



CITY OF DALLAS
LANDMARK COMMISSION
Monday, March 5, 2018
AGENDA

BRIEFINGS: AGENDA

Dallas City Hall
1500 Marilla St., Room 5/E/S

10:30 A.M.

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEM

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

1. Briefing - Proposed demolition delay overlays for Oak Cliff and East Dallas/Oak Lawn – Mark Doty, Chief Planner
2. Briefing - Process for Abating Urban Nuisances in Historic Districts – Andrew Gilbert and Allen Griffin, City Attorney's Office

CONSENT ITEMS

1. 2557 ELM STREET (AKA 2551 ELM STREET)

Union Bankers Building, Knights of Pythias
CE178-004(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$407,974 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Epic Dallas Hotel, LP

Application filed: January 4, 2018

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$407,974.00 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility with the condition the historic tax exemption only applies to the contributing structure completed in 1916 and not for any future non-contributing additions or new construction on the site.

2. 4800 ROSS AVE

Fannin Elementary School
CA178-280(LC)
Liz Casso

Request:

1. Remove non-historic metal canopies at south elevation of school.
2. Remove four windows from west elevation of 1990s rear addition and infill with brick.
3. Remove four windows from east elevation of 1990s rear addition and infill with brick.
4. Repave parking lot and walkways, including addition of new driveway approach at east elevation.
5. Install new landscaping.
6. Install new metal panels with signage on existing chiller enclosure.
7. Install new metal canopy at rear elevation.
8. Construct vestibule addition at rear entry on south elevation.
9. Construct gym addition at south elevation of 1990s rear addition.
10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition.

Applicant: Sean Martin

Application Filed: February 1, 2018

Staff Recommendation:

1. Remove non-historic metal canopies at south elevation of school. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove four windows from west elevation of 1990s rear addition and infill with brick. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove four windows from east elevation of 1990s rear addition and infill with brick. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Repave parking lot and walkways, including addition of new driveway approach at east elevation. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new landscaping. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new metal panels with signage on existing

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- chiller enclosure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.10 for building site and landscaping, Section 10.2 for signage, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new metal canopy at rear elevation. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 8. Construct vestibule addition at rear entry on south elevation. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 9. Construct gym addition at south elevation of 1990s rear addition. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove non-historic metal canopies at south elevation of school. - Approve - Approve as submitted.
2. Remove four windows from west elevation of 1990s rear addition and infill with brick. Approve as submitted. - Approve - Approve as submitted.
3. Remove four windows from east elevation of 1990s rear addition and infill with brick. - Approve - Approve as submitted.
4. Repave parking lot and walkways, including addition of new driveway approach at east elevation. - Approve - Approve as submitted.
5. Install new landscaping. - Approve - Approve as submitted.
6. Install new metal panels with signage on existing chiller enclosure. - Approve - Approve as submitted.
7. Install new metal canopy at rear elevation. - Approve - Approve as submitted.
8. Construct vestibule addition at rear entry on south elevation. - Approve - Approve as submitted.

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3. 1910 PACIFIC AVE

Harwood Historic District
CA178-281(LC)
Liz Casso

9. Construct gym addition at south elevation of 1990s rear addition. - Approve - Approve as submitted.
10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. - Approve - Approve as submitted.

Request:

Construct vestibule addition at recessed entry on west elevation facing into north patio.

Applicant: 1910 Beverage Service, LLC - Pamela Hudson

Application Filed: February 1, 2018

Staff Recommendation:

Construct vestibule addition at recessed entry on west elevation facing into north patio. – Approve – Approve the drawings dated 2/15/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct vestibule addition at recessed entry on west elevation facing into north patio. - Approve with conditions - Approved as submitted with condition that the walls be extended to the soffit.

4. 1607 LYTE ST

Magnolia Station Historic District
CA178-288(LC)
Liz Casso

Request:

Install flat attached sign on south elevation of new structure.

Applicant: Byrum Sign & Lighting, Inc. - Marie Byrum

Application Filed: February 1, 2018

Staff Recommendation:

Install flat attached sign on south elevation of new structure. – Approve – Approve drawings dated 2/1/2018 with the finding the proposed work is consistent with preservation criteria Section 6 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install flat attached sign on south elevation of new structure. - Approve - Approve as submitted.

5. 2557 ELM ST (AKA 2551 ELM STREET)

Union Bankers Building, Knights of Pythias
CA178-276(LC)
Liz Casso

Request:

1. Remove original metal fire escape on north elevation.
2. Remove existing non-historic elevator shaft addition on north elevation.
3. Remove non-historic canopy on south elevation.
4. Remove non-historic addition on east elevation.
5. Modify original window openings on north.
6. Create new window and door openings west elevations.
7. Install new wood entry doors and transoms on south,

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east and north elevations.

8. Construct one-story kitchen addition on west elevation.
9. Construct seven-story hotel addition with one-story glass connector on north elevation.

Applicant: Rees Bowen

Application Filed: February 1, 2018

Staff Recommendation:

1. Remove original metal fire escape on north elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove existing non-historic elevator shaft addition on north elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove non-historic canopy on south elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove non-historic addition on east elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Modify original window openings on north. – Approve – Approve drawings dated 2/12/18 with the finding that although the proposed work does not comply with Section 4 that states that any renovation of exposed elevations should restore all original openings, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, 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.
6. Create new window and door openings west elevations. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new wood entry doors and transoms on south, east and north elevations. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the

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standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. Construct one-story kitchen addition on west elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Construct seven-story hotel addition with one-story glass connector on north elevation. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove original metal fire escape on north elevation. – Approve – Approve as submitted.
2. Remove existing non-historic elevator shaft addition on north elevation. – Approve – Approve as submitted.
3. Remove non-historic canopy on south elevation. – Approve – Approve as submitted.
4. Remove non-historic addition on east elevation. – Approve – Approve as submitted.
5. Modify original window openings on north. – Approve – Approve as submitted.
6. Create new window and door openings west elevations. – Approve – Approve as submitted.
7. Install new wood entry doors and transoms on south, east and north elevations. – Approve – Approve as submitted.
8. Construct one-story kitchen addition on west elevation. – Approve – Approve as submitted.
9. Construct seven-story hotel addition with one-story glass connector on north elevation. – Approve – Approve as submitted.

6. 921 WASHINGTON ST

Fair Park Historic District
CA178-274(MD)
Mark Doty

Request:

Install Texas Historical Commission subject marker at Continental D.A.R House.

Applicant: Jane Douglas Chapter - Linda Martin Nsdar

Application Filed: February 1, 2018

Staff Recommendation:

Install Texas Historical Commission subject marker at Continental D.A.R House. Approve – Approve images dated 2/14/18 with the finding the proposed work is consistent with the criteria for monuments and plaques in the preservation criteria Section 3.14(d) and (e), and it meets the standards in City Code Section 51A-

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7. 5701 TREMONT ST
Junius Heights Historic District
CA178-284(MP)
Marsha Prior

4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Texas Historical Commission subject marker at Continental D.A.R House. – Approve.

Request:

1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness.
2. Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness.
3. Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness.

Applicant: Drew Simon

Application Filed: February 1, 2018

Staff Recommendation:

1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve rear elevation sketch, door illustration, and paint specifications dated 2/14/18 with the condition that the door trim matches the style of trim used for rear windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness – Approve – Approve work and paint specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness – Approve – Approve rear elevation sketch and light specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness. Approve – Approve door as proposed with the understanding details will be sent to staff by 2/12/18.
2. Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate

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8. 5533 VICTOR ST
Junius Heights Historic District
CA178-285(MP)
Marsha Prior

of Appropriateness. – Approve as shown.

3. Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness. – Approve - Approve as shown.

Request:

1. Construct rear addition.
2. Install two 6" Hardie boards on foundation skirting.
3. Install exterior lighting on rear elevation.
4. Stain fence. Brand: Miniwax "Special Walnut."
5. Install landscaping in front and left side yard flowerbeds.

Applicant: Matthew Baisch

Application Filed: February 1, 2018

Staff Recommendation:

1. Construct rear addition – Approve with conditions – Approve drawings dated 2/14/18 with the condition that a vertical trim board is constructed on each side of the new addition to differentiate between the existing and new with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two 6" Hardie boards on foundation skirting – Approve with conditions – Approve proposed work with the condition that the boards overlap and the flat side faces out with the finding that although the work does not comply with Section 4.1(b) which states that renovation of protected facades must employ materials similar to the historic material, it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
3. Install exterior lighting on rear elevation – Approve – Approve illustration (Option C) dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Stain fence. Brand: Miniwax "Special Walnut" – Approve – Approve stain specifications dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install landscaping in front and left side yard flowerbeds – Approve – Approve landscape plan dated 2/14/18 with the finding the work is consistent

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with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct rear addition. – Approve – Approve as shown.
2. Install two 6" Hardie boards on foundation skirting. – Approve with conditions – Approve with condition flat side is out.
3. Install exterior lighting on rear elevation. – Approve - Approve as shown (Option C).
4. Stain fence. Brand: Miniwax "Special Walnut." – Approve – Approve as shown.
5. Install landscaping in front and left side yard flowerbeds.– Approve with conditions – Approve removal of hedges with a landscape plan approved by Staff and Commissioners.

9. 615 N MARSALIS AVE

Lake Cliff Historic District
CA178-310(JKA)
Jennifer Anderson

Request:

1. Replace front door and sidelights.
2. Install address medallion on front facade parapet.

Applicant: David Allen Montemayor

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace front door and sidelights – Approve – Approve Options A and B dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install address medallion on front facade parapet – Approve – Approve specification dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace front door and sidelights. – No quorum, comments only. Recommend revising door selection to be wood and full length glass that is appropriate to historic period of the main structure.
2. Install address medallion on front facade parapet. – No quorum, comments only. Show overall dimensions of sign and the dimensions/course count of where it is to be located.

10. 6000 JUNIUS ST

Junius Heights Historic District
CA178-283(MP)
Marsha Prior

Request:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness.

Applicant: Andre Savino

Application Filed: February 1, 2018

Staff Recommendation:

Install landscaping in side and front yard. Work

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11. 5536 TREMONT ST

Junius Heights Historic District
CA178-304(MP)
Marsha Prior

completed without a Certificate of Appropriateness –
Approve – Approve completed landscape plan with the
finding the work is consistent with preservation criteria
Section 3.5(b) and meets the standards in City Code
Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in side and front yard. Work
completed without a Certificate of Appropriateness. –
Approve - Approve as shown.

Request:

1. Install landscaping in front yard, side, and rear yards.
Work initiated without a Certificate of
Appropriateness.
2. Remove trees in rear yard.

Applicant: Precision Tree Service - Randall Wilkinson

Application Filed: February 1, 2018

Staff Recommendation:

1. Install landscaping in front yard, side, and rear yards.
Work initiated without a Certificate of
Appropriateness – Approve – Approve landscape
plans and renderings dated 2/14/18 with the finding
the work is consistent with preservation criteria
Section 3.5(b) and meets the standards in City Code
Section 51A-4.501(g)(6)(C)(i).
2. Remove trees in rear yard – Approve – Approve
photo dated 2/14/18 with the finding the work meets
the standards in City Code Section 51A-
4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install landscaping in front yard, side, and rear yards.
Work initiated without a Certificate of
Appropriateness. – Deny without prejudice – Deny
without prejudice due to lack of information.
2. Remove trees in rear yard. – Deny without prejudice
– Deny without prejudice due to lack of information.

12. 5023 VICTOR ST

Munger Place Historic District
CA178-279(MLP)
Melissa Parent

Request:

1. Replace brick border from front yard walkway with
grass.
2. Replace red brick border around front yard flower
beds with grey or white stone.
3. Install new plants in current front yard landscape
bed.

Applicant: Robert Johnston

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace brick border from front yard walkway with
grass. – Approve – Approve with the finding that the
proposed work meets the standards in City Code

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Section 51A-4.501(g)(6)(C)(i).

2. Replace red brick border around front yard flower beds with grey or white stone. – Approve – Approve specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new plants in current front yard landscape bed. – Approve – Approve landscape plans and images dated 2/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace brick border from front yard walkway with grass. – Approve – Approve as submitted.
2. Replace red brick border around front yard flower beds with grey or white stone. – Approve - Approve as submitted. Comment: the red brick seems more in keeping with the color pallet of the house however.
3. Install new plants in current front yard landscape bed. – Approve – Approve as submitted.

13. 5209 WORTH ST

Munger Place Historic District
CA178-302(MLP)
Melissa Parent

Request:

1. Replace front door.
2. Replace eight windows on the northeast and southwest elevations.
3. Remove and reconstruct front porch and balcony.

Applicant: Rob Little

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace front door. – Approve – Approve specification dated 02/13/2018 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace eight windows on the northeast and southwest elevations. – Approve – Approve images dated 2/13/18 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii)(bb), 51P-97.111(c)(1)(S)(vii)(cc), and 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove and reconstruct front porch and balcony. – Approve – Approve drawings dated 2/13/18 with the finding the proposed work is consistent with the criteria for front entrances and porches in preservation criteria Sections 51P-97.111(c)(1)(N)(i), 51P-97.111(c)(1)(N)(iii), and 51P-97.111(c)(1)(N)(v),

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and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace front door. – Approve – Approve as submitted.
2. Replace eight windows on the Northeast and Southwest elevations. – Approve – Approve as submitted. Suggest verification that windows will be wood.
3. Remove and reconstruct front porch and balcony. – Approve – Approve as submitted.

14. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-287(MLP)
Melissa Parent

Request:

1. Install 8'-0" wood fence along southeast edge of property.
2. Install landscaping along southeast edge of property from fence to street.
3. Replace chain link fence with 8'-0" wrought iron fence and gate.

Applicant: Julio Davila

Application Filed: February 1, 2018

Staff Recommendation:

1. Install 8'-0" wood fence along southeast edge of property – Approve – Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping along southeast edge of property from fence to street - Approve site plan dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for landscaping in preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace chain link fence with 8'-0" wrought iron fence and gate – Approve - Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.11 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 8'-0" wood fence along southeast edge of property. – Approve with conditions – Approve fence to 5'-0" back from corner of house, portion of fence facing street shall be 70% open. House is next to tire shop and needs privacy from noisy/busy business. Recommend landscaping from fence to street for

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15. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-305(MLP)
Melissa Parent

privacy.

2. Install landscaping along southeast edge of property from fence to street. – Approve.
3. Replace chain link fence with 8'-0" wrought iron fence and gate. – Approve.

Request:

1. Install one security camera at front entrance and two at rear of main structure.
2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness.
3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness.
4. Install 4'-0" wood fencing to screen A/C units on rear and side facades.
5. Attach wood fencing to interior of existing steel-picket fencing.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

1. Install one security camera at front entrance and two at rear of main structure – Approve – Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness - Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness - Approve - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 4'-0" wood fencing to screen A/C units on rear and side facades – Approve – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Attach wood fencing to interior of existing steel-picket fencing – Approve – Approve with the finding the proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section

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51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install one security camera at front entrance and two at rear of main structure. – Approve with conditions - Cameras to be installed on wood, not masonry
2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness. – Approve with conditions - Install so as not to obscure important architectural elements; if in masonry, install through mortar joints
3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness. – Approve.
4. Install 4'-0" wood fencing to screen A/C units on rear and side facades. – Approve - fence being used to screen A/C units and not as a side yard fence
5. Attach wood fencing to interior of existing steel-picket fencing. – Approve.

16. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-306(MLP)
Melissa Parent

Request:

1. Install six security cameras to front and rear of main structure.
2. Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness.
3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

1. Install six security cameras to front and rear of main structure - Approve. – Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness - Approve. – Approve site plan dated 02/13/2018 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades – Approve - The proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install six security cameras to front and rear of main structure. – Approve with conditions - Cameras to be

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17. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-307(MLP)
Melissa Parent

installed on wood, not masonry

2. Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness. – Approve with conditions - Install so as not to obscure important architectural elements, if in masonry, install through mortar joints.
3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades. – Approve.

Request:

1. Install seven security cameras to front and rear of main structure.
2. Install security code boxes at front and rear entrances.
3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade.
4. Install 5'-0" wood fence at east side facade.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

1. Install seven security cameras to front and rear of main structure - Approve. – Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code boxes at front and rear entrances - Approval. – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear façade – Approve – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 5'-0" wood fence at east side façade - Approve – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7, 2.9, 2.13 and 2.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install seven security cameras to front and rear of main structure. – Approve with conditions - Cameras to be installed on wood, not masonry
2. Install security code boxes at front and rear entrances. – Approve with conditions - Install so as not to obscure important architectural elements; if in

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masonry, install through mortar joints.

3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade. – Approve.
4. Install 5'-0" wood fence at east side facade. – Approve.

18. 6333 BRYAN PKWY

Swiss Avenue Historic District
CA178-278(MLP)
Melissa Parent

Request:

Construct two-story detached accessory structure.

Applicant: David Morr

Application Filed: February 1, 2018

Staff Recommendation:

Construct two-story detached accessory structure. – Approve – Approve drawings dated 02/13/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in preservation criteria Sections 51P-63.116(1)(A)(i) and 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct two-story detached accessory structure. – Approve – Approve as submitted.

19. 5007 SWISS AVE

Swiss Avenue Historic District
CA178-303(MLP)
Melissa Parent

Request:

Replace exterior brick cladding on addition with stucco.

Applicant: Rebecca Browning

Application Filed: February 1, 2018

Staff Recommendation:

Replace exterior brick cladding on addition with stucco – Approve – Approve drawings dated 2/13/2018 with the finding the proposed work is consistent with the criteria for façade materials in preservation criteria Section 51P-63.116(1)(J)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace exterior brick cladding on addition with stucco. – Approve – Approve as submitted. Stucco is an approved material.

20. 211 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-317(JKA)
Jennifer Anderson

Request:

Construct rear addition.

Applicant: Isaac Martinez

Application Filed: February 1, 2018

Staff Recommendation:

Construct rear addition – Approve - Approve plans dated 2-12-18 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct rear addition. – No quorum, comments only. If

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using another window, provide specifications. Provide lot coverage information on site plan.

21. 332 S ROSEMONT AVE

Winnetka Heights Historic District
CA178-312(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter."
2. Install Timberline composition shingles in color "Charcoal."

Applicant: Raven Lisa Patrick

Application Filed: February 1, 2018

Staff Recommendation:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter" – Approve – Approve paint specifications dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install Timberline composition shingles in color "Charcoal" – Approve – Approve specifications dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter." – No quorum, comments only. Recommend using light color on columns in lieu of dark color as submitted. Supportive of paint color scheme.
2. Install Timberline composition shingles in color "Charcoal." – No quorum, comments only. Supportive.

22. 319 N WILLOMET AVE

Winnetka Heights Historic District
CA178-311(JKA)
Jennifer Anderson

Request:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness.

Applicant: George Baehr

Application Filed: February 1, 2018

Staff Recommendation:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve site plan and image dated 2-12-18 with the condition that the beams above the roofline are removed with finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-

23. 311 N WINNETKA AVE

Winnetka Heights Historic District
CA178-316(JKA)
Jennifer Anderson

4.501(g)(6)(C)(i).

Task Force Recommendation:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness. – No quorum, comments only. Recommend / consider painting the wood trellis to match the house trim (off white).

Request:

Replace two rear doors.

Applicant: Alexandra Newman

Application Filed: February 1, 2018

Staff Recommendation:

Replace two rear doors – Approve – Approve specifications dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace two rear doors. – No quorum, comments only. Recommend approval as submitted.

COURTESY REVIEW ITEMS:

1. 3809 GRAND AVE

Fair Park Historic District
CR178-007(MD)
Mark Doty

Request:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park.

Applicant: City of Dallas Parks & Recreation - Fair Park - Dee Ann Hirsch

Application Filed: February 1, 2018

Staff Recommendation:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. - Approve conceptually with the condition that final plans and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. – Create overlays illustrating proposed bollard locations with current parking and vehicular and pedestrian routes in master plan. Identify any conflicts with master plan. Illustrate sample setups during 1) large event 2) medium event 3) small event.

DISCUSSION ITEMS:

1. 1409 S LAMAR ST

Sears Complex-Buildings Historic District
CA178-286(LC)
Liz Casso

Request:

Construct a trash compactor enclosure addition at northeast elevation.

Applicant: Norman Alston

Application Filed: February 1, 2018

Staff Recommendation:

Construct a trash compactor enclosure addition at northeast elevation. – 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 inconsistent with preservation criteria Section 11.1 which states that new construction is prohibited in the no-build zone, Section 11.13 which states that dumpsters must be located to the west of the main contributing structure and must be screened, and Section 17.3 which states that horizontal additions are permitted only in areas shown on Exhibit B, which is the southwest (rear) elevation and a portion of the southeast elevation.

Task Force Recommendation:

Construct a trash compactor enclosure addition at northeast elevation. - Deny without prejudice. - Criteria requires dumpsters to be placed on west side of building.

2. 1933 ELM ST

Harwood Historic District, Majestic Theatre
CA178-277(LC)
Liz Casso

Request:

1. Replace 70 windows on the second and third floors on all elevations of the structure.
2. Replace paired entry doors and transom on east elevation.

Applicant: Charyl McAfee-Duncan

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace 70 windows on the second and third floors on all elevations of the structure. – Approve with conditions – Approve with the condition that the windows on the east, north and west elevations be four-over-four to match the original windows, with the finding the proposed work is consistent with preservation criteria Sections 3.2(a) and 3.2(c) for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace paired entry doors and transom on east elevation. – Approve – Approve the drawings dated 2/21/18 with the finding the proposed work meets the standards in City Code Section 51A-

4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 70 windows on the second and third floors on all elevations of the structure. – Deny without prejudice - Deny without prejudice due to lack of information to require replacement.
2. Replace paired entry doors and transom on east elevation. – Deny without prejudice - Deny without prejudice due to lack of information to require replacement and the proposed door design is not compatible with the district.

3. 717 LIPSCOMB AVE

Junius Heights Historic District
CA178-282(MP)
Marsha Prior

Request:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness.

Applicant: Kelly Slaven

Application Filed: February 1, 2018

Staff Recommendation:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness – Deny – The completed 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 4.1(e) which states that brick on protected facades may not be painted.

Task Force Recommendation:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice per the ordinance.

4. 216 E 6TH ST

Lake Cliff Historic District
CA178-314(JKA)
Jennifer Anderson

Request:

Replace 11 aluminum windows with vinyl windows.

Applicant: Stanley Nabors

Application Filed: February 1, 2018

Staff Recommendation:

Replace 11 aluminum windows with vinyl windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since the applicant did not meet the burden of proof required to justify the work since elevation drawings showing the proposed window sizes were not received.

Task Force Recommendation:

Replace 11 aluminum windows with vinyl windows. – No quorum, comments only. Two front windows to be resized, provide all dimensions. Provide wood windows at front facade and front 50% of the side facade. Recommend no vinyl windows.

5. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-289(MLP)
Melissa Parent

Request:

1. Replace roof ridge cap with copper ridge cap.
2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating.
3. Replace existing front facade dormer vent with copper dormer vent.
4. Install 0'-6" half-round gutters and downspouts on front facade.

Applicant: Liz Gibson

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace roof ridge cap with copper ridge cap – Approve with conditions – Approve drawings and specifications dated 02/13/2018 with the condition the existing ridge cap profile is maintained with the finding the proposed work is consistent with the criteria for roofs in preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating – Approve – Approve paint specification dated 02/13/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing front facade dormer vent with copper dormer vent – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with Secretary of the Interiors Standard number three, preservation criteria 3.16 and 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.
4. Install 0'-6" half-round gutters and downspouts on front façade – Approve – Approve drawings and specifications dated 02/13/2018 with the finding the proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace roof ridge cap with copper ridge cap. – Approve - Attempts to match existing profile if possible
2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating. – Approve.

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3. Replace existing front facade dormer vent with copper dormer vent. – Deny without prejudice - Provide precedent for metal louvers
4. Install 0'-6" half-round gutters and downspouts on front facade. – Approve as noted on plans.

6. 2534 SOUTH BLVD

South Blvd/Park Row Historic District
CA178-308(MP)
Marsha Prior

Request:

1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness.
2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness.
3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness.
4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness.
5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness.
6. Install doorbell camera by front door.
7. Install lighting at front and back doors.
8. Install six dome security cameras. Work completed without a Certificate of Appropriateness.

Applicant: Jason Brown

Application Filed: February 1, 2018

Staff Recommendation:

1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness – Approve – Approve drawings dated 2/14/18 with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and 3(b)(6)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install doorbell camera by front door – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because mounting the doorbell onto brick would have an adverse effect on the architectural features of the structure.
7. Install lighting at front and back doors – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because mounting the lights onto brick would have an adverse effect on the architectural features of the structure.
8. Install six dome security cameras. Work completed without a Certificate of Appropriateness – Approve – Approve elevation drawings and illustration dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.
2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.
3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.
4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.
5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.

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7. 426 S CLINTON AVE

Winnetka Heights Historic District
CA178-313(JKA)
Jennifer Anderson

6. Install doorbell camera by front door. – Approve - Approve as submitted. Brown recused.
7. Install lighting at front and back doors. – Approve - Approve as submitted. Brown recused.
8. Install six dome security cameras. Work completed without a Certificate of Appropriateness. – Approve – Approve as submitted. Brown recused.

Request:

1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding.
2. Remove window #5 on the north side facade and infill with 117 siding to match existing.
3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding.

Applicant: Chris Turner

Application Filed: February 1, 2018

Staff Recommendation:

1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding – Approve – Approve drawings dated 2-12-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove window #5 on the north side facade and infill with 117 siding to match existing – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure since the windows appear to be original and because Staff is not supportive of the removal of windows from the side facades.
3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding – Approve – Approve drawings dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding. – No quorum, comments only. Not supportive of design as submitted. Recommend keeping windows. Provide existing drawing.
2. Remove window #5 on the north side facade and infill with 117 siding to match existing. – None – Not reviewed by Task Force.
3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding. – No quorum, comments only. Not supportive of design as submitted. Recommend relocating walk-in closet

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between bedroom 1 & 2. Recommend keeping windows. Provide existing drawing.

8. 1227 W DAVIS ST

Winnetka Heights Historic District
CA178-309(JKA)
Jennifer Anderson

Request:

Install mural on west side facade. Work completed without a Certificate of Appropriateness.

Applicant: Manuel Tellez

Application Filed: February 1, 2018

Staff Recommendation:

Install mural on west side facade. 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 would have an adverse effect on the architectural features of the structure and the historic overlay district since murals are not typical in the district and it does not reflect historic paint colors or style.

Task Force Recommendation:

Install mural on west side facade. Work completed without a Certificate of Appropriateness. – No quorum, comments only. Recommend repaint to restore colors of the area of the storefront to appropriate colors. Recommend to allow contemporary cultural mural at back of the house from end of the storefront corner of the building along N. Clinton Ave.

9. 316 S WINNETKA AVE

Winnetka Heights Historic District
CA178-315(JKA)
Jennifer Anderson

Request:

Install 18 solar panels on roof.

Applicant: Lee Hewett

Application Filed: February 1, 2018

Staff Recommendation:

Install 18 solar panels on roof – 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-87.111(a)(14)(E)(bb) stating that solar panels are only permitted in the rear inside quadrant of the roof of a main building on a corner lot.

Task Force Recommendation:

Install 18 solar panels on roof. – No quorum, comments only. Omit all solar panels except for rear inner quadrant. Please revise drawings.

OTHER BUSINESS ITEMS:

Approval of Minutes from February 5, 2018.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, March 21, 2018, 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

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. 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. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. 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. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]