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CITY SECRETARY
DALLAS, TEXAS



**PUBLIC HEARING POSTING
LANDMARK COMMISSION HEARING
Monday, June 4, 2018**

Briefings: **5ES*** **10:00 a.m.**

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

PUBLIC HEARINGS **Council Chambers*** **1:00 p.m.**

PURPOSE: To consider the attached agenda and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



**CITY OF DALLAS
LANDMARK COMMISSION
Monday, June 4, 2018
AGENDA**

BRIEFINGS:

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

10:00 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 – Possible amendments to historic initiation, designation, and appeal process.

- Mark Doty, Chief Planner

CONSENT ITEMS

1. 4805 SWISS AVENUE

Peak's Suburban Addition Historic District
CE178-006(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 \$50,106.25 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Tom and Leigh Martin

Application Filed: March 1, 2018

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$50,106.25 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 5326 JUNIUS STREET

Junius Heights Historic District
CE178-007(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 \$58,432 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Eric Graham

Application Filed: March 1, 2018

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$58,432 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 308 SOUTH WINDOMERE AVENUE

Winnetka Heights Historic District
CE178-008(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 \$90,028 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Scott Hounsel

Application Filed: April 4, 2018

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$90,028 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 1300 S ERVAY ST

Ambassador Hotel
CA178-582(LC)
Liz Casso

Request:

1. Install new canopies at north, south and west entries.
2. Construct elevator enclosure addition at 6th floor terrace.
3. Modify elevator addition roof and hoistway wall at east elevation.
4. Install new drains and downspouts.
5. Construct patios, steps, and ramps.
6. Install new fencing.
7. Install new landscape and hardscape.
8. Install exterior lighting
9. Install new exterior entry doors and hardware.

Applicant: Merriman Anderson Architects - Aimee Sanborn

Application filed: 05/03/2018

Staff Recommendation:

1. Install new canopies at north, south and west entries. – Approve with conditions – Approve drawings dated 5/17/18 with the condition that canopy design option 4 or option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct elevator enclosure addition at 6th floor terrace. – Approve – Approve drawings dated

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- 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify elevator addition roof and hoistway wall at east elevation. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 4. Install new drains and downspouts. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 5. Construct patios, steps, and ramps. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 6. Install new fencing. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 7. Install new landscape and hardscape. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work is consistent with preservation criteria Section 6 for lighting and landscaping and Section 7 for public improvements, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 8. Install exterior lighting. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work is consistent with preservation criteria Section 6 for lighting and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 9. Install new exterior entry doors and hardware. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new canopies at north, south and west entries. – Approve with conditions – Approve options #4, reconstruct original canopy. Of remaining contemporary options, Option 1 is preferred.
2. Construct elevator enclosure addition at 6th floor terrace. – Approve – Approve as submitted.
3. Modify elevator addition roof and hoistway wall at east elevation. – Approve – Approve as submitted.
4. Install new drains and downspouts. – Approve – Approve as submitted.

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5. Construct patios, steps, and ramps. – Approve – Approve as submitted.
6. Install new fencing. – Approve – Approve as submitted.
7. install new landscape and hardscape. – Approve – Approve as submitted.
8. Install exterior lighting. – Approve – Approve as submitted.
9. Install new exterior entry doors and hardware. – Deny without prejudice – Proposed design is not compatible with the historic building.

5. 5506 MILLER AVE
Bella Villa Apartment
CD178-010(LC)
Liz Casso

Request:

Demolish accessory structure using the standards demolition of a non-contributing structure because it is newer than the period of significance.

Applicant: Tyler Anawaty

Application Filed: 05/03/2018

Staff Recommendation:

Demolish accessory structure using the standard for demolition of a non-contributing structure because it is newer than the period of significance. – Approve – The proposed demolition meets 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 accessory structure using the standards demolition of a non-contributing structure because it is newer than the period of significance. - Approve – Approve as submitted.

Request:

Install temporary barrier to enclose front porch.

Applicant: Norman Alston

Application Filed: 5/3/2018

Staff Recommendation:

Install temporary barrier to enclose front porch. – Approve with conditions – Approve drawings and images dated 5/9/18 with the condition that a wedge or kicker is used to support the base of the enclosure, not an adhesive, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

6. 4503 REIGER AVE
Bianchi House
CA178-556(LC)
Liz Casso

7. 5646 MILTON ST
Meadow's Building
CA178-569(LC)
Liz Casso

Install temporary barrier to enclose front porch. -
Approve with conditions – Applicant to use “kickers” for
temporary attachment rather than adhesive.

Request:

1. Replace first floor balcony guardrail on west elevation of Greenville Ave Building.
2. Construct patio at west elevation of Milton St Building.
3. Install access control gates and landscaping at southeast corner of Greenville Ave Building.
4. Alter areaways, install stairs and bridge connections at west elevation of Greenville Ave Building.

Applicant: ARCHITEXAS - Craig Melde

Application Filed: 05/03/2018

Staff Recommendation:

1. Replace first floor balcony guardrail on west elevation of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct patio at west elevation of Milton St Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install access control gates and landscaping at southeast corner of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Alter areaways, install stairs and bridge connections at west elevation of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 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 first floor balcony guardrail on west elevation of Greenville Ave Building. - Approve – Approve as submitted
2. Construct patio at west elevation of Milton St Building. - Approve – Approve as submitted.
3. Install access control gates and landscaping at southeast corner of Greenville Ave Building. - Approve – Approve as submitted.
4. Alter areaways, install stairs and bridge connections at west elevation of Greenville Ave Building. - Approve – Approve as submitted.

8. 1933 ELM ST
Harwood Historic District
CA178-568(LC)
Liz Casso

Request:

Remove door opening on west elevation.

Applicant: Cheryl McAfee-Duncan

Application Filed: 05/03/2018

Staff Recommendation:

Remove door opening on west elevation. – Approve – Approve drawings dated 5/9/18 with the finding that while the proposed work is inconsistent with preservation criteria Section 3.2(a) for fenestration and openings, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply 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.

Task Force Recommendation:

Remove door opening on west elevation. – Approve with conditions brick to be keyed-in to provide even appearance with existing wall. Mortar to match historic/existing in color, strength, tooling.

Request:

Install landscaping and park amenities at Abram's Triangle Park in Junius Heights.

Applicant: Michael Karnowski

Application Filed: 5/3/2018

Staff Recommendation:

Install landscaping and park amenities at Abram's Triangle Park in Junius Heights – Approve with conditions – Approve site plan and specifications dated 5/16/18 with the condition that the walkway is a minimum of ten feet from existing fences with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install landscaping and park amenities at Abram's Triangle Park in Junius Heights – Approve with conditions – Approve Phase I with the path to be a minimum of ten feet from existing residential fences.

Request:

Expand landscaping in front yard.

Applicant: Joe Kaplor

Application Filed: 5/3/2018

Staff Recommendation:

Expand landscaping in front yard – Approve – Approve landscape plan dated 5/16/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-

9. 1621 ABRAMS RD
Junius Heights Historic District
CA178-581(MP)
Marsha Prior

10. 707 N. GLASGOW DR
Junius Heights Historic District
CA178-572(MP)
Marsha Prior

11. 5123 VICTOR ST
Munger Place Historic District
CA178-560(MLP)
Melissa Parent

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

Task Force Recommendation:

Expand landscaping in front yard – Approve – Approve as shown.

Request:

Replace skirting on main structure with brick. Paint to match existing.

Applicant: Kelly Hall

Application Filed: 5/3/2018

Staff Recommendation:

Replace skirting on main structure with brick. Paint to match existing – Approve – Approve with the finding that the proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.

Task Force Recommendation:

Replace skirting on main structure with brick. Paint to match existing – Approve - Replace wood skirting with brick to match balances of house & paint to match. Approve as submitted.

12. 4837 WORTH ST
Peak's Suburban Addition
Neighborhood Historic District
CA178-558(MLP)
Melissa Parent

Request:

Repair and replace rotted wood siding, trim and soffits on main structure with new wood.

Applicant: Cathy Wire

Application Filed: 5/3/2018

Staff Recommendation:

Repair and replace rotted wood siding, trim and soffits on main structure with new wood – Approve – Approve with the finding that the proposed work is consistent with the criteria for facades in preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Repair and replace rotted wood siding, trim and soffits on main structure with new wood - Recommend approval of proposed work. No quorum.

13. 4837 WORTH ST
Peak's Suburban Addition
Neighborhood Historic District
CD178-011(MLP)
Melisa Parent

Request:

Demolish two rear accessory structures under demolition standards "Imminent threat to public health/safety" and "Demolition non-contributing structure because newer than period of significance". Work completed without Certificate of Demolition.

Applicant: Cathy Wire

Application Filed: 5/3/2018

Staff Recommendation:

Demolish two rear accessory structures under demolition standards "Imminent threat to public health/safety" and "Demolition non-contributing structure because newer than period of significance". Work completed without Certificate of Demolition – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C) and (D). The structures constitute 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 and the structures are noncontributing to the historic overlay district; the structures are newer than the period of historic significance for the historic overlay district; and demolition of the structures will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish two rear accessory structures under demolition standards "Imminent threat to public health/safety" and "Demolition non-contributing structure because newer than period of significance". Work completed without Certificate of Demolition. – Recommend approval of demolition of 2 accessory structures that have already been demolished. No quorum.

Request:

Paint masonry on front porch columns and chimney. Brand: Sherwin Williams. Color: SW7068

Applicant: Tenn-Ark

Application filed: 5/3/2018

Staff Recommendation:

Paint masonry on front porch columns and chimney. Brand: Sherwin Williams. Color: SW7068 "Grizzle Gray". Work completed without Certificate of Appropriateness – Approve – Approve with the finding that although the completed work does not comply with Section 51P-225.109(a)(9)(B) that prohibits painting brick that has not been previously painted, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code 51A-4.501(g)(6)(B) because the completed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

14. 2208 ROUTH ST
State Thomas Historic District
CA178-561(MLP)
Melissa Parent

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Paint masonry on front porch columns and chimney.
Brand: Sherwin Williams. Color: SW7068 "Grizzle Gray." Work completed without a Certificate of Appropriateness. – No quorum, comments only.
Recommend leaving painted brick as is to not further damage the brick or mortar. -

15. 509 MAIN ST

West End Historic District
CA178-579(LC)
Liz Casso

Request:

1. Modify existing entrance and construct stairs and ramp at first floor of Records Building, east elevation.
2. Install new door opening at first floor of Annex, west elevation.
3. Reconstruct the penthouses at the Criminal Courts Building.
4. Remove one-story mechanical penthouse at Records Building
5. Remove exterior elevator/stair penthouse at Annex Building.
6. Construct addition between Criminal Courts Building and Records Building on south elevation.
7. Construct addition between Criminal Courts Building and Annex on west elevation.
8. Construct a vertical addition on the Records Building and Annex Building.

Applicant: Marcel Quimby

Application Filed: 5/3/2018

Staff Recommendation:

1. Modify existing entrance and construct stairs and ramp at first floor of Records Building, east elevation.
– Approve with conditions – Approve with the condition that the applicant provide staff with a more detailed description and drawings showing exactly how the transom will be cut and modified prior to commencement of work, with the finding that while the proposed work is inconsistent with preservation criteria Section 5 for construction and renovation, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply 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 of the integrity of the historic overlay district.
2. Install new door opening at first floor of Annex, west elevation. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reconstruct the penthouses at the Criminal Courts Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the

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- standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove one-story mechanical penthouse at Records Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 5. Remove exterior elevator/stair penthouse at Annex Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 6. Construct addition between Criminal Courts Building and Records Building on south elevation. – Approve – Approve with the finding that while the proposed work is inconsistent with preservation criteria Section 2 for height, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply 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 of the integrity of the historic overlay district.
 7. Construct addition between Criminal Courts Building and Annex on west elevation. – Approve with conditions – Approve with the condition that the applicant create a solid limestone parapet across the top, as opposed to the spandrel glass, with the finding that while the proposed work is inconsistent with preservation criteria Section 2 for height, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply 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 of the integrity of the historic overlay district.
 8. Construct a vertical addition on the Records Building and Annex Building. – Approve with conditions – Approve with the condition that the applicant set the addition back further from the parapet at the south, east and north elevations, and create a solid limestone parapet across the top, as opposed to the spandrel glass, with the finding that while the proposed work is inconsistent with preservation criteria Section 2 for height, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply 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 of the integrity of

the historic overlay district.

Task Force Recommendation:

1. Modify existing entrance and construct stairs and ramp at first floor of Records Building, east elevation. – Approve – Approve as submitted.
2. Install new door opening at first floor of Annex, west elevation. – Approve – Approve as submitted.
3. Reconstruct the penthouses at the Criminal Courts Building. – Approve – Approve as submitted.
4. Remove one-story mechanical penthouse at Records Building. – Approve – Approve as submitted.
5. Remove exterior elevator/stair penthouse at Annex Building. – Approve – Approve as submitted.
6. Construct addition between Criminal Courts Building and Records Building on south elevation. – Approve with conditions – Approve as submitted with the condition that renderings be updated to show the actual color of glass tinting.
7. Construct addition between Criminal Courts Building and Annex on west elevation. – Approve with conditions – Approve as submitted with the condition that renderings be updated to show the actual color of glass tinting.
8. Construct a vertical addition on the Records Building and Annex Building. – Approve with conditions – Approve as submitted with the condition that renderings be updated to show the actual color of glass tinting.

16. 800 ROSS AVE
West End Historic District
CA178-563(LC)
Liz Casso

Request:

Install metal fence with pedestrian gate at south elevation.

Applicant: Crispin Lawson

Application Filed: 5/3/2018

Staff Recommendation:

Install metal fence with pedestrian gate at south elevation. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Sections 51A-7.1005(a) and 51A-7.1005(c) for flat attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install metal fence with pedestrian gate at south elevation. – Approve with conditions – Provide attachment details; provide artwork sample (trains), provide content for plaques.

17. 407 N WILLOMET AVE

Winnetka Heights Historic District
CA178-580(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Sherwin Williams. Body: SW6235 "Foggy Day;" Trim: SW7011 "Natural Choice;" Accent: SW6992 "Inkwell."

Applicant: Stephen Pickard

Application Filed: 5/3/2018

Staff Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW6235 "Foggy Day;" Trim: SW7011 "Natural Choice;" Accent: SW6992 "Inkwell" – Approve – Approve specifications dated 5-14-18 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).

Task Force Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW6235 "Foggy Day;" Trim: SW7011 "Natural Choice;" Accent: SW6992 "Inkwell" – Approve.

18. 311 N WINNETKA AVE

Winnetka Heights Historic District
CD178-012(JKA)
Jennifer Anderson

Request:

Demolish accessory structure using the standard "noncontributing because newer than period of significance." Work completed without a Certificate of Appropriateness.

Applicant: Alexandra Newman

Application Filed: 5/3/2018

Staff Recommendation:

Demolish accessory structure using the standard "noncontributing because newer than period of significance" Work completed without a Certificate of Appropriateness – Approve – Approve with the finding that 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 accessory structure using the standard "noncontributing because newer than period of significance" Work completed without a Certificate of Appropriateness – Approve.

COURTESY REVIEW ITEMS:

1. 1801 N. LAMAR ST
West End Historic District
CR178-015(LC)
Liz Casso

Request:

1. Courtesy Review – Improvements to pedestrian Hord Street section at south elevation.
2. Courtesy Review – Improvements to parking lot and sidewalks at south elevation.

Applicant: Mesa Design Group/ David Newman

Application Filed: 5/3/2018

Staff Recommendation:

1. Courtesy Review – Improvements to pedestrian Hord Street section at south elevation. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.
2. Courtesy Review – Improvements to parking lot and sidewalks at south elevation. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

1. Courtesy Review – Improvements to pedestrian Hord Street section at south elevation. - Not reviewed due to lack of time.
2. Courtesy Review – Improvements to parking lot and sidewalks at south elevation. - Not reviewed due to lack of time.

2. 208 N MARKET ST
West End Historic District
CR178-014(LC)
Liz Casso

Request:

Courtesy Review – Install a pole mounted video monitor at DART station.

Applicant: Dallas Area Rapid Transit/ Ken Caswell

Application Filed: 5/3/2018

Staff Recommendation:

Courtesy Review – Install a pole mounted video monitor at DART station. – Approve conceptually with the recommendation that materials and design of existing West End DART station features be incorporated into the design of the support structure for the video monitor, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review – Install a pole mounted video monitor at DART station. - Monitors are acceptable but the support structure should be designed to better blend with the design details of the station structures.

DISCUSSION ITEMS:

1. 1825 ABRAMS PKWY

Lakewood Theater
CA178-583(LC)
Liz Casso

Request:

Install clear panels over interior protected murals.

Applicant: Norman Alston

Application Filed: 5/3/2018

Staff Recommendation:

Install clear panels over interior protected murals. – Deny without prejudice – The proposed work does not meet preservation criteria Section 8 for preservation of the interior historic murals, nor the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for Staff to determine whether or not the installation of the clear panels would damage or contribute to the deterioration of the mural paintings.

Task Force Recommendation:

Install clear panels over interior protected murals. - Deny without prejudice – Insufficient information regarding details, attachments, visual impact, ventilation, potential long-term impacts/ delamination, HVAC grills in walls.

2. 5646 MILTON ST

Meadows Building
CA178-590(LC)
Liz Casso

Request:

1. Construct vestibule addition between Milton Building and Greenville Ave Building.
2. Convert storefront window to door opening on south elevation of Milton St Building.
3. Enlarge existing opening on first floor, north elevation, of Greenville Ave Building.
4. Install steel frame trellis canopy feature at east and west elevations of proposed vestibule addition.
5. Enlarge existing opening on second floor, north elevation, of Greenville Ave Building.
6. Modify window openings at first floor, south elevation, of Greenville Ave Building.
7. Replace existing metal doors with new storefront doors at first floor, south elevation, of Greenville Ave Building.
8. Modify window openings at second floor, south elevation, of Greenville Ave Building.
9. Install exterior stair at second floor of Greenville Ave Building.

Applicant: Marcel Quimby

Application Filed: 5/3/2018

Staff Recommendation:

1. Construct vestibule addition between Milton Building and Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used,

- with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Convert storefront window to door opening on south elevation of Milton St Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 3. Enlarge existing opening on first floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 4. Install steel frame trellis canopy feature at east and west elevations of proposed vestibule addition. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed design is not compatible with the historic structures and would have an adverse effect on this initiated historic overlay.
 5. Enlarge existing opening on second floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 6. Modify window openings at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 7. Replace existing metal doors with new storefront doors at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 8. Modify window openings at second floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 9. Install exterior stair at second floor of Greenville Ave Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets

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

Task Force Recommendation:

1. Construct vestibule addition between Milton Building and Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
2. Convert storefront window to door opening on south elevation of Milton St Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
3. Enlarge existing opening on first floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
4. Install steel frame trellis canopy feature at east and west elevations of proposed vestibule addition. – Approve with conditions – Preference for Option 2 with red Gensler Sign. Also recommend applicant restudy the scale of back canopy. Include renderings to show more context.
5. Enlarge existing opening on second floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
6. Modify window openings at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
7. Replace existing metal doors with new storefront doors at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
8. Modify window openings at second floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve Option 1 storefront system. Include existing storefront window dimensions to compare with Option 1.
9. Install exterior stair at second floor of Greenville Ave Building. – Approve – Approve as submitted.

3. 5835 REIGER AVE

Junius Heights Historic District
CA178-573(MP)
Marsha Prior

Request:

Paint brick on front and side elevations, and chimney.
Brand: Sherwin Williams, SW 7008 "Alabaster White."

Applicant: Dale Coonrod

Application Filed: 5/3/2018

Staff Recommendation:

Paint brick on front and side elevations, and chimney.
Brand: Sherwin Williams, SW 7008 "Alabaster White" –
Deny without prejudice –The proposed work does not
meet the standard in City Code Section 51A-
4.501(g)(6)(C)(ii) because painting brick is not
compatible with the historic overlay district.

Task Force Recommendation:

Paint brick on front and side elevations, and chimney.
Brand: Sherwin Williams, SW 7008 "Alabaster White" –
Deny – Leave brick natural. Vote 3:2. For – Schmidt,
Raith, Mesh. Against – Koppang, Trecartin. Reason for
opposition: Structure was built in 1979 and the structure
is non-contributing, and painting the brick will not
destroy a historic façade.

4. 5815 REIGER AVE

Junius Heights Historic District
CA178-571(MP)
Marsha Prior

Request:

Construct two story house and accessory structure.

Applicant: Brian Chuck

Application Filed: 5/3/2018

Staff Recommendation:

The proposed work does not meet the standard in
City Code Section 51A-4.501(g)(C)(6)(ii) because it
is inconsistent with preservation criteria Section
8.10 which states that new construction on interior
lots must have a front yard setback that is equal to
the average setback of other structures on the
blockface and Section 8.11 which states that new
construction must have a side yard setback of at
least 10 feet on the driveway side of the main
building.

Task Force Recommendation:

Construct two story house and accessory structure –
Approve with conditions – Approve with conditions that
wood windows are on entire main structure; vinyl
windows on accessory structure. Proposed setbacks
and heights must meet ordinance requirements; need
measurements on setback and on heights. No carport
per 8.11. Approve wood siding as shown (1x8).
Applicant to supply details of door to staff. Suggestion –
add drip lines on sides.

5. 300 E COLORADO

Lake Cliff Historic District
CA178-565(JKA)
Jennifer Anderson

Request:

1. Plant 15 trees. Work completed without a Certificate of Appropriateness.
2. Plant 150 trees to create a tree grove. Work completed without a Certificate of Appropriateness.
3. Remove 4 trees.
4. Replace 13 trash cans with Victor Stanley trash cans.
5. Install 6 picnic tables.
6. Install 9 plainwell benches.

Applicant: City of Dallas Park and Recreation Department

Application Filed: 5/3/2018

Staff Recommendation:

1. Plant 15 trees. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 12.3(a) and 12.3(d) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant 150 trees to create a tree grove. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 12.3(a) and 12.3(d) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove 4 trees – Approve – Approve site plan dated 5-14-18 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace 13 trash cans with Victor Stanley trash cans – Approve – Approve site plan and specifications dated 5-14-18 with the finding that although the proposed work does not comply with Section 12.4(e) that prohibits metal as a primary material for park furniture, 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.
5. Install 6 picnic tables – Approve – Approve site plan and specifications dated 5-14-18 with the finding that the work is consistent with preservation criteria Section 12.4(e) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install 9 plainwell benches – Approve – Approve site plan and specifications dated 5-14-18 with the finding that the work is consistent with preservation criteria

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Section 12.4(e) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Plant 15 trees. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Need planting plan with legend and species.
2. Plant 150 trees to create a tree grove. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Need planting plan with legend and species.
3. Remove 4 trees – Approve.
4. Replace 13 trash cans with Victor Stanley trash cans – Approve.
5. Install 6 picnic tables – Approve.
6. Install 9 plainwell benches – Approve.

Request:

Construct main structure on empty lot.

Applicant: Devyn Mountain

Application Filed: 5/3/2018

Staff Recommendation:

Construct main structure on empty lot – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district and it is not consistent with preservation criteria Section 9.5 which states that new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios and because the proposed materials, detailing, and solid-to-void ratios are not appropriate.

Task Force Recommendation:

Construct main structure on empty lot – Deny without prejudice Need to provide more detail on drawings, such as cut sheet on windows. Do not recommend vinyl windows, need to show trim/fascia details, overhang dimensions, do not recommend Hardie plank lap siding, consider wood siding to be compatible. Recommend adding another window to bottom front porch on each side to increase the percentage of glazing on front facade. Front entrance appears disproportionate, need to provide information from similar houses as to style/look of the house.

6. 619 N MARSALIS AVE
Lake Cliff Historic District
CA178-587(JKA)
Jennifer Anderson

7. 4121 JUNIUS ST

Peak's Suburban Addition Neighborhood
Historic District
CA178-578(MLP)
Melissa Parent

Request:

Replace damaged iron railing and columns on front porch with wood. Work completed without Certificate of Appropriateness.

Applicant: Grace United Methodist Church - Charles Cox

Application Filed: 5/3/2018

Staff Recommendation:

Replace damaged iron railing and columns on front porch with wood. Work completed without Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501 because it would have an adverse effect on the architectural features of the structure.

Task Force Recommendation:

Replace damaged iron railing and columns on front porch with wood. Work completed without Certificate of Appropriateness. – Deny without prejudice. Structural columns shall remain. 4x4 columns shall be cut down to appropriate height. Provide cap at 4x4, 2" above railing. Simple detail. 1x4 vertical trim shall be removed from railings. Replace with single horizontal 2x top & bottom plates. Paint exposed wood to match trim. Wood porch is more appropriate than iron.

8. 4516 JUNIUS ST

Peak's Suburban Addition
Neighborhood Historic District
CA178-562(MLP)
Melissa Parent

Request:

1. Construct new rear porch. Work completed without Certificate of Appropriateness.
2. Repair and relocate existing iron gate to rear of structure. Work completed without Certificate of Appropriateness.
3. Install fencing/screening around A/C unit in rear of main structure. Work completed without Certificate of Appropriateness.
4. Install new window opening on rear of main structure. Work completed without Certificate of Appropriateness.
5. Replace trim around rear door and rear windows on main structure. Work completed without Certificate of Appropriateness.

Applicant: Jackie Staley

Application filed: 5/3/2018

Staff Recommendation:

1. Construct porch on rear of main structure. Work completed without Certificate of Appropriateness – Approve - Approve with the finding that the completed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2 and 4.3, and it meets the standards in

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

2. Repair and relocate existing iron gate to rear of structure. Work completed without Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501 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.
3. Install fencing/screening around A/C unit in rear of main structure. Work completed without Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.7 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new window opening on rear of main structure. 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).
5. Replace trim around rear door and rear windows on main structure. 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).

Task Force Recommendation:

1. Construct new rear porch. Work completed without Certificate of Appropriateness. – Approve
2. Repair and relocate existing iron gate to rear of structure. Work completed without Certificate of Appropriateness. - Approve new location.
3. Install fencing/screening around A/C unit in rear of main structure. Work completed without Certificate of Appropriateness. - Approve provide photo.
4. Install new window opening on rear of main structure. Work completed without Certificate of Appropriateness. - Approve
5. Replace trim around rear door and rear windows on main structure. Work completed without Certificate of Appropriateness. - Approve

9. 4820 SYCAMORE ST

Peak's Suburban Addition
Neighborhood Historic District
CA178-567(MLP)
Melissa Parent

Request:

Replace existing ribbon driveway with concrete pad driveway.

Applicant: Marshall Read

Application Filed: 5/3/2018

Staff Recommendation:

Replace existing ribbon driveway with concrete pad driveway – Approve – Approve with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon driveway with concrete pad driveway. – Deny without prejudice retain ribbon driveway as it was an original character defining feature of neighborhood, replacement of ribbon acceptable. 3 votes for, 1 Dissent: Karnowski - A portion of the driveway has already been replaced.

10. 2733 SOUTH BLVD

South Blvd/Park Row Ave
CA178-577(MP)
Marsha Prior

Request:

Construct accessory structure in rear yard.

Applicant: Eunice Diaz

Application filed: 5/3/2018

Staff Recommendation:

Construct accessory structure in rear yard – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because side yard setback less than seven feet and materials other than wood, brick, or stucco are incompatible with the historic overlay district.

Task Force Recommendation:

Construct accessory structure in rear yard. - Approve with condition that the following are provided for Landmark - shingle type, door material and hardware, paint color, and photos of site.

11. 341 LEADS ST

Tenth Street Neighborhood
Historic District
CA178-575(MP)
Marsha Prior

Request:

Construct addition to rear of main structure.

Applicant: Felipe Ledesma

Application filed: 5/3/2018

Staff Recommendation:

Construct addition on rear of main structure – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because Hardie board siding, vinyl windows, and steel doors are not compatible with the historic overlay

district.

Task Force Recommendation:

Construct addition to rear of main structure. - Approve. Homeowner to supply paint swatch, door, and window specs to city staff.

Request:

Install burglar bars on windows. Work completed without a Certificate of Appropriateness.

Applicant: Ursula Martinez

Application Filed: 5/3/2018

Staff Recommendation:

Install burglar bars on windows. 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 preservation criteria Section 5.5 which states that burglar bars are not permitted over windows or doors on protected facades, although interior mounted bars are permitted if appropriate.

Task Force Recommendation:

Install burglar bars on windows. Work completed without a Certificate of Appropriateness. - Approve to allow outside with condition that bars that are operable be put on a window for each bedroom. Vote 3:1. For - Lenihan, Harris, Taylor. Against - Wallace. Reason for opposition: to follow ordinance 5.5 of Wheatley Place I recommend all burglar bars be placed inside or removed completely.

Request:

Install a "Little Free Library" in parkway.

Applicant: Emily Cannon

Application filed: 05/03/2018

Staff Recommendation:

Install a "Little Free Library" in parkway – 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(b)(5) stating that only grass, trees, and flowers are permitted in the parkway.

Task Force Recommendation:

Install a "Little Free Library" in parkway – Deny without prejudice. It is recommended to place the structure within the front yard and not in the public parkway with a non-permanent foundation. Task Force believes Little Free Libraries are not an adverse effect on the neighborhood and would like Landmark Commission guidance on these structures.

12. 3711 HAVANA ST

Wheatley Place Historic District
CA178-574(MP)
Marsha Prior

13. 405 S CLINTON AVE

Winnetka Heights Historic District
CA178-566(JKA)
Jennifer Anderson

14. 1319 W DAVIS ST

Winnetka Heights Historic District
CA178-589(JKA)
Jennifer Anderson

Request:

Install sign on front facade. Work completed without a Certificate of Appropriateness.

Applicant: Quattro Graphics LLC

Application filed: 5/3/2018

Staff Recommendation:

Install sign on front facade. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 5-14-18 with the condition that the sign is attached via the mortar joints and not the brick face with the finding that the work is consistent with preservation criteria Section 51P-87.117.2(I)(1)(A) and Section 51P-87.117.3(a)(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install sign on front facade. Work completed without a Certificate of Appropriateness – Deny without prejudice – Backlit signage is not in compliance with the historic ordinance and is not typical of the style and period of the architecture.

Request:

1. Replace front door and trim. Work completed without a Certificate of Appropriateness.
2. Replace wood front porch flooring with new wood slats. Work completed without a Certificate of Appropriateness.

Applicant: Ahad Raza

Application filed: 5/3/2018

Staff Recommendation:

1. Replace front door and trim. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace wood front porch flooring with new wood slats. 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 51P-87.111(a)(11)(A) stating that detailing on front porches must be typical of the style and period of the main building and because the material installed does not reflect historic porch floor materials.

Task Force Recommendation:

1. Replace front door and trim. Work completed without a Certificate of Appropriateness. – Deny without prejudice – Approve trim, but need to replace door with a 3-pane vision panel door.

15. 206 N EDGEFIELD AVE

Winnetka Heights Historic District
CA178-564(JKA)
Jennifer Anderson

2. Replace wood front porch flooring with new wood slats. Work completed without a Certificate of Appropriateness – Deny without prejudice – Need to replace with tongue-and-groove porch floor.

16. 309 S EDGEFIELD AVE
Winnetka Heights Historic District
CA178-584(JKA)
Jennifer Anderson

Request:

Construct 9' cedar board-on-board fence. Work completed without a Certificate of Appropriateness.

Applicant: Daniel Koerber

Application filed: 5/3/2018

Staff Recommendation:

Construct 9' cedar board-on-board fence. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The proposed 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 51P-87.111(b)(2)(C)(ii) stating that fences in the interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot.

Task Force Recommendation:

Construct 9' cedar board-on-board fence. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Recommend denial based on ordinance 50% rule, although the neighboring fence is at front of house.

17. 311 N WINNETKA AVE
Winnetka Heights Historic District
CA178-586(JKA)
Jennifer Anderson

Request:

Construct accessory structure.

Applicant: Alexander Newman

Application filed: 5/3/2018

Staff Recommendation:

Construct accessory structure – Approve – Approve drawings dated 5-14-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct accessory structure – Deny without Prejudice – Please provide dimensions for trim, frieze panels, and all materials to match main structure. It is recommended to match main structure with exposed rafters and without fascia board.

OTHER BUSINESS ITEMS:

Approval of Minutes from May 7, 2018.

Approval of Task Force Members for Wheatley/Tenth Street.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, June 20, 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]