



CITY OF DALLAS
LANDMARK COMMISSION
Tuesday, September 8, 2015
AGENDA

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:00 A.M.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Sr. Planner Historic Preservation
Jennifer Anderson, Senior Planner
Marsha Prior, Planner

BRIEFING ITEM

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

1. Robin H. McCaffrey FAICP, AIA, Senior Principal, MESA-Planning, Dallas Preservation: Document or Influence City Growth

CONSENT ITEMS

1. 1229 ADMIRAL NIMITZ CIR

Fair Park Historic District
CA145-574(MD)
Mark Doty

Request:

Install stainless steel anchors for banner.

Applicant: State Fair Of Texas

Application Filed: August 6, 2015

Staff Recommendation:

Install stainless steel anchors for banner. Approve – Approve images dated 8/19/15 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install stainless steel anchors for banner. No quorum. Comments only. Supportive of fastening device. It is our understanding we are not commenting on sign locations. Hilburn recused.

2. 3500 S FITZHUGH AVE

Fair Park Historic District
CA145-573(MD)
Mark Doty

Request:

1. Review design on directional signage.
2. Install two directional signs in new locations.
3. Install directional signs in parking lots.

Applicant: Quimby McCoy Preservation Architecture, LLP

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- Nancy McCoy

Application Filed: August 6, 2015

Staff Recommendation:

1. Review design on directional signage. Approve - Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two directional signs in new locations. Approve - Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install directional signs in parking lots. Approve - Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Review design on directional signage. No quorum. Comments only. Supportive.
2. Install two directional signs in new locations. No quorum. Comments only. Supportive.
3. Install directional signs in parking lots. No quorum. Comments only. Supportive.

3. 3535 GRAND AVE

Fair Park Historic District
CA145-575(MD)
Mark Doty

Request:

Repair/replace lobby floor in Museum of Nature and Science.

Applicant: Good Fulton & Farrell Architects

Application Filed: August 6, 2015

Staff Recommendation:

Repair/replace lobby floor in Museum of Nature and Science. Approve - Approve drawings and specifications dated 8/19/15 with the finding the proposed work is consistent with the criteria for the Museum of Natural History in the preservation criteria Section 8.4(b)(2)(O), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Repair/replace lobby floor in Museum of Nature and Science. No quorum. Comments only. Supportive.

4. 300 N AKARD ST

Fidelity Union Life Complex
CA145-578(MD)
Mark Doty

Request:

Install exterior lighting.

Applicant: Wiedamark LLC - Mark Reed-Walkup

Application Filed: August 6, 2015

5. 611 N GLASGOW DR

Junius Heights Historic District
CA145-607(MP)
Marsha Prior

Staff Recommendation:

Install exterior lighting. Approve - Approve drawings and specifications dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for landscaping in Section 3.4(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install exterior lighting. Approve with conditions - Approve light fixtures with the following conditions: Paint the brackets and fixture to match the brick color. Enclose the bracket to prevent bird's nests being built within. Indicate both CMU and brick materials on wall section with bracket anchorage.

Request:

1. Remove concrete in front yard and replace with grass.
2. Construct board on board fence on right side of property with sliding driveway gate.
3. Construct covered porch on right elevation of main structure.
4. Plant grass in back of main structure and build concrete steps
5. Attach mailbox to front facade to right of front door.
6. Install two sconce lights to left and right of front door, back doors, and side doors.

Applicant: Vince Liebowitz

Application Filed: August 6, 2015

Staff Recommendation:

1. Remove concrete in front yard and replace with grass. Approve - Approve proposed landscaping with the finding the work is consistent with preservation criteria Section 3.5(b) and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct board on board fence on right side of property with sliding driveway gate. Approve with conditions - Approve specifications dated 08/14/2015 with the condition that finished side of fence faces outward if visible from street or alley with the finding the proposed work is consistent with preservation criteria Sections 3.6(a)(5), 3.6(b)(1), and 3.6(c) for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct covered porch on right elevation of main structure. Approve with conditions - Approve drawings dated 08/14/2015 with condition that flooring be tongue and groove with the finding the proposed work is consistent with preservation criteria Section 7.4 for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Plant grass in back of main structure and build concrete

steps. Approve - Approve proposed landscaping and drawings dated 08/14/2015 with the finding the work is consistent with preservation criteria Sections 3.5(b) and 3.2 for landscaping and site elements, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. Attach mailbox to front facade to right of front door. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install two sconce lights to left and right of front door, back doors, and side doors. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation

1. Remove concrete in front yard and replace with grass. Approve.
2. Construct board on board fence on right side of property with sliding driveway gate. Approve a fence not taller than 8 feet at the rear 50% of house.
3. Construct covered porch on right elevation of main structure. Approve with conditions - Approve covered porch with tongue and groove floor; do not approve uncovered deck on front on original plan.
4. Plant grass in back of main structure and build concrete steps. Approve.
5. Attach mailbox to front facade to right of front door. Approve.
6. Install two sconce lights to left and right of front door, back doors, and side doors. Approve.

6. 611 N GLASGOW DR

Junius Heights Historic District
CD145-031(MP)
Marsha Prior

Request:

Demolish shed in backyard using standard: 'noncontributing structure because newer than period of significance.'

Applicant: Vince Liebowitz

Application Filed: August 6, 2015

Staff Recommendation:

Demolish shed in backyard using standard: 'noncontributing structure because newer than period of significance.'
Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish shed in backyard using standard: 'noncontributing structure because newer than period of significance.'

Approve demolition of shed since it is not historic.

7. 5818 WORTH ST

Junius Heights Historic District
CD145-011(JKA)
Jennifer Anderson

Continuing suspension period

Request:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office

Application Filed: December 5, 2014

Staff Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Deny the Certificate for Demolition with the finding the interested party has rehabilitated the structure to comply with Dallas City Code Chapter 27 and meets all the requirements for City Code Section 51A-4.501(i)(8)(A)(iii)(dd).

Task Force Recommendation:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). The Task Force does not review the application again once it enters into a suspension period.)

8. 5918 WORTH ST

Junius Heights Historic District
CD145-030(MP)
Marsha Prior

Request:

Demolish shed in back yard using standard: noncontributing structure because newer than period of significance.

Applicant: Vince Liebowitz

Application Filed: August 6, 2015

Staff Recommendation:

Demolish shed in back yard using standard: noncontributing structure because newer than period of significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish shed in back yard using standard: noncontributing structure because newer than period of significance. Approve.

9. 111 E 6TH ST

Lake Cliff Historic District
CA145-587(MD)
Mark Doty

Request:

Construct accessory structure in rear yard.

Applicant: Pastor Gaspar

Application Filed: August 6, 2015

Staff Recommendation:

Construct accessory structure in rear yard. Approve -

Approve drawings dated 8/9/15 with the finding the proposed work meets the criteria for accessory buildings in the Preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct accessory structure in rear yard. No quorum. Comments only. Suggest submitting brick sample to ensure compatibility with main structure. Suggest siding on the gable portion of the garage. Suggest garage door spec submission. Suggest eaves match existing eaves on house.

Request:

Install new door style in existing opening.

Applicant: Martha Ramirez

Application Filed: August 6, 2015

Staff Recommendation:

Install new door style in existing opening. Approve - Approve door specification dated 8/19/15 with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new door style in existing opening. No quorum. Comments only. Support.

Request:

Demolish property on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance.

Applicant: Masterplan Consultants - Karl Crawley

Application Filed: August 6, 2015

Staff Recommendation:

Demolish property on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish property on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. Approved as submitted.

10. 214 E 5TH ST

Lake Cliff Historic District

CA145-586(MD)

Mark Doty

11. 1607 LYTE ST

Magnolia Station Historic District

CD145-028(MD)

Mark Doty

12. 4903 JUNIUS ST

Munger Place Historic District
CA145-601(JKA)
Jennifer Anderson

Request:

1. Install two 9'x5' metal trellises on main structure.
2. Install 7' wood fence on southwest side of main structure.
3. Install aluminum sign on southwest side of main structure.
4. Replace outdoor lighting on main structure.
5. Install landscaping.
6. Install dumpster enclosure in rear of the main building.

Applicant: Heather Linburg

Application Filed: August 6, 2015

Staff Recommendation:

1. Install two 9'x5' metal trellises on main structure. Approve with conditions - Approve photograph dated 8-17-15 with the condition that the trellis is attached to the mortar and not the brick face. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install 7' wood fence on southwest side of main structure. Approve with conditions - Approve photograph dated 8-17-15 with the condition that the post caps are not installed and that the top of the fence is flat. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install aluminum sign on southwest side of main structure. Approve – Approve specifications dated 8-17-15 with the conditions that the finials are omitted from the design and the applicant obtains a sign permit from Building Inspection. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace outdoor lighting on main structure. Approve with conditions - Approve specifications dated 8-17-15 with the condition that "Exhibit A" is installed, that the existing conduits are removed, and that wiring and conduits for the new lighting is not visible. The proposed work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install landscaping. Approve - Approve site plan dated 8-17-15 with the finding that the proposed work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install dumpster enclosure in rear of the main building. Approve - Approve photograph dated 8-17-15 with the finding that the proposed work is consistent with the historic overlay district and meets the standards in City

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Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install two 9'x5' metal trellises on main structure. Approve - provide detail of connection to wall.
2. Install 7' wood fence on southwest side of main structure. Approve with conditions - Approve fence to match one that was previously approved. Suggest removing post caps and secondary board.
3. Install aluminum sign on southwest side of main structure. Approve with conditions - Sign color to be tones of grey or charcoal to match colors of the main building. Suggest that sign posts have flat top and no finials.
4. Replace outdoor lighting on main structure. Approve with conditions - Lighting fixture in Exhibit A bulb light color to be warm (no bright white) suggested color temperature to be 2500-3500K. Suggest color to match building color scheme, no bronze. Suggest charcoal or black color. Fixture to comply with city code. Remove existing horizontal conduits. Exposed conduits not permitted.
5. Install landscaping. Approve - submit specification for plant materials.
6. Install dumpster enclosure in rear of the main building. Approve.

13. 5025 JUNIUS ST

Munger Place Historic District
CA145-613(JKA)
Jennifer Anderson

Request:

1. Install outdoor lighting on front, rear, and northeast facades of main structure.
2. Install mailbox on front facade of main structure.
3. Install landscaping.

Applicant: Vince Leibowitz

Application Filed: August 6, 2015

Staff Recommendation:

1. Install outdoor lighting on front, rear, and northeast facades of main structure. Approve - Approve specifications dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(D) and meets the standards in City Code Section 4.501(g)(6)(C)(i).
2. Install mailbox on front facade of main structure. Approve - Approve specifications dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(1)(N)(i) and meets the standards in City Code Section 4.501(g)(6)(C)(i).
3. Install landscaping. Approve - Approve plans dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(A)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 5317 JUNIUS ST

Munger Place Historic District
CA145-598(JKA)
Jennifer Anderson

Task Force Recommendation:

1. Install outdoor lighting on front, rear, and northeast facades of main structure. Approve with conditions - Lighting to be more appropriate to the style of the house, such as a globe sconce.
2. Install mailbox on front facade of main structure. Approve.
3. Install landscaping. Approve - Approve plans dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(A)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Request:

1. Install brick on northeast side of main structure to repair collapsed wall. Work partially completed without Certificate of Appropriateness.
2. Reinstall bricks on southeast corner of main structure. Work partially completed without a Certificate of Appropriateness.

Applicant: Hudson Henley

Application Filed: August 6, 2015

Staff Recommendation:

1. Install brick on northeast side of main structure to repair collapsed wall. Work partially completed without Certificate of Appropriateness. Approve with conditions - that the brick is painted to match the existing building. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Reinstall bricks on southeast corner of main structure. Work partially completed without a Certificate of Appropriateness. Approve with conditions - Approve partially completed work with the condition that the existing brick is reinstalled and that new brick is not used. Brick must be painted to match existing building. The work is consistent with preservation criteria Section 51A-4.501(g)(5)(B)(xiv).

Task Force Recommendation:

1. Install brick on northeast side of main structure to repair collapsed wall. Work partially completed without Certificate of Appropriateness. Approve - paint to match existing.
2. Reinstall bricks on southeast corner of main structure. Work partially completed without a Certificate of Appropriateness. Approve - paint to match existing

15. 4946 VICTOR ST

Munger Place Historic District
CA145-596(JKA)

Request:

Remove three American Elm trees on empty lot.

Applicant: Craig Scruggs

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Jennifer Anderson

16. 4905 VICTOR ST

Munger Place Historic District
CA145-594(JKA)
Jennifer Anderson

Application Filed: August 6, 2015

Staff Recommendation:

Remove three American Elm trees on empty lot. Approve - The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Remove three American Elm trees on empty lot. Approve with conditions - Approve removal of 3 trees with condition that landscape plan with new tree locations is submitted.

Request:

Install 7' iron gate in driveway.

Applicant: Rod Tinsley

Application Filed: August 6, 2015

Staff Recommendation:

Install 7' iron gate in driveway. Approve with conditions - Approve photograph dated 8-17-15 with the condition that the gate used is "Exhibit A. The work meets the standards in City Code Section 51P-97.111(c)(2)(A)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 7' iron gate in driveway. Approval with condition that 'exhibit A' (curved top without finials) is installed.

17. 5011 WORTH ST

Munger Place Historic District
CA145-600(JKA)
Jennifer Anderson

Request:

1. Install solatubes on rear roof of the main structure.
2. Install solatubes on roof of the accessory structure.
3. Install Bloodgood Japanese Maple in front yard of the main structure.
4. Install pea gravel in side yard of the main structure.

Applicant: Debbie Cannatella

Application Filed: August 6, 2015

Staff Recommendation:

1. Install solatubes on rear roof of the main structure. Approve - Approve site plan dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)((1)(P)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install solatubes on roof of the accessory structure. Approve - Approve site plan dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)((1)(P)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install Bloodgood Japanese Maple in front yard of the main structure. Approve - Approve site plan dated 8-17-2015. The proposed tree is not included in the list of approved trees in Exhibit N, but 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, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

4. Install pea gravel in side yard of the main structure. Approve - Approve site plan dated 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install solatubes on rear roof of the main structure. Approve.
2. Install solatubes on roof of the accessory structure. Approve.
3. Install Bloodgood Japanese Maple in front yard of the main structure. Approve.
4. Install pea gravel in side yard of the main structure. Approve.

18. 4513 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA145-593(JKA)

Jennifer Anderson

Request:

1. Replace door in rear of the main structure. Work completed without a Certificate of Appropriateness.
2. Stain fence in rear of main structure using Ready Seal Exterior Wood Stain in color "Redwood."

Applicant:

Application Filed: August 6, 2015

Staff Recommendation:

1. Replace door in rear of the main structure. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve specifications dated 8-17-15 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Stain fence in rear of main structure using Ready Seal Exterior Wood Stain in color "Redwood." Approve - The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace door in rear of the main structure. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve replacement of submitted door with flush (slab-type) door with the condition that adjacent door is changed to match. Historic door frames to be retained, repaired as needed, and used.
2. Stain fence in rear of main structure using Ready Seal Exterior Wood Stain in color "Redwood." Approve with

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conditions - Stain must match adjacent existing fence.

19. 1409 S LAMAR ST

Sears Complex-Buildings Historic District
CA145-577(MD)
Mark Doty

Request:

Install signage on south facade.

Applicant: Norman Alston

Application Filed: August 6, 2015

Staff Recommendation:

Install signage on south facade. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for signage in the preservation criteria Section 18.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install signage on south facade. Approve as submitted.

20. 1520 ELM ST

Stone Street Place
CA145-604(MD)
Mark Doty

Request:

Install canopy with signage on east facade.

Applicant: City Sign Services Inc

Application Filed: August 6, 2015

Staff Recommendation:

Install canopy with signage on east facade. Approve – Approve drawings dated 8/15/15 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 9.1 and 9.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install canopy with signage on east facade. Approved with condition that the height of the marquee be no thicker than 10 inches in lieu of 18 inches. Total thickness to be no greater than 24 inches.

21. 4946 SWISS AVE

Swiss Avenue Historic District
CA145-616(JKA)
Jennifer Anderson

Request:

1. Construct outdoor pavilion in rear of the main structure.
2. Install landscaping in rear of the main structure.

Applicant: Charles Branham

Application Filed: August 6, 2015

Staff Recommendation:

1. Construct outdoor pavilion in rear of the main structure. Approve - Approve plans and specifications date 8-17-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(A) and 51P-63.115(d), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping in rear of the main structure. Approve - The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

22. 1801 N LAMAR ST

West End Historic District
CA145-603(MD)
Mark Doty

1. Construct outdoor pavilion in rear of the main structure. Approve with conditions - Require submission of specifications for doors and windows.
2. Install landscaping in rear of the main structure. Approve.

Request:

1. Replace double doors.
2. Remove metal cover and install glass in existing frame.

Applicant: Uber Technologies, Inc.

Application Filed: August 6, 2015

Staff Recommendation:

1. Replace double doors. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove metal cover and install glass in existing frame. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace double doors. Approve as submitted. Pitwetz recused.
2. Remove metal cover and install glass in existing frame. Approve as submitted. Pitwetz recused.

23. 1907 N LAMAR ST

West End Historic District
CA145-576(MD)
Mark Doty

Request:

1. Install two cellular antenna on northwest parapet wall.
2. Install two cellular antenna on southwest parapet wall.
3. Install two cellular antenna on northeast parapet wall.
4. Install cellular equipment on rooftop.

Applicant: Verizon Wireless

Application Filed: August 6, 2015

Staff Recommendation:

1. Install two cellular antenna on northwest parapet wall. Approve - Approve drawings dated 8/19/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Piwetz recused.
2. Install two cellular antenna on southwest parapet wall. Approve - Approve drawings dated 8/19/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Piwetz recused.
3. Install two cellular antenna on northeast parapet wall. Approve - Approve drawings dated 8/19/15 with the finding the proposed work meets the standards in City

Code Section 51A-4.501(g)(6)(C)(ii). Piwetz recused.

4. Install cellular equipment on rooftop. Approve - Approve drawings dated 8/19/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Piwetz recused.

Task Force Recommendation:

1. Install two cellular antenna on northwest parapet wall. Approved as submitted.
2. Install two cellular antenna on southwest parapet wall. Approved as submitted.
3. Install two cellular antenna on northeast parapet wall. Approved as submitted.
4. Install cellular equipment on rooftop. Approved as submitted.

24. 1777 N RECORD ST

West End Historic District

CA145-579(MD)

Mark Doty

Request:

1. Install two attached signs.
2. Change all signage finish to brushed aluminum.

Applicant: Fairfield at Ross LLC - Ted Bradford

Application Filed: August 6, 2015

Staff Recommendation:

1. Install two attached signs. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for flat attached signs on Type B facades in Section 51A-7.1005 (d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Change all signage finish to brushed aluminum. Approve - Approve drawings dated 8/19/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install two attached signs. Approve as submitted. Piwetz recused.
2. Change all signage finish to brushed aluminum. Approve as submitted. Piwetz recused.

25. 206 N CLINTON AVE

Winnetka Heights Historic District

CA145-581(MD)

Mark Doty

Request:

Stain fence and rear porch of house. Benjamin Moore - West Cott Navy.

Applicant: Chris Faison

Application Filed: August 6, 2015

Staff Recommendation:

Stain fence and rear porch of house. Benjamin Moore - West Cott Navy. Approve - Approve stain specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

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Stain fence and rear porch of house. Benjamin Moore - Westcott Navy. No quorum. Comments only. Support.

26. 318 S EDGEFIELD AVE

Winnetka Heights Historic District
CA145-602(MD)
Mark Doty

Request:

1. Remove non-historic windows and install wood, one-over-one windows.
2. Paint trim on main structure. Brand - Sherwin Williams. SW 7001 'Marshmallow White'.

Applicant: Leo Frayre

Application Filed: August 6, 2015

Staff Recommendation:

1. Remove non-historic windows and install wood, one-over-one windows. Approve - Approve window sash specifications dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint trim on main structure. Brand - Sherwin Williams. SW 7001 'Marshmallow White'. Approve - Approve paint specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove non-historic windows and install wood, one-over-one windows. No quorum. Comments only. Support all wood, one-over-one windows.
2. Paint trim on main structure. Brand - Sherwin Williams. SW 7001 'Marshmallow White'. No quorum. Comments only. Support window and trim paint color.

27. 401 N MONTCLAIR AVE

Winnetka Heights Historic District
CA145-585(MD)
Mark Doty

Request:

Paint trim and window frames. Brand - Sherwin Williams. SW 0009 'Eastlake Gold'.

Applicant: Alfred Lagos

Application Filed: August 6, 2015

Staff Recommendation:

Paint trim and window frames. Brand - Sherwin Williams. SW 0009 'Eastlake Gold'. Approve - Approve paint specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Paint trim and window frames. Brand - Sherwin Williams. SW 0009 'Eastlake Gold'. No quorum. Comments only. Support.

28. 406 S MONTCLAIR AVE

Winnetka Heights Historic District
CA145-580(MD)
Mark Doty

Request:

1. Install wood porch railings.
2. Install concrete driveway.

Applicant: Christine Escobedo

Application Filed: August 6, 2015

Staff Recommendation:

1. Install wood porch railings. Approve - Approve drawings dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install concrete driveway. Approve - Approve site plan and images dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install wood porch railings. No quorum. Comments only. Support.
2. Install concrete driveway. No quorum. Comments only. Support.

29. 322 S ROSEMONT AVE

Winnetka Heights Historic District
CA145-584(MD)
Mark Doty

Request:

Paint main structure. Brand - Behr. Body - N310-4 'Desert Khaki'. Trim - N350-6 'Peppergrass'. Accent - MQ6-44 'Black Evergreen'.

Applicant: Stephen L. Bossay

Application Filed: August 6, 2015

Staff Recommendation:

Paint main structure. Brand - Behr. Body - N310-4 'Desert Khaki'. Trim - N350-6 'Peppergrass'. Accent - MQ6-44 'Black Evergreen'. Approve - Approve paint specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint main structure. Brand - Behr. Body - N310-4 'Desert Khaki'. Trim - N350-6 'Peppergrass'. Accent - MQ6-44 'Black Evergreen'. No quorum. Comments only. Support. Would like to see a call out of what color will go where on front facade.

30. 403 S ROSEMONT AVE

Winnetka Heights Historic District
CA145-588(MD)
Mark Doty

Request:

Install composition shingle roof on main and accessory structures. Weathered Wood.

Applicant: Erika B. Hyatt

Application Filed: August 6, 2015

31. 105 S WILLOMET AVE

Winnetka Heights Historic District
CA145-591(MD)
Mark Doty

Staff Recommendation:

Install composition shingle roof on main and accessory structures. Weathered Wood. Approve - Approve shingle specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Sections 51P-87.111(a)(8)(E) and 51P-87.111(a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install composition shingle roof on main and accessory structures. Weathered Wood. No quorum. Comments only. Support.

Request:

1. Construct addition on rear of main structure.
2. Install French doors on 2nd story porch.

Applicant: Debi Montelbano

Application Filed: August 6, 2015

Staff Recommendation:

1. Construct addition on rear of main structure. Approve - Approve drawings dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install French doors on 2nd story porch. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct addition on rear of main structure. No quorum. Comments only. Need eave size call out.
2. Install French doors on 2nd story porch. No quorum. Comments only. Cannot increase number of doors or decrease the number of openings. Need drawing of French doors on 2nd story porch; should only be one set of French doors and existing windows should remain.

32. 203 S WINNETKA AVE

Winnetka Heights Historic District
CA145-582(MD)
Mark Doty

Request:

1. Construct covered porch/deck on rear facade.
2. Install door and sidelights on front facade.

Applicant: Greg Punchatz

Application Filed: August 6, 2015

Staff Recommendation:

1. Construct covered porch/deck on rear facade. Approve - Approve drawings dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for

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additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install door and sidelights on front facade. Approve - Approve door specification dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct covered porch/deck on rear facade. No quorum. Comments only. Support - but provide drawings showing you are matching the existing columns, railing, soffits, and fascias. Fahrenholz recused.
2. Install door and sidelights on front facade. No quorum. Comments only. Provide additional documentation that door is not original. Fahrenholz recused.

DISCUSSION ITEMS:

1. 706 N BEACON ST

Junius Heights Historic District
CA145-610(MP)
Marsha Prior

Request:

Construct wood stairway and raised deck in rear of main structure and paint using, Brand: Sherwin Williams. Body: SW 6178 "Clary Sage." Trim: SW 7008 "Alabaster White." Deck: SW 3043 "Cheyenne Red." Work initiated without a Certificate of Appropriateness.

Applicant: Jim & Amy Tate

Application Filed: August 6, 2015

Staff Recommendation:

Construct wood stairway and raised deck in rear of main structure and paint using, Brand: Sherwin Williams. Body: SW 6178 "Clary Sage." Trim: SW 7008 "Alabaster White." Deck: SW 3043 "Cheyenne Red." Work initiated without a Certificate of Appropriateness. Deny - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria 8.5, stating that massing, shape, and general appearance of additions must be compatible with the existing historic structure.

Task Force Recommendation:

Construct wood stairway and raised deck in rear of main structure and paint using, Brand: Sherwin Williams. Body: SW 6178 "Clary Sage." Trim: SW 7008 "Alabaster White." Deck: SW 3043 "Cheyenne Red." Work initiated without a Certificate of Appropriateness. Approve - Vote 3:2. For -- Schmidt, Cohen, Mesh. Against - Johnson, Koppang. Approve deck as shown as in rear 50% of the house; it is

an unprotected facade and not visible from the street; it is lower than highest point of roof.

2. 5519 REIGER AVE

Junius Heights Historic District
CA145-605(MP)
Marsha Prior

Request:

1. Add new vinyl window on second story (above door) on rear elevation of new addition. Work initiated without a Certificate of Appropriateness.
2. On west elevation (left) front 50% (historic portion of house), replace two windows on second story with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness.
3. On west (left) elevation front 50% (historic portion of house), enlarge small window on first story (living room) and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness.
4. On west (left) elevation front 50% (historic portion of house), create void and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness.
5. On front elevation, replace three windows on second story and one window on first story (west of front door) with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness.
6. On east (right) elevation front 50% (historic portion of house), replace all windows (two on second floor and three on first floor) with vinyl windows of same size and style as existing. Work initiated without a Certificate of Appropriateness.

Applicant: Bryan Hernandez - JNT Developers

Application Filed: August 6, 2015

Staff Recommendation:

1. Add new vinyl window on second story (above door) on rear elevation of new addition. Work initiated without a Certificate of Appropriateness. Approve - Approve plans dated 08/14/2015 with finding the completed work is consistent with preservation criteria Section 8.3(a)(d) and 8.4 for additions and that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. On west elevation (left) front 50% (historic portion of house), replace two windows on second story with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.
3. On west (left) elevation front 50% (historic portion of

house), enlarge small window on first story (living room) and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes enlarging the window and replacing with vinyl is inconsistent with preservation criteria Section 5.1 that states historic doors and windows must remain intact and Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.

4. On west (left) elevation front 50% (historic portion of house), create void and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes installing a new vinyl window is inconsistent with 4.1(c) that states that historic solid-to-void ratios be maintained within protected facades.
5. On front elevation, replace three windows on second story and one window on first story (west of front door) with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.
6. On east (right) elevation front 50% (historic portion of house), replace all windows (two on second floor and three on first floor) with vinyl windows of same size and style as existing. Work initiated without a Certificate of Appropriateness. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.

Task Force Recommendation:

1. Add new vinyl window on second story (above door) on rear elevation of new addition. Work initiated without a Certificate of Appropriateness. Approve replacement of window with vinyl.
2. On west elevation (left) front 50% (historic portion of house), replace two windows on second story with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. Deny.
3. On west (left) elevation front 50% (historic portion of

house), enlarge small window on first story (living room) and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. Deny. Window sizes need to remain.

4. On west (left) elevation front 50% (historic portion of house), create void and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. Deny.
5. On front elevation, replace three windows on second story and one window on first story (west of front door) with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. Deny.
6. On east (right) elevation front 50% (historic portion of house), replace all windows (two on second floor and three on first floor) with vinyl windows of same size and style as existing. Work initiated without a Certificate of Appropriateness. Deny.

3. 5626 VICTOR ST

Junius Heights Historic District
CA145-609(MP)
Marsha Prior

Request:

Replace existing ribbon driveway with solid concrete driveway.

Applicant: Peggy Joyce Ward,

Application Filed: August 6, 2015

Staff Recommendation:

Replace existing ribbon driveway with solid concrete driveway. Approve with conditions – Approve proposed work with condition that existing ribbon driveway remain in front portion up to the existing gate and that solid driveway be installed past the gate to the garage with the finding the work is consistent with preservation criteria Section 3.2 for driveways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon driveway with solid concrete driveway. Approve with conditions – Approve replacement of driveway with a ribbon driveway to the gate and recommend continuous, solid driveway past gate.

4. 5419 WORTH ST

Junius Heights Historic District
CA145-606(MP)
Marsha Prior

Request:

1. Remove existing Hardie board on lower portion of wall on all elevations and replace with novelty wood siding with exception of bottom six inches to be overlapping Hardie board. Work initiated without a Certificate of Appropriateness.
2. Install drip edge to replace original. Work initiated without a Certificate of Appropriateness.
3. Paint lower portion of siding on all elevations to match existing paint, using Brand: Behr, custom blend (yellow

color range).

Applicant: Jorge Goldsmit

Application Filed: August 6, 2015

Staff Recommendation:

1. Remove existing Hardie board on lower portion of wall on all elevations and replace with novelty wood siding with exception of bottom six inches to be overlapping Hardie board. Work initiated without a Certificate of Appropriateness. Approve - Approve specifications dated 08/14/2015 with the finding the work is consistent with preservation criteria Section 4.3 for restoring wood siding and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).
2. Install drip edge to replace original. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the proposed metal drip edge is inconsistent with preservation criteria Section 4.1(b) that states the repair of facades must employ materials similar to the historic materials and 4.3 that states wood siding, trim, and detailing must be restored whenever practical.
3. Paint lower portion of siding on all elevations to match existing paint, using Brand: Behr, custom blend (yellow color range). Approve - Approve paint specifications dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 4.4 for exposed wood and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove existing Hardie board on lower portion of wall on all elevations and replace with novelty wood siding with exception of bottom six inches to be overlapping Hardie board. Work initiated without a Certificate of Appropriateness. Approve.
2. Install drip edge to replace original. Work initiated without a Certificate of Appropriateness. Approve with conditions - Reinstall drip edge to match original in profile and material.
3. Paint lower portion of siding on all elevations to match existing paint, using Brand: Behr, custom blend (yellow color range). Approve.

5. 5918 WORTH ST

Junius Heights Historic District
CA145-608(MP)
Marsha Prior

Request:

1. Replace back door on far left side of rear elevation with six-panel steel entry door.
2. Replace two front doors with Crafts-man style doors.
3. Repair middle back door and replace glass with tempered frosted glass.

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4. Remove existing front portion of walkway at point where it flairs and replace with smooth concrete to conform to existing width of major portion of walkway.
5. Remove existing front porch steps and replace with brush concrete steps to match new width of concrete walkway where steps intersect with walkway.
6. Construct two-car, single-story garage in rear, using Hardie board siding.
7. Extend driveway to entry point of garage, using crushed granite or gray matte pebble.
8. Construct wooden six-foot, board on board fence with sliding gate on left side of main structure extending to the left side property line.
9. Construct wooden steps on left side of front porch toward the back to allow front porch access from the left elevation.
10. Remove lean-to on right elevation.
11. Remove tree on right side of main structure abutting adjacent driveway, which is causing damage to foundation.
12. Remove line of vegetation/trees on right side and toward the rear of main structure.
13. Remove existing porch posts and replace with square, Craftsman-style columns.
14. Remove existing porch railing and spindles, and replace with historically appropriate railing and spindles.
15. Install pendant light on front porch.
16. Install outdoor wall sconces near doors on the front, right, and rear elevations.
17. Attach mail box on front elevation to left of front door.
18. Remove all existing windows and replace with double hung wood windows, matching the style and size of existing windows.
19. Repair door on right elevation and then sheetrock from the inside to retain existing solid-to-void ratio and maintain historic door while adjusting interior space.

Applicant: Vince Liebowitz

Application Filed: August 6, 2015

Staff Recommendation:

1. Replace back door on far left side of rear elevation with six-panel steel entry door. Approve - Approve drawings and specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two front doors with Crafts-man style doors. Approve - Approve specifications dated 08/14/2015 with the finding the proposed work meets preservation criteria Section 5.2 to replace non-historic doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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3. Repair middle back door and replace glass with tempered frosted glass. Deny without prejudice - the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes it is inconsistent with preservation criteria Section 5.6 stating that glass and glazing must match historic materials and that films are not permitted on glass.
4. Remove existing front portion of walkway at point where it flairs and replace with smooth concrete to conform to existing width of major portion of walkway. Approve - Approve site plan dated 08/14/2015 with finding the work is consistent with preservation criteria Section 3.2 for walkways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Remove existing front porch steps and replace with brush concrete steps to match new width of concrete walkway where steps intersect with walkway. Approve - Approve site plan dated 08/14/2015 with finding the work is consistent with preservation criteria Section 3.2 for steps and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct two-car, single-story garage in rear, using Hardie board siding. Approve with conditions - Approve drawings and specifications dated 08/14/2015 with the condition that trim, roofing, and rafter tails match that of the house and that garage be located 2 ? feet from rear and three feet from side property lines with the finding the work is consistent with preservation criteria Section 9 for accessory structures and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Extend driveway to entry point of garage, using crushed granite or gray matte pebble. Approve - Approve site plan dated 8/14/2015 with the finding the proposed work is consistent with preservation criteria Section 3.2 for driveways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Construct wooden six-foot, board on board fence with sliding gate on left side of main structure extending to the left side property line. Approve with conditions - Approve specifications dated 08/14/2015 with the condition that finished side of fence faces outward if visible from street or alley with the finding the proposed work is consistent with preservation criteria Sections 3.6(a)(5), 3.6(b)(1), and 3.6(c) for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Construct wooden steps on left side of front porch toward the back to allow front porch access from the left elevation. Approve - Approve drawings dated 08/14/2015 with the finding the proposed work is

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consistent with preservation criteria Section 7.4 for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. Remove lean-to on right elevation. Approve with conditions - Approve proposed work with condition that any siding damaged in the process is repaired or replaced with an exact match of the profile and dimensions of existing wood siding with the finding the work meets the standards in City Code Section City Code Section 51A-4.501(g)(6)(C)(ii).
11. Remove tree on right side of main structure abutting adjacent driveway, which is causing damage to foundation. Approve - Approve proposed work with the finding the work meets the criteria for site elements in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Remove line of vegetation/trees on right side and toward the rear of main structure. Approve - Approve proposed work with the finding the work meets the criteria for site elements in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
13. Remove existing porch posts and replace with square, Craftsman-style columns. Approve - Approve drawings dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 4.2 for alterations and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
14. Remove existing porch railing and spindles, and replace with historically appropriate railing and spindles. Approve - Approve drawings dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 7.4 for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
15. Install pendant light on front porch. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
16. Install outdoor wall sconces near doors on the front, right, and rear elevations. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
17. Attach mail box on front elevation to left of front door. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
18. Remove all existing windows and replace with double hung wood windows, matching the style and size of

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existing windows. Approve with conditions - Approve plans and specifications dated 08/14/2015 with the condition that all windows have matching trim with the finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-original windows and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

19. Repair door on right elevation and then sheetrock from the inside to retain existing solid-to-void ratio and maintain historic door while adjusting interior space. Approve - Approve proposed work with the finding it is consistent with preservation criteria Section 5.1 for historic doors and Section 4.1(c) for maintaining historic solid-to-void ratios and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace back door on far left side of rear elevation with six-panel steel entry door. Approve.
2. Replace two front doors with Crafts-man style doors. Approve.
3. Repair middle back door and replace glass with tempered frosted glass. Approve.
4. Remove existing front portion of walkway at point where it flairs and replace with smooth concrete to conform to existing width of major portion of walkway. Approve keeping to narrow current width of sidewalk.
5. Remove existing front porch steps and replace with brush concrete steps to match new width of concrete walkway where steps intersect with walkway. Approve new stairs to be width of sidewalk.
6. Construct two-car, single-story garage in rear, using Hardie board siding. Approve with conditions - location 2 1/2 feet from rear, 3 feet from side; trim, roofing, rafter tails on garage must match that of house.
7. Extend driveway to entry point of garage, using crushed granite or gray matte pebble. Approve extension of driveway; brushed concrete in front of gate, gravel behind.
8. Construct wooden six-foot, board on board fence with sliding gate on left side of main structure extending to the left side property line. Approve with conditions - Move gate to back 50% of house; gate to be swinging.
9. Construct wooden steps on left side of front porch toward the back to allow front porch access from the left elevation. Approve.
10. Remove lean-to on right elevation. Approve.
11. Remove tree on right side of main structure abutting adjacent driveway, which is causing damage to foundation. Deny - Vote 2:3. For - Schmidt, Koppang. Against - Johnson, Cohen, Mesh.

12. Remove line of vegetation/trees on right side and toward the rear of main structure. Approve - Vote 4:1 - For - Schmidt, Koppang, Johnson, Mesh. Against - Cohen.
13. Remove existing porch posts and replace with square, Craftsman-style columns. Approve with conditions - More detail needed on base and head; approve contingent upon receiving better specs.
14. Remove existing porch railing and spindles, and replace with historically appropriate railing and spindles. Deny without prejudice due to lack of information; details on measurements needed.
15. Install pendant light on front porch. Deny without prejudice - suggest more historical pendant light.
16. Install outdoor wall sconces near doors on the front, right, and rear elevations. Deny without prejudice - Vote 1:4. For - Koppang. Against - Schmidt, Mesh, Cohen, Johnson. Install security lighting in back.
17. Attach mail box on front elevation to left of front door. Approve - Vote 3:2. For - Schmidt, Raith, Koppang. Against - Mesh, Cohen.
18. Remove all existing windows and replace with double hung wood windows, matching the style and size of existing windows. Approve with conditions - replacement of windows that are not original. All windows must have matching trim.
19. Repair door on right elevation and then sheetrock from the inside to retain existing solid-to-void ratio and maintain historic door while adjusting interior space. Approve.

6. 5010 JUNIUS ST

Munger Place Historic District
CA145-612(JKA)
Jennifer Anderson

Request:

1. Install brick columns on front facade of main structure.
2. Install wood railing on front balcony of main structure.
3. Install 6" wood columns in rear facade of main structure.
4. Paint main structure using Sherwin Williams. Body: SW2827 "Colonial Revival Stone," Trim: SW2829 "Classical White," Accent 1: SW6258 "Tricorn Black," Accent 2: SW2802 "Rockwood Red."

Applicant: Kyle Phillips

Application Filed: August 6, 2015

Staff Recommendation:

1. Install brick columns on front facade of main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-97.111(c)(1)(J)(iii) stating that columns must be typical of the style and period of the main building and the district.

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2. Install wood railing on front balcony of main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-97.111(c)(1)(J)(iii) stating that columns must be typical of the style and period of the main building and the district.
3. Install 6" wood columns in rear facade of main structure. Approve - Approve the specifications dated 8-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(N) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure using Sherwin Williams. Body: SW2827 "Colonial Revival Stone," Trim: SW2829 "Classical White," Accent 1: SW6258 "Tricorn Black," Accent 2: SW2802 "Rockwood Red." Approve - Approve paint specifications provided 8-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install brick columns on front facade of main structure. Deny without prejudice - Style not consistent with building. Suggest cast stone capital and other detailing found on the property.
2. Install wood railing on front balcony of main structure. Deny without prejudice - Add wood beam and other detailing as appropriate to support balcony and proposed railing.
3. Install 6" wood columns in rear facade of main structure. Approve.
4. Paint main structure using Sherwin Williams. Body: SW2827 "Colonial Revival Stone," Trim: SW2829 "Classical White," Accent 1: SW6258 "Tricorn Black," Accent 2: SW2802 "Rockwood Red." Deny without prejudice - Supply samples of proposed paint.

7. 4938 TREMONT ST

Munger Place Historic District
CA145-614(JKA)
Jennifer Anderson

Request:

1. Install porch railing on main structure and paint using Behr 1850 "Ultra Pure White." Work completed without a Certificate of Appropriateness.
2. Stain porch deck using Behr SC-105 "Padre Brown." Work completed without a Certificate of Appropriateness.
3. Install Belgard Urbana Stone pavers in color "Slate Gray" in rear of the main structure.
4. Install stone border around flower beds in front and rear of main structure.

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Applicant: Timothy O'leary

Application Filed: August 6, 2015

Staff Recommendation:

1. Install porch railing on main structure and paint using Behr 1850 "Ultra Pure White." Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the style of the railing is not consistent with the architectural style of the main house and is not compatible with the historic overlay district.
2. Stain porch deck using Behr SC-105 "Padre Brown." Work completed without a Certificate of Appropriateness. Approve - The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install Belgard Urbana Stone pavers in color "Slate Gray" in rear of the main structure. Approve - The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install stone border around flower beds in front and rear of main structure. Approve with conditions - that the edging is installed flush with grade in the front yard. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install porch railing on main structure and paint using Behr 1850 "Ultra Pure White." Work completed without a Certificate of Appropriateness. Approve - Work completed without a Certificate of Appropriateness. Historic Munger Place rail designs showed greater variation in design and, as new construction, railing is acceptable.
2. Stain porch deck using Behr SC-105 "Padre Brown." Work completed without a Certificate of Appropriateness. Approve.
3. Install Belgard Urbana Stone pavers in color "Slate Gray" in rear of the main structure. Approve.
4. Install stone border around flower beds in front and rear of main structure. Approve with conditions that border in front is installed flush with grade.

8. 4716 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA145-599(JKA)
Jennifer Anderson

Request:

1. Install balustrade on front facade of main structure.
2. Install 4" Hardiboard on rear and side facades of main structure. Work completed without a Certificate of Appropriateness.

3. Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness.

Applicant: Eric Spinazzola

Application Filed: August 6, 2015

Staff Recommendation:

1. Install balustrade on front facade of main structure. Deny without prejudice - The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
2. Install 4" Hardiboard on rear and side facades of main structure. Work completed without a Certificate of Appropriateness. Deny - The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.6 stating that wood siding, trim, and detailing must be carefully restored wherever practical and that imitation materials are allowed on accessory buildings only.
3. Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.6 stating that wood siding, trim, and detailing must be carefully restored wherever practical and that imitation materials are allowed on accessory buildings only.

Task Force Recommendation:

1. Install balustrade on front facade of main structure. Approved as submitted. Prefer design noted "B."
2. Install 4" Hardiboard on rear and side facades of main structure. Work completed without a Certificate of Appropriateness. Deny - No comments.
3. Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness. Approve - hardiboard below the water table.

Request:

1. Remove picket fence and reinstall original Victorian wire fence.
2. Install landscaping.
3. Add one table with two chairs and one bench to front yard of main structure.
4. Remove internal lighting from signage.

Applicant: Kristin Bartley

Application Filed: August 6, 2015

Staff Recommendation:

9. 2414 ROUTH ST

State Thomas Historic District
CA145-595(JKA)
Jennifer Anderson

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1. Remove picket fence and reinstall original Victorian wire fence. Approve - Approve proposed work with the finding that it is consistent with preservation criteria Section 51P-225.109(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping. Approve - Approve plans dated 8-17-15 with the finding that it is consistent with preservation criteria Section 51P-225.109(b)(1), 51P-225.109(b)(2)(3) and 51P-225.109(b)(2)(6), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add one table with two chairs and one bench to front yard of main structure. Approve - Approve site plan dated 8-17-15 with the finding that the partially completed work is consistent with preservation criteria Section 51P-225.109(b)(1) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove internal lighting from signage. Approve with conditions - approve proposed work with the conditions that the sign is not replaced and if a different sign is needed the applicant will reapply to the Landmark Commission for approval. The applicant is also required to obtain a sign permit from Building Inspection. The work is consistent with preservation criteria Section 51P-225.107(h)(2)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove picket fence and reinstall original Victorian wire fence. No quorum, comments only. Remove picket fence and put back Victorian wire fence.
2. Install landscaping. No quorum, comments only. Supportive of landscaping and boxwoods.
3. Add one table with two chairs and one bench to front yard of main structure. No quorum, comments only. Not supportive of installing tables and chairs in front or side yard of the house. Submit specifications for two 4' benches or one 8' bench.
4. Remove internal lighting from signage. No quorum, comments only. Supportive of removing lighting permanently.

Request:

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness.
2. Install three ganged windows on north facade smaller than approved by Landmark Commission.
3. Construct 8'-0" high wood with lattice work top fence along north property line.

Applicant: Zamudio Corp

10. 127 N WILLOMET AVE

Winnetka Heights Historic District
CA145-583(MD)
Mark Doty

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Application Filed: August 6, 2015

Staff Recommendation:

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness. Deny without prejudice - the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).
2. Install three ganged windows on north facade smaller than approved by Landmark Commission. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).
3. Construct 8'-0" high wood with lattice work top fence along north property line. Approve - Approve site plan and drawing dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(ii) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness. No quorum. Comments only. Do not support. The replacement of windows are not typical of the style of the house.
2. Install three ganged windows on north facade smaller than approved by Landmark Commission. No quorum. Comments only. Do not support. The replacement of windows are not typical of the style of the house.
3. Construct 8'-0" high wood with lattice work top fence along north property line. No quorum. Comments only. Support.

11.121 N WINNETKA AVE

Winnetka Heights Historic District
CD145-029(MD)
Mark Doty

Request:

Demolish accessory structure using standard 'imminent threat to public health and safety'.

Applicant: John Hossley

Application Filed: August 6, 2015

Staff Recommendation:

Demolish accessory structure using standard 'imminent threat to public health and safety'. Approve - the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). 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:

Demolish accessory structure using standard 'imminent threat to public health and safety'. No quorum. Comments only. Not supportive based on materials presented.

12.121 N WINNETKA AVE

Winnetka Heights Historic District
CA145-590(MD)
Mark Doty

Request:

1. Construct porch addition on rear facade.
2. Remove five windows on rear facade and install four windows.
3. Remove 10 windows on north facade and install five windows.
4. Remove six windows on south facade and install three windows.
5. Construct carport in rear yard.

Applicant: John Hossley

Application Filed: August 6, 2015

Staff Recommendation:

1. Construct porch addition on rear facade. Approve - Approve drawings dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove five windows on rear facade and install four windows. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(11) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove 10 windows on north facade and install five windows. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove six windows on south facade and install three windows. Approve - Approve drawings dated 8/19/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct carport in rear yard. Approve - Approve drawings and specifications dated 8/19/15 with the

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finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct porch addition on rear facade. No quorum. Comments only. Would prefer a one foot overhang on proposed porch.
2. Remove five windows on rear facade and install four windows. No quorum. Comments only. Support.
3. Remove 10 windows on north facade and install five windows. No quorum. Comments only. Support.
4. Remove six windows on south facade and install three windows. No quorum. Comments only. Support.
5. Construct carport in rear yard. No quorum. Comments only. Support with boxed eaves.

13. 1825 Abrams Rd. Lakewood Theater

Hold a public hearing to consider initiation of historic designation process for Lakewood Theater.

Owner: Lakewood Interests LLC

14. DCA145-008(MD)

Proposed revisions to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties.

Historic Tax Incentive Task Force Recommendation:
Approve.

15. Z145-342(ND) CC Districts 1, 2, 6, 7, 14

City Plan Commission authorized hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, a CS Commercial Services District, a GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, a portion of Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts

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No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 346, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 473, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, a portion of Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, a P Parking, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 841, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2nd Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay.

16. Z145-341(ND)

CC District 1

City Plan Commission authorized hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7 in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8th Street, Davis Street, Zang Boulevard, both sides of West 8th Street, North Adams Avenue, properties on the south side of West 7th Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5th Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay.

OTHER BUSINESS ITEMS:

1. Minutes from August 3, 2015 Meeting
2. Appointment of Task Force Members to Junius Heights – Koppang, Mesh, Schmidt, Cohen, Johnson, Harrison and Raith; Peaks Suburban – Manes, Karnowski, Alston, Juitonu, Felvis; State Thomas – Carpenter, Newhart, and Hearst; Swiss/Munger – Hampton, Powell, Scott, Gormley, Mast, Johnston, Bradley, and Bonifield.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, September 24, 2015, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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.

EXECUTIVE SESSION NOTICE

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]*