



City of Dallas

Landmark Commission
Monday, March 1, 2010

AGENDA

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CITY SECRETARY
DALLAS, TEXAS

Table with 3 columns: Activity (BRIEFING, LUNCH, PUBLIC HEARING), Location (Dallas City Hall, 1500 Marilla Street, Room 5ES / Council Chambers, 6th floor), and Time (11:00 A.M., 1:00 P.M.)

* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
Jim Anderson, Senior Planner
Mark Doty, Senior Planner
Margaret Fiskell, Senior Planner

BRIEFING ITEM:

- 1. The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.
2. Briefing by the City Attorney's Office on lobbyist registration, campaign contribution restrictions, multiple seconds, and gift policy - Tammy Palomino

CONSENT ITEM:

1. 4403 Junius Street
Peak's Suburban Addition
CE067-108(TC)

Request: To grant an extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for an additional period of three years.

Applicant: Robert Kam

Representative: N/A

Date Filed: March 1, 2010

Staff Recommendation: Approval of a three year extension to the original Certificate of Eligibility from March 1, 2010 to March 1, 2013.

Task Force Recommendation: N/A

2. 3500 S FITZHUGH AVE
Fair Park
CA090-206(MD)
Mark Doty

Request: 1) Midway - Install a 5,000 sq. ft. greenhouse. Walls to be polycarbonate. Roof to be polyethylene with shade cloth cover.

Applicant: State Fair of Texas

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Midway - Install 5,000 sq. ft. greenhouse. Walls - polycarbonate. Roof - polyethylene w/cloth cover. - Approve - Approve drawings as submitted with the findings that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) Midway - Install 5,000 sq. ft. greenhouse. Walls - polycarbonate. Roof - polyethylene w/cloth cover. - Approve

CONSENT ITEM:

3. 607 CORBIN ST
West End Historic District
CA090-208(MD)
Mark Doty

Request: 1) West End - Installation of temporary removable interlocking fence (3'-6" in height).

Applicant: Jay Haynes

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) West End - Installation of temporary removable interlocking fence (3'-6" in height). - Approve - Approve as submitted with the condition the fence is temporary and must be removed by October 15, 2010 unless applicant re-applies for another Certificate of Appropriateness from with the finding that the proposed fencing is temporary which makes it not incompatible and will not have an adverse effect on the historic overlay district as outlined in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) West End - Installation of temporary removable interlocking fence (3'-6" in height). - Approve with Conditions - Approve proposed fence with condition it be painted black.

CONSENT ITEM:

4. 5801 WORTH ST
Junius Heights
CA090-219(JA)
Jim Anderson

Request: 1) Exterior door replacement at gym and cafeteria.
2) Canopy extension between main building and cafeteria/gym building.
3) ADA ramp adjustment between main building and cafeteria/gym building.
4) Exterior door replacement at both sets of main entry doors.
5) Brick paver installation, irrigation system and groundcover at front of school.
6) Masonry dumpster enclosure.

Applicant: Heather Barksdale

Representative: N/A

Date Filed: January 25, 2010

Staff Recommendation: 1) Exterior door replacement at gym and cafeteria. - Approve - These doors are appropriate and are consistent with Ordinance #26331 Section 5.2 and City Code Section 51A-4.501(g)(6(C)(i).
2) Canopy extension between main building and cafeteria/gym building. - Approve - The canopy extension is not seen from the street and is consistent with City Code Section 51A-4.501(g)(6(C)(i).
3) ADA ramp adjustment between main building and cafeteria/gym building. - Approve - The ADA ramp adjustment is not seen from the street and is consistent with City Code Section 51A-4.501(g)(6(C)(i).
4) Exterior door replacement at both sets of main entry doors. - Approve - These doors are appropriate and are consistent with Ordinance #26331 Section 5.2 and City Code Section 51A-4.501(g)(6(C)(i).
5) Brick paver installation, irrigation system and groundcover at front of school. - Approve - The pavers and landscaping are appropriate and are consistent with Ordinance #26331 Section 3.5(b) and City Code Section 51A-4.501(g)(6(C)(i).
6) Masonry dumpster enclosure. - Approve - The dumpster enclosure is appropriate and are consistent with Ordinance #26331 Section 3.6(c)(1) and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Exterior door replacement at gym and cafeteria. - Approve - Approve exterior door replacements between gym and cafeteria as shown with half glass door (nine light).
2) Canopy extension between main building and cafeteria/gym building. - Approve - Approve canopy configuration as shown.
3) ADA ramp adjustment between main building and cafeteria/gym building. - Approve - Approve ADA ramp as shown between main building and gym.
4) Exterior door replacement at both sets of main entry doors. - Approve - Approve front doors as per drawings made of aluminum with expressed mullions and the color of the trim to match the current exterior.
5) Brick paver installation, irrigation system and groundcover at front of school. - Approve - Approve pavers as shown in plans, irrigation system and ground cover.

6) Masonry dumpster enclosure. - Approve -
Masonry dumpster enclosure as shown with brick.

CONSENT ITEM:

5. 4811 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA090-215(MF)
Margaret Fiskell

Request:

- 1) Remove sidewalk along the sides of the multi-family structure.
- 2) Relocate and replace entrance doors to front and rear of property and infill existing openings.
- 3) Remove existing windows and infill openings.
- 4) Install new wood windows, see spec sheet for sizes.
- 5) Remove window air conditioning units and infill openings and install central air in attic.
- 6) New brick and stucco infill to exterior walls.
- 7) Paint exterior brick and stucco with Behr - Wild Porcini #250E-3 to match existing.

Applicant: Jose H. Marrufo

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation:

- 1) Remove sidewalk along the sides of the multi-family structure. - Approve - The revised drawing is consistent with the criteria for concrete sidewalks in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Relocate and replace entrance doors to front and rear of property and infill existing openings. - Approve - Facade preservation criteria from Section 3.3 - "All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure" and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Remove existing windows and infill openings. - Approve - Revised drawing is consistent with the criteria for facade materials in Ordinance 22352 Section 3.4 & 4.4; infill brick will match original, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Install new wood windows, see spec sheet for sizes. - Approve - The proposed work is compatible with the preservation criteria for wood windows Section 4.1 & 4.2, and it meets the standards in City Code, Section 51A-4.501(g)(6)(C)(ii).
- 5) Remove window air conditioning units and infill openings and install central air in attic. - Approve - The proposed work is consistent with the criteria for brick infill in the preservation criteria Section 3.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 6) New brick and stucco infill to exterior walls. - Approve - The proposed work is consistent with the criteria for brick infill in the preservation criteria Section 3.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 7) Paint exterior Behr - Wild Porcini #250E-3 to match existing. - Approve - The proposed work 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) Remove sidewalk along the sides of the multi-family structure. - Approve with Conditions - No quorum - comments only. Needs to be shown correctly on drawings and document sidewalk material, understood to be concrete.

2) Relocate and replace entrance doors to front and rear of property and infill existing openings. - Approve - No quorum, comments only - ok as submitted, infill to be brick and stucco to match existing.

3) Remove existing windows and infill openings. - Approve with Conditions - No quorum, comments only. Infill to be brick and stucco to match existing.

4) Install new wood windows, see spec sheet for sizes. - Approve with Conditions - No quorum, comments only windows must be wood.

Double-hung, single-hung or awning operation acceptable. Size and configuration to be as submitted. Install exterior trim and provide a detail.

5) Remove window air conditioning units and infill openings and install central air in attic. - Approve - No quorum, comments only infill to be brick and stucco to match existing.

6) New brick and stucco infill to exterior walls. - Approve - No quorum comments only infill to be brick and stucco to match existing.

7) Paint exterior Behr - Wild Porcini #250E-3 to match existing. - Approve - No quorum, comments only paint - Behr Wild Porcini #250E-3 to match existing.

CONSENT ITEM:

6. 2614 HIBERNIA ST
State Thomas Historic
District
CA090-216(JA)
Jim Anderson

Request: 1) Remove old shrubs and provide new landscape plan.
2) New water feature in back yard.
3) New berm in back yard.

Applicant: ED Frawley

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Remove old shrubs and provide new landscape plan. - Approve - The applicant revised drawing as per task force concerns. The proposed landscaping is typical of the district with the finding that it is consistent with Ordinance #19084, Section 8(b)(1) and (3) and City Code Section 51A-4.501(g)(6(C)(i).
2) New water feature in back yard. - Approve - The proposed landscaping is appropriate with the finding that it is consistent with City Code Section 51A-4.501(g)(6(C)(i).
3) New berm in back yard. - Approve - The proposed landscaping is appropriate with the finding that it is consistent with City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Remove old shrubs and provide new landscape plan. - Approve with Conditions - Planting plan approved with the following conditions: Change stone edging from repose to dug into the ground with a 4" exposure above grade. Improve both sideyard drainage plans. Shorten bed on east side to allow access to sideyard. Remove Little Gem magnolia from plan. Add boxwood under windows to formalize plan somewhat.
2) New water feature in back yard. - Approve - The task force was fine with all landscape design in the rear yard.
3) New berm in back yard. - Approve - The landscape design in the backyard was fine with the task force.

CONSENT ITEM:

7. 2500 THOMAS AVE
State Thomas Historic
District
CA090-218(JA)
Jim Anderson

Request: 1) Amend previously approved CA for landscaping.
Applicant: Rob Baldwin and Associates
Representative: N/A
Date Filed: January 27, 2010
Staff Recommendation: 1) Amend previously approved CA for landscaping.
- Approve - The applicant revised drawing as per task force concerns. The proposed landscaping is typical of the district with the finding that it is consistent with Ordinance #19084, Section 8(b)(1) and (3) and City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Amend previously approved CA for landscaping.
- Approve with Conditions - Cut sanitary manholes flush to grade at Maple/Routh connection and Colby Street. Add vines cascading over wall or plant at base of brick and stone walls. May plant approximately 15 feet apart; we expect to see at least 50% of walls covered with vines. Remove gravel along base of walls and replace with groundcover and vines at Colby. Screen transformers on Colby. Consider some screening on Thomas and wrought iron screen panel on large transformer on Thomas. Plant 360 degrees where possible. Stain concrete slab at the air vent for parking structure on Thomas.

8. 5953 BRYAN PKWY
Swiss Avenue Historic
District
CA090-217(JA)
Jim Anderson

Request: 1) Remove sweetgum tree next to front porch.
Applicant: Joe Williams
Representative: N/A
Date Filed: January 24, 2010
Staff Recommendation: 1) Remove sweetgum tree next to front porch. -
Approve - The sweet gum tree is planted too close to the structure and has caused drainage and foundation issues with the finding that it is consistent City Code Section 51A-4.501(g)(6(C)(i).

Task Force Recommendation: 1) Remove sweetgum tree next to front porch. -
Approve - Approval of removal of the sweet gum because the tree has raised the ground, caused drainage back to the house and caused foundation damage.

CONSENT ITEM:

9. 6048 BRYAN PKWY
Swiss Avenue Historic
District
CA090-214(JA)
Jim Anderson

Request: 1) Replace chain link fence with wood fence and add additional fence at driveway.

Applicant: Robert Thomas

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Replace chain link fence with wood fence and add additional fence at driveway. - Approve - The fence is typical of the district, is necessary to insure privacy and security and the fence does not screen any significant architectural features with the finding that it is consistent with Ordinance No.18563, Section 14(b)(2)(D)(iii) and City Code Section 51A-4.501(g)(6(C)(i). The fence must to match the fence located at 6003 Bryan Parkway as shown in the photo on pages C9-4. Approve replacing the cornerside fence in the location of the existing fence that is not setback 2 feet from the sidewalk. The fence location is consistent with City Code Section 51A-4.501(6)(B) in that it does not strickly comply with the preservation criteria but the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and the work will not have an adverse affect on the district.

Task Force Recommendation: 1) Replace chain link fence with wood fence and add additional fence at driveway. - Approve - Approve wooden fence no higher than 8' 3" high to be constructed as per submitted plan with a sliding gate facing Glendale Street. Fence design as per submitted photo. Note: Fence is requested for security reasons.

CONSENT ITEM:

10. 405 S CLINTON AVE
Winnetka Heights Historic
District
CA090-209(MF)
Margaret Fiskell

Request: 1) Paint Body - Sherwin Williams Weathered Shingle SW 2841
2) Paint Trim - Sherwin Williams Roycroft Suede SW 2842
3) Paint Accent - Sherwin Williams Aurora Brown SW 2837
4) Replace wood skirt with 1x6 hardiplank.

Applicant: Rob Romano

Representative: N/A

Date Filed: February 3, 2010

Staff Recommendation: 1) Paint Body - Sherwin Williams Weathered Shingle SW 2841 - Approve - The proposed work is consistent with the criteria for dominant and trim colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint Trim - Sherwin Williams Roycroft Suede SW 2842 - Approve - The proposed work is consistent with the criteria for dominant and trim colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Paint Accent - Sherwin Williams Aurora Brown SW 2837 - Approve - The proposed work is consistent with the criteria for dominant and trim colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Replace wood skirt with 1x6 hardiplank. - Approve with Conditions - The skirt with hardiplank ten inches at ground level and the remaining courses in wood complies with Section 9(a)(3). The skirting material 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 request 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) Paint Body - Sherwin Williams Weathered Shingle SW 2841 - Approve - Applicant recused himself - no quorum on this application.
2) Paint Trim - Sherwin Williams Roycroft Suede SW 2842 - Approve - Applicant recused himself - no quorum on this application.
3) Paint Accent - Sherwin Williams Aurora Brown SW 2837 - Approve - Applicant recused himself - no quorum on this application.
4) Replace wood skirt with 1x6 hardiplank. - Approve with Conditions - Applicant recused himself - no quorum on this application. First ten inches at ground ok as hardiplank, remaining courses in wood.

CONSENT ITEM:

11. 304 N EDGEFIELD AVE **Request:**
Winnetka Heights Historic
District
CA090-190(MF)
Margaret Fiskell

- 1) Install black wrought iron gate not to exceed 9 feet in height in side yard. Location in front of the side yard door. In one of the three selected styles listed on the "Amazing Gates" exhibit pages C11-5 and C11-6.
- 2) New wood fence section in side yard not to exceed 9 feet in height.
- 3) Remove second mailbox on front porch.
- 4) Remove second entrance door on side porch and replace with a double-hung 1/1 wood window. Paint trim Valspar Woodlawn lace #3006-10C and accent color Valspar Lincoln Cottage Black #4009-2. Add a brick window ledge & infill brick below the window ledge.
- 5) Replace wrought iron columns on front porch with boxed wood columns and paint Valspar Woodland Lace #3006-10C.
- 6) Replace existing garage doors with two steel panel automatic doors, beige in color.

Applicant: Jessica Guillory

Representative: N/A

Date Filed: January 19, 2010

Staff Recommendation:

- 1) Install black wrought iron gate in one of three selected styles - exhibit pages C11-5 & C11-6. - Approve - The proposed work is consistent with the criteria for interior side yard fences in the preservation criteria Section 9(b)(2)(C)(ii)(aa) with the finding 'the landmark commission may allow a fence to be located anywhere in an interior side yard if it determines that more screening is necessary to insure privacy', and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) New wood fence section in side yard not to exceed 9 feet in height. - Approve - The new wood fence is consistent with the criteria for fences in the preservation criteria Section 9(b)(2)(A)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).
- 3) Remove second mailbox on front porch. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii), the proposed work 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.
- 4) Remove second entrance door on side porch with a wood window and paint. Add brick ledge & infill. - Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii), the proposed work 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.
- 5) Replace wrought iron columns on front porch with boxed wood columns and paint Valspar Woodland Lace. - Approve - The proposed boxed columns are consistent with the criteria for columns in the preservation criteria Section 9(a)(9)(C)(D)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6) Replace existing garage doors with two steel panel automatic doors, beige in color. - Approve - The proposed garage doors are consistent with the criteria for Architectural detail in the preservation criteria Section 9(a)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1) Install black wrought iron gate in one of three selected styles - exhibit pages C11-5 & C11-6. - Approve - Ok location of gate as submitted in front of nook. Ok to one of the three styles proposed for the iron gate, 'Athena', 'Journeyman' or the 'San Francisco'.

2) New wood fence section in side yard not to exceed 9 feet in height. - Approve - Wood fence is ok, match existing neighbors' fence design.

3) Remove second mailbox on front porch. - Approve - Ok as proposed; remove 2nd mailbox and backfill to match existing brick.

4) Remove second entrance door on side porch with a wood window and paint. Add brick ledge & infill. - Approve - Ok as proposed - match existing proposed window. This change will bring this non-contributing structure more into the sensibility of a single family detached structure, similiar to other contributing structures in Winnetka Heights Historic District.

5) Replace wrought iron columns on front porch with boxed wood columns and paint Valspar Woodland Lace. - Approve - Ok as submitted - column width to equal 1/8 of 8'-3" height to equal - 10.3 inches in width. Plain box style with traditional capital and base.

6) Replace existing garage doors with two steel panel automatic doors, beige in color. - Approve - Ok as submitted.

CONSENT ITEM:

12. 214 N WILLOMET AVE
Winnetka Heights Historic
District
CA090-211(MF)
Margaret Fiskell

Request: 1) Modify existing slab driveway in front yard to support ribbon driveway configuration.
2) New ribbon driveway extending into backyard built with paver brick, gray.
3) New 20 ft x 20 ft parking pad approach to accessory structure garage.
4) New accessory structure garage with attic storage.
5) New paint colors for garage and house OPTION 1: Body- Sherwin Williams Relic Bronze SW 6132; Trim- Sherwin Williams Navajo White SW 6126; Accent- Sherwin Williams Halcyon Green SW 6213 or OPTION 2: Body- Sherwin Williams Hubbard Squash SW 0044; Trim- Sherwin Williams White Hyacinth SW 0046; Accent- Sherwin Williams Ruskin Room Green SW 0042.

Applicant: David Oliver

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Modify existing slab driveway in front yard to support ribbon driveway configuration. - Approve - The modified slab driveway is consistent with the criteria for driveway materials and width in the preservation criteria Section 9(A)(iii) and 9(B)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) New ribbon driveway extending into backyard built with paver brick, gray. - Approve - The proposed work is consistent with the criteria for materials, width and style for ribbon driveways in the preservation criteria Section 9(A)(iii) and 9(B)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) New 20 ft x 20 ft parking pad approach to accessory structure garage. - Approve - The proposed work is consistent with the criteria for driveways in the preservation criteria Section 9(A)(iii) and 9(B)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) New accessory structure garage with attic storage. - Approve - The new garage with attic storage is consistent with the criteria for accessory buildings in the preservation criteria Section 9(a)(1) and 9(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) New paint colors option 1 or 2 - Approve - The proposed work is consistent with the criteria for dominant and trim colors in the preservation criteria Section 9(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Modify existing slab driveway in front yard to support ribbon driveway configuration. - Approve - Ok as submitted.
2) New ribbon driveway extending into backyard built with paver brick, gray. - Approve - Ok as submitted.
3) New 20 ft x 20 ft parking pad approach to accessory structure garage. - Approve - Ok as submitted.
4) New accessory structure garage with attic storage. - Approve - Ok as submitted.
5) New paint colors option 1 or 2 - Approve - Ok as submitted.

DISCUSSION ITEM:

1. 1611 MCKINNEY AVE
Luna Tortilla Factory
CA090-221(MD)
Mark Doty

Request: 1) Luna Tortilla Factory - Conceptual - New entry and window design.
2) Luna Tortilla Factory - Conceptual - New window located in existing infill on Caroline Street facade.
3) Luna Tortilla Factory - Conceptual - New fabric awnings.
4) Luna Tortilla Factory - Conceptual - New signage including attached signs, a blade sign and a pole sign.

Applicant: LANCE ROSE

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Luna Tortilla Factory - Conceptual - New entry and window design. - Approve with Conditions - Approve conceptually with the condition that the final plans, elevations, and details must be submitted for Landmark Commission approval.
2) Luna Tortilla Factory - Conceptual - New window located in existing infill on Caroline Street facade - Approve with Conditions - Approve conceptually with the condition that the final elevations and details must be submitted for Landmark Commission approval.
3) Luna Tortilla Factory - Conceptual - New fabric awnings. - Approve with Conditions - Approve conceptually with the condition that the final elevations and details must be submitted for Landmark Commission approval.
4) Luna Tortilla Factory - Conceptual - New signage including attached signs, blade sign, pole sign. - Approve with Conditions - Approve conceptually with the condition that the final signage elevations and details must be submitted for Landmark Commission approval.

Task Force Recommendation: 1) Luna Tortilla Factory - Conceptual - New entry and window design. - Approve with Conditions - Conceptual approval with the exceptions that the historic windows be rehabilitated in lieu of being replaced in accordance with preservation criteria. Entry door to be refined to reflect the original entry window configuration. Spindals in arched windows to be retained.
2) Luna Tortilla Factory - Conceptual - New window located in existing infill on Caroline Street facade - Approve with Conditions - Conceptual approval with the exception that the suggestion be considered to reflect the original use of the infill as a loading door with windows.
3) Luna Tortilla Factory - Conceptual - New fabric awnings. - Deny - Deny the concept of new awnings. Suggest an interior window treatment. Removal of existing awnings is acceptable.
4) Luna Tortilla Factory - Conceptual - New signage including attached signs, blade sign, pole sign. - Approve - Approve concept as submitted (signage).

DISCUSSION ITEM:

2. 1607 LYTE ST
Magnolia Station
CA090-207(MD)
Mark Doty

Request: 1) Magnolia Station - Conceptual - Painted building sign (4' x 70') to replace existing painted sign.

Applicant: Lyte Development Company, L.C.

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Magnolia Station - Conceptual - Painted building sign (4' x 70') to replace existing painted sign. - Approve with Conditions - Approve conceptually with the conditions any new signage comply with PD 193 - Subdistrict 11 and that the final design must be submitted for Landmark Commission approval.

Task Force Recommendation: 1) Magnolia Station - Conceptual - Painted building sign (4' x 70') to replace existing painted sign. - Approve with Conditions - Approved as submitted with the provision that any signage proposed for painting on building be appropriate to the period of the building.

3. 5917 REIGER AVE
Junius Heights
CA090-224(JA)
Jim Anderson

Request: 1) Approval of installed windows.

Applicant: Steven Benezue

Representative: N/A

Date Filed: February 8, 2010

Staff Recommendation: 1) Approval of installed windows. - Deny without Prejudice - Wood windows are appropriate and are consistent with Ordinance #26331 Section 5.2, 5.3 and City Code Section 51A-4.501(g)(6)(C)(i). Replacement windows, on protected facades, must express mullion size, light configuration and material to match the original.

Task Force Recommendation: 1) Approval of installed windows. - Deny - Not approve the windows as installed on the protected facades which is the front and front 50% of sides as per 5.2

4. 222 E 5TH ST
Lake Cliff Historic District
CA090-210(MF)
Margaret Fiskell

Request: 1) Installed three aluminum double-hung windows with mullions between the glass replacing the steel casement windows.

Applicant: Roberto Leon

Representative: N/A

Date Filed: February 3, 2010

Staff Recommendation: 1) Installed 3 aluminum double-hung windows with mullions between the glass replacing steel casement. - Deny - The installed windows do not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the windows requested are not compatible and would have an adverse effect on the structure and the Lake Cliff historic district.

Task Force Recommendation: 1) Installed 3 aluminum double-hung windows with mullions between the glass replacing steel casement. - Deny - The one front facing window needs to be replaced with original steel casement or a wood window simulated to appear same. The other two windows are strongly suggested to be replaced but not mandated to be replaced.

DISCUSSION ITEM:

5. 6201 BRYAN PKWY
Swiss Avenue Historic
District
CA090-220(JA)
Jim Anderson

Request: 1) Replace 3 wood windows on front of house with new wood windows.

Applicant: Kenny Stern

Representative: N/A

Date Filed: February 4, 2010

Staff Recommendation: 1) Replace 3 wood windows on front of house with new wood windows. - Approve with Conditions - The replacement windows must be six-over-six wood double hung windows to match the original windows on the front facade and be typical of the style and period of the building with the finding that it is consistent with Ordinance No.18563, Section 14(a)(16)(F)(iii) and City Code Section 51A-4.501(g)(6(C)(i). The existing wood one-over-one windows may be repaired.

Task Force Recommendation: 1) Replace 3 wood windows on front of house with new wood windows. - Approve with Conditions - If the windows are to be replaced, they are to be replaced with wood six-over-six double hung windows or the existing windows are to be repaired.

6. South side of Davis Street from both sides of Willowmet Avenue to both sides of Rosemont Avenue and on the north side of Davis Street from both sides of Clinton Avenue to Edgefield Avenue.

Request: City Council authorized hearing to determine proper zoning on property zoned Planned Development District No. 87, with Historic Overlay No. 15, the Winnetka Heights Historic District on the south side of Davis Street from both sides of Willowmet Avenue to both sides of Rosemont Avenue and on the north side of Davis Street from both sides of Clinton Avenue to Edgefield Avenue with consideration given to creating Tract IV with permitted uses and development standards.

Applicant: N/A

Representative: N/A

Date Filed: June 1, 2009

Staff Recommendation: Approval

Task Force Recommendation: Designation Committee Recommendation: None

OTHER BUSINESS:

1. Approval of the minutes for the February 1, 2010 meeting.

2. The Landmark Commission Designation Committee is scheduled to meet on Wednesday, March 17, 2010, 5:45 p.m., Dallas City Hall, Room.

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time changes.

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]*