is consistent with the criteria for Windows and Doors in Ordinance #18369, Section 9, Subsection (a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Back Porch. - Approve with Conditions - The porch roof pitch must match main roof pitch as closely as possible without going above the brick sill of second-story windows in height. The columns must be wooden box columns or brick to match as closely as feasible to main structure in color, texture and pattern, and their width must be one-eighth their height. The proposed work as submitted does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would be inconsistent with the preservation criteria in Ordinance #18369, Section 9, Para. (a)(9). If conditions are met, the proposed work is consistent with the criteria, Section 9, Paragraphs (9) and (11) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) Bead board. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) Paint. - Approve with Conditions - Applicant agreed with task force recommendation to place "Wethersfield Moss" only on the fascia, and to place "Exposition Khaki" on the soffits, instead. The work, as revised, is consistent with the criteria for Color in Ordinance #18369, Section 9, Subsection (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8) Add window. - Approve - The proposed work is consistent with the criteria for windows in Ordinance #18369, Section 9, Subsection (a)(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Task Force Recommendation:**
- 1) Retaining wall. - Approve - Recommendations ok.
 - 2) Replace front porch. - Approve - Recommendation ok.
 - 3) Landscaping. - Approve - Recommendation ok.
 - 4) Replace doors. - Approve with Conditions - Front door proposed needs to be flat not eyebrowed.
 - 5) Back Porch. - Approve - Recommendation ok.
 - 6) Bead board. - Approve - Recommendation ok.
 - 7) Paint. - Approve with Conditions - Paint colors ok, except green to be only on fascia.
 - 8) Add window. - Revision made after task force meeting.

CONSENT ITEM:

9. 222 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-121(MW)
Marcus Watson

Request: 1) Remove door and window overhang.
2) Remove skylights and replace with matching shingles.
3) Remove 2 doors and convert to 1 door and construct porch.
4) Install sidewalk and driveway on right side of house.
5) Paint trim dark green and paint house light gray.

Applicant: JOE RODRIQUEZ

Representative: N/A

Date Filed: October 23, 2007

Staff Recommendation: 1) Remove door and window overhang. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information. Could be minor exterior alteration approval.
2) Remove skylights and replace with matching shingles. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information. Could be minor exterior alteration approval.
3) Remove 2 doors and convert to 1 door and construct porch. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information.
4) Install sidewalk and driveway on right side of house. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information.
5) Paint trim dark green and paint house light gray. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information.

Task Force Recommendation: 1) Remove door and window overhang. - Approve - Staff.
2) Remove skylights and replace with matching shingles. - Approve - Staff.
3) Remove 2 doors and convert to 1 door and construct porch. - Deny without Prejudice - Details on proposed work.
4) Install sidewalk and driveway on right side of house. - Deny without Prejudice - Denial without prejudice.
5) Paint trim dark green and paint house light gray. - Deny without Prejudice - No color provided need color.

CONSENT ITEM:

10. 311 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-132(MW)
Marcus Watson

Request: 1) Restore front porch with wood box columns and railings, as shown in submitted photographs.
Applicant: Rob Romano
Representative: N/A
Date Filed: November 1, 2007

Staff Recommendation: 1) Restore front porch with wood box columns and railings, as shown in submitted photographs. - Approve with Conditions - Column width must be at least one-eighth the height of the column. Applicant agrees to condition. The work, with condition met, is consistent with the criteria for columns and porches in Ordinance #18369, Section 9, Subsection (a)(9) and Parag. (a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Restore front porch with wood box columns and railings, as shown in submitted photographs. - Approve with Conditions - Columns to be 1/8th in width the height of porch beam. Railings ok as proposed.

11. 310 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA078-131(MW)
Marcus Watson

Request: 1) Install wood railings to front porch as illustrated in submitted photograph and paint to match house.
Applicant: Rob Romano
Representative: N/A
Date Filed: November 1, 2007

Staff Recommendation: 1) Install wood railings to front porch. - Approve - The proposed work is consistent with the criteria for porches in Ordinance #18369, Section 9, Para. (a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Install wood railings to front porch. - Approve - Railings proposed on photo ok.

12. 317 S CLINTON AVE
Winnetka Heights Historic
District
CA078-122(MW)
Marcus Watson

Request: 1) Work on metal skirt siding.
Applicant: Isabel Y. Perez
Representative: N/A
Date Filed: October 29, 2007

Staff Recommendation: 1) Work on metal skirt siding. - Deny without Prejudice - No photos or supporting material submitted. Incomplete application letter sent. Not enough information.

Task Force Recommendation: 1) Work on metal skirt siding. - Deny without Prejudice - Need complete application.

CONSENT ITEM:

13. 304 S MONTCLAIR
AVE
Winnetka Heights Historic
District
CA078-123(MW)
Marcus Watson

Request: 1) Paint house. Body: Fossil Grey (Glidden 30YY 56/060), Trim: Kitten White (Glidden 30YY 78/035), Accent: Pebble Mosaic (Glidden 10YY 08/093).

Applicant: Margaret Elizondo

Representative: N/A

Date Filed: October 9, 2007

Staff Recommendation: 1) Paint house. - Approve - The proposed work is consistent with the criteria for color in Ordinance #18369, Section 9, Subsection (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. - Approve - Colors and placements ok.

CONSENT ITEM:

14. 314 N WILLOMET AVE
Winnetka Heights Historic
District
CA078-130(MW)
Marcus Watson

Request: 1) Replace decorative iron porch supports with wood box columns and add railing as illustrated in submitted photos.
2) Replace two front doors with Craftsman style wood doors similar to those in submitted photographs.
3) Repaint house. Body: Bunglehouse Grey (SW 2845), Trim: Match Existing (White), Accent: Aurora Brown (SW 2837) or Polished Mahogany (SW 2838).

Applicant: Phillip Granderson

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Replace decorative iron porch supports with wood box columns and add railing. - Approve with Conditions - Column width to be one-eighth their height. Applicant agrees to condition. The proposed work is consistent with the criteria for columns and porches in Ordinance #18369, Section 9, Subsections (a)(9) and (a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace two front doors with Craftsman style wood doors. - Approve with Conditions - Replacement doors to be similar to those in photographs but purchased from architectural salvage. Doors must be similar to each other, but it is not necessary for them to be identical. Final door selection must be staff approved. Applicant agrees with condition. The proposed work is consistent with the criteria for doors in Ordinance #18369, Section 9, Para. (a)(17)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Repaint house: Bunglehouse Grey, White, and Aurora Brown or Polished Mahogany. - Approve - The proposed work is consistent with the criteria for color in Ordinance #18369, Section 9, Subsection (a)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Replace decorative iron porch supports with wood box columns and add railing. - Approve with Conditions - Column to be 1/8th of height of porch beam. Railing ok.
2) Replace two front doors with Craftsman style wood doors. - Approve with Conditions - Front door replacement at time to be staff approval Craftsman style.
3) Repaint house: Bunglehouse Grey, White, and Aurora Brown or Polished Mahogany. - Approve - Paint color proposed ok. Both accent colors ok.

CONSENT ITEM:

15. 414 S WILLOMET AVE
Winnetka Heights Historic
District
CA078-107(MW)
Marcus Watson

Request: 1) Paint house. Body: Glidden "Cookie Crumb" (20YY 46/236);
Trim: Glidden "Oyster White" (30YY 64/149); Accent: Glidden
"American Bronze" (10YY 15/280).

Applicant: Reginald D. Burrus

Representative: N/A

Date Filed: October 26, 2007

Staff Recommendation: 1) Paint house. - Approve - The proposed work is
consistent with the criteria for color in Ordinance
#18369, Section 9, Subsection (a)(8), and it meets
the standards in City Code Section
51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Paint house. - Approve - Colors ok as proposed.

DISCUSSION ITEM:

1. 3500 S FITZHUGH AVE
Fair Park
CA078-127(MD)
Mark Doty

Request: 1) DAR House - Conceptual - New 600 square foot additon on
rear of structure.

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) DAR House - Conceptual - New 600 square foot
additon on rear of structure. - Approve with
Conditions - Conceptual approval with the
condition that the final design and details be
submitted to the Landmark Commission for
approval.

Task Force Recommendation: 1) DAR House - Conceptual - New 600 square foot
additon on rear of structure. - Approve -
Conceptual approval only - final design submitted,
including proposed exterior materials and details.

DISCUSSION ITEM:

2. 5510 WORTH ST
Junius Heights
CA078-138(JA)
Jim Anderson

Request: 1) New fence.
2) Carport attached to fence and house.
Applicant: Jose Escobedo
Representative: N/A
Date Filed: October 19, 2007

Staff Recommendation: 1) New fence. - Approve with Conditions - Fence approved with conditions that the fence starts five feet back from the rear of the porch as per ordinance No. 26331 section 3.6 (a) (2). of the ordinance with the finding that more screening is required for additional security and privacy and the fence be 8 feet or less in height as per 3.6 (b) (2).
2) Carport attached to fence and house. - Deny - Carport denied as per Ordinance No. 26331 Section 4.1(a) and 4.2. This addition is located on a protected facade and is not architecturally sensitive and not appropriate to the overall design of the existing structure.

Task Force Recommendation: 1) New fence. - Approve with Conditions - Fence approved with conditions that the fence starts five feet back from the rear of the porch as per 3.6 a. 2. of the ordinance and 8 feet or less in height as per 3.6 b. 2.
2) Carport attached to fence and house. - Deny - Carport denied as per 4.2

DISCUSSION ITEM:

3. 4724 WORTH ST
Peak's Suburban Addition
Neighborhood
CA078-125(MD)
Mark Doty

Request: 1) Build 9'-0" privacy fence and gate across driveway.
2) Build 8'-0" gate/fence to align with proposed fence at 4732 Worth.

Applicant: Betty Newman

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) Build 9'-0" privacy fence and gate across driveway. - Approve with Conditions - Approve as submitted with the condition the fence and gate facing the street be 70% open and with the finding of fact the proposed work is consistent with the criteria for interior side yard fences in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) 8'-0" gate/fence to align with proposed fence at 4732 Worth. - Approve with Conditions - Approve site plan submitted with the condition the front interior side yard fence be 70% open and located 4'-0" to 5'-0" from the back wall of the front porch to accommodate the window opening. Although the proposed work does not comply with Section 2.11(a) that states a fence must be located 5'-0" from the back wall of the front porch, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation: 1) Build 9'-0" privacy fence and gate across driveway. - Approve with Conditions - Fence and gate at driveway to be 70% open. Ok at 9'-0" high.
2) 8'-0" gate/fence to align with proposed fence at 4732 Worth. - Approve with Conditions - Front sideyard fence ok between 4'-0" and 5'-0" from rear corner of porch due to proximity to side window.
Front sideyard fence should be 70% open.

DISCUSSION ITEM:

4. 4732 WORTH ST
Peak's Suburban Addition
Neighborhood
CA078-126(MD)
Mark Doty

Request: 1) New wood, 8'-0" privacy fence along side and interior sideyard fence, 9'-0" rear fence and rear interior sideyard fence as located on site plan.
2) New frontyard picket fence.

Applicant: Betty Newman

Representative: N/A

Date Filed: November 1, 2007

Staff Recommendation: 1) New wood, 8'-0" privacy fence along side and interior sideyard fence, 9'-0" rear fences per plan. - Approve with Conditions - Approve site plan submitted with the condition the front interior side yard fence be 70% open and located 4'-0" to 5'-0" from the back wall of the front porch to accommodate the window opening. Although the proposed work does not comply with Section 2.11(a) that states a fence must be located 5'-0" from the back wall of the front porch, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

2) New frontyard picket fence. - Approve with Conditions - Approve with the condition that the proposed work is consistent with the criteria for frontyard fences in the preservation criteria Section 2.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New wood, 8'-0" privacy fence along side and interior sideyard fence, 9'-0" rear fences per plan. - Approve with Conditions - Front sideyard fence ok between 4'-0" and 5'-0" from rear corner of porch due to proximity to side window. Front sideyard fence should be 70% open. Rear sideyard fence ok as submitted due to proximity to rear corner of house. Also ok at 9'-0" high.
2) New frontyard picket fence. - Approve with Conditions - Picket fence in front yard ok as long as it meets openness (50%) and height (42") requirement.

DISCUSSION ITEM:

5. 208 LANDIS ST
Tenth Street Neighborhood
CD078-090(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety in compliance with the court orders dated 8/9/06 and 3/18/07

Applicant: City Attorney's Office

Representative: N/A

Date Filed: November 16, 2007

Staff Recommendation: 1) Demolition of a main structure - Approve - 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.

Task Force Recommendation: 1) Demolition of a main structure - Approve

6. 1214 E 10TH ST
Tenth Street Neighborhood
CD078-010(TC)
Tracey Cox

Request: 1) Demolition of a main structure due to imminent threat to public health and safety in compliance with the court orders dated 8/9/06 and 3/18/07

Applicant: City Attorney's Office

Representative: N/A

Date Filed: November 16, 2007

Staff Recommendation: 1) Demolition of a main structure - Approve - 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.

Task Force Recommendation: 1) Demolition of a main structure - Approve

7. 716 Blaylock
Lake Cliff
CE078-004(TC)

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 \$22,195 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Edward Heyland

Representative: N/A

Date Filed: October 31, 2007

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$22,195 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendation: None

DISCUSSION ITEM:

8. 732 Blaylock
Lake Cliff
CE078-003(TC)

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 \$41,745 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Edward Heyland

Representative: N/A

Date Filed: October 31, 2007

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$41,745 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendation: None

9. 6220 Worth Street
Park's Estate
CE078-005(TC)

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years.

Applicant: Norman Alston

Representative: Thomas and Kathi Lind

Date Filed: November 1, 2007

Staff Recommendation: Approval of the Certificate of Eligibility.

Task Force Recommendation: None

10. 2527 South Blvd.
South Blvd./Park Row
CE078-002(TC)

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 \$35,568.75 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Kevin and Jacquelynn Longshaw

Representative: N/A

Date Filed: October 22, 2007

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$30,085 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendation: None

11. Dallas National Bank
1530 Main Street

Request: Consider termination of the designation process.

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Deny

Task Force Recommendation: Designation Committee Recommendation: Deny

DISCUSSION ITEM:

12. Haymarket Cemetery
3+ac. located on south side
of Haymarket Rd., 2576 +
feet east of St. Augustine
Rd.

MARCUS WATSON

Request: Haymarket Cemetery
initiation

Applicant: N/A

Representative: N/A

Date Filed:

Staff Recommendation: Approval

Task Force Recommendation: Designation Committee Recommendation:
Approval

OTHER BUSINESS:

1. Approval of the November 5, 2007 Minutes.
2. Appointment/Re-appointment of Task Force Members.
Edgar Dunn to the Fair Park Task Force; Rene Schmidt and Thomas Zollars to the Junius Heights Task Force;
Gaye Jackson Price to the Swiss/Munger Task Force; and John Armstrong and Judy Hearst to the State Thomas
Task Force.
3. Appointment of Designation Committee Members.
Victoria Clow, Susan Besser, Sherry N. Defreece, Erica Howard, Renee Hutter, Frances James, Judith Miller,
Katherine Seale, Daron Tapscott, Michelle Wurtz, Marcel Quimby, and Ambrosio Villarreal.
4. Appointment of Landmark Commission Rules of Procedure Committee Members.
Brian Keith, Judith Miller, Robin Moss Norcross, Katherine Seale, and Daron Tapscott.
5. Designation Committee will meet on the following dates:
Wednesday, December 19, 2007, 5:45 p.m., 1500 Marilla Street, 5DN.
Wednesday, January 9, 2008, 5:45 p.m., 1500 Marilla Street, 5DN.
Wednesday, January 23, 2008, 5:45 p.m., 1500 Marilla Street, 5DN.
6. 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]*