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CITY SECRETARY  
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# Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

## **PUBLIC HEARING POSTING LANDMARK COMMISSION HEARING Monday, November 4, 2019**

### **Briefings:**

**5ES\***

**11:00 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."*



**CITY OF DALLAS  
LANDMARK COMMISSION**  
Monday, November 4, 2019  
**AGENDA**

**BRIEFINGS:**

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

**11:00 A.M.**

**PUBLIC HEARING:**

Dallas City Hall  
1500 Marilla St., Council Chambers, 6<sup>th</sup> floor

**1:00 P.M.**

Neva Dean, Interim Historic Preservation Officer  
Jennifer Anderson, Senior Planner  
Liz Casso, Senior Planner  
Melissa Parent, Planner  
Marsha Prior, Planner

**BRIEFING ITEMS**

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

**PUBLIC TESTIMONY**

Approval of Minutes – October 7, 2019.

Recognition of Katherine Seale and her contributions and service to the Dallas Landmark Commission.

Approval of Task Force members for CBD/Individual, West End, Fair Park, Junius Heights, Peak's Suburban/Edison La Vista, South Blvd/Park Row, State-Thomas/Wilson Block, Swiss/Munger Street, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff.

**CONSENT ITEMS**

**1. 1508 COMMERCE ST**

Dallas Power & Light Building  
CA190-009(LC)  
Liz Casso

**Request:**

1. Install metal fence around courtyard at northwest corner of site.
2. Install a new door opening on west elevation.
3. Install black granite along the base of structure on the west and north elevations facing the patio.

**Applicant:** Pegasus City Brewery LLC - Christopher Weiss

**Application Filed:** 10/3/19

**Staff recommendation:**

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1. Install metal fence around courtyard at northwest corner of site – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install a new door opening on west elevation – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 4.2 for renovations to non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install black granite along the base of structure on the west and north elevations facing the patio – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 4.2 for renovations to non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Install metal fence around courtyard at northwest corner of site – Approve – Approve as submitted.
2. Install a new door opening on west elevation – Approve with conditions – Approve as submitted with condition that applicant provide horizontal and vertical sections through doors and frames showing details how granite and frame finish at walls.
3. Install black granite along the base of structure on the west and north elevations facing the patio – Approve with conditions - Approve as submitted with condition that applicant provide horizontal and vertical sections through doors and frames showing details how granite and frame finish at walls.

### **Request:**

Install detached sign with new landscaping in front yard.

**Applicant:** Kathlyn Joy Gilliam Museum/ Learning Center  
- Constance Harris

**Application Filed:** 10/03/19

### **Staff Recommendations:**

Install detached sign with new landscaping in front yard - Approve – Approve with the condition that the sign be setback 15 feet from the public right-of way, with the finding that while the proposed work is inconsistent with preservation criteria section 10.1 which states that identification signs may be up to two feet in height, it is consistent with preservation criteria section 10.2 because it complies with the sign provisions of the Dallas City Code, and meets the criteria in section 41A-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

## **2. 3817 WENDELKIN ST**

Kathlyn Joy Gilliam House  
CA190-013(LC)  
Liz Casso

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historic character of the property or the integrity of the historic overlay district.

### **Task Force Recommendations:**

Install detached sign with new landscaping in front yard –  
Approve with condition - Approve as submitted with condition that 1) the top of the sign be no higher than 36 inches above ground; and 2) Applicant is to submit a landscape plan with type of plant material.

### **3. 3120 N HASKELL AVE**

North Dallas High School  
CD190-001(LC)  
Liz Casso

### **Request:**

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance.

**Applicant:** Masterplan Consultants - Karl Crawley

**Application:** **Filed:** 10/03/19

### **Staff Recommendation:**

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance –  
Approve – The demolition meets the standards in City Code Section 51A-4.501(h)(4)(D). 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 three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance –  
Approve - Approved as submitted.

### **4. 3120 N HASKELL AVE**

North Dallas High School  
CA190-012 (LC)  
Liz Casso

### **Request:**

1. Remove existing one-story rear addition.
2. Construct a storm shelter addition on rear elevation.
3. Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area.
4. Regrade and reconfigure sports field.
5. Install new metal fencing.
6. Replace existing pole sign in front yard with new electronic marquee sign.

**Applicant:** Masterplan Consultants - Karl Crawley

**Application Filed:** 10/03/19

### **Staff Recommendation:**

1. Remove existing one-story rear addition – Approve –  
Approve drawings dated 11/4/19 with the finding the

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

2. Construct a storm shelter addition on rear elevation – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with sections 9.3, 9.4, 9.5, 9.6, 9.8 and 9.9 for new construction and additions and meets the standards in standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.3 for building site, section 3.5 for mechanical equipment screening, section 3.6(b) for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Regrade and reconfigure sports field – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new metal fencing.– Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.7(c) for fences, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace existing pole sign in front yard with new electronic marquee sign – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 10.1 and 10.2 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Remove existing one-story rear addition – Approve - Approved as submitted.
2. Construct a storm shelter addition on rear elevation – Approve - Approved as submitted with suggestion that applicant show the facade design studies.
3. Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area – Approve - Approved as submitted.
4. Regrade and reconfigure sports field – Approve - Approved as submitted.
5. Install new metal fencing – Approve - Approved as submitted.
6. Replace existing pole sign in front yard with new electronic marquee sign – Approve – Approved as submitted

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**5. 1933 ELM ST**

Harwood Historic District  
CA190-011(LC)  
Liz Casso

**Request:**

1. Modify existing front step and construct an accessible ramp at south elevation.
2. Install two flat attached signs on south elevation.
3. Install blade sign on south elevation.

**Applicant:** McAfee-Duncan, Charyl

**Application Filed:** 10/03/19

**Staff Recommendation:**

1. Modify existing front step and construct an accessible ramp at south elevation – Approve drawings dated 11/4/19 with the condition that a variance from the Board of Adjustment and a right-of-way license agreement with the City of Dallas is obtained prior to installation, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two flat attached signs on south elevation – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install blade sign on south elevation – Approve with conditions – Approve drawings dated 11/4/19, with the condition that a right-of-way license agreement from the City of Dallas is obtained prior to installation, with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Modify existing front step and construct an accessible ramp at south elevation – Approve with conditions - Approve ramp as submitted with condition that the sloped portion of the ramp cover complete section of glass blocks.
2. Install two flat attached signs on south elevation – Approve with conditions - Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it conveys an appropriate visual appearance to match historic materials and neon lighting. Cursive font for the signage is not appropriate.
3. Install blade sign on south elevation – Approve with conditions - Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it conveys an appropriate visual appearance to match historic materials and neon lighting.

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**6. 5835 REIGER AVE**

Junius Heights Historic District  
CA190-024(JKA)  
Jennifer Anderson

**Request:**

Construct 600 sq. ft. accessory structure.

**Applicant:** 10/03/19

**Application Filed:** Coonrod, Dale

**Staff Recommendation:**

Construct 600 sq. ft. accessory structure – Approve – Approve drawings and specifications dated 11-4-19 with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct 600 sq. ft. accessory structure – Approve with Conditions – Colors of the proposed structure need to match with the main building.

**Request:**

Install roof mounted solar system on unit C.

**Applicant:** Freedom Solar Power - Michael Pensabene

**Application Filed:** 10/03/19

**Staff Recommendation:**

Install roof mounted solar system on unit C – Approve – Approve drawings and specifications dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(14)(D)(ii) for solar panels and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install roof mounted solar system on unit C – Approve - Approve as submitted.

**Request:**

1. Remove additions on right and left side of front elevation.
2. Replace five windows with wood double hung six-over-one windows and add two wood double hung six-over-one windows.
3. Relocate front entry to original location and install salvaged wood panel door.
4. Install board and batten siding.
5. Replace roof shingles.

**Applicant:** Martinek, Mark

**Application Filed:** 10/03/19

**Staff Recommendation:**

1. Remove additions on right and left side of front elevation – Approve - Approve drawing dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**7. 2205 BOLL ST., #C**

State Thomas Historic District  
CA190-010(LC)  
Liz Casso

**8. 1220 NORTH ST**

Tenth Street Neighborhood Historic District  
CA190-020(MP)  
Marsha Prior



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2. Replace five windows with wood double hung six-over-one windows and add two wood double hung six-over-one windows – Approve – Approve drawing dated 11/4/19 and photo of salvaged windows with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Relocate front entry to original location and install salvaged wood panel door – Approve – Approve drawing dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install board and batten siding – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace roof shingles – Approve – Approve roof specifications dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.19 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Remove additions on right and left side of front elevation – Approve - Approve removal of shed additions on east side of house.
2. Replace five windows with wood double hung six-over-one windows and add two wood double hung six-over-one windows – Approve - Approve the wood double-hung windows to be installed.
3. Relocate front entry to original location and install salvaged wood panel door – Approve - Approve location of proposed front door.
4. Install board and batten siding – Approve - Approve board and batten siding.
5. Replace roof shingles – Approve - Approve the green shingles – Approve – Approve roof specifications dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.19 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

### **Request:**

1. Replace 42 steel windows on north, west and east elevations with aluminum windows.
2. Replace six wood windows on north elevation, 1st floor, with aluminum windows.

**Applicant:** Wiss, Janney, Elstner Associates, Inc. - Sarah Van Domelen

**Application Filed:** 10/03/19

**Staff Recommendation:**

### **9. 1701 N MARKET ST**

West End Historic District

CA190-014(LC)

Liz Casso



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1. Replace 42 steel windows on north, west and east elevations with aluminum windows – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace six wood windows on north elevation, 1st floor, with aluminum windows – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Replace 42 steel windows on north, west and east elevations with aluminum windows – Deny without prejudice - Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.
2. Replace six wood windows on north elevation, 1st floor, with aluminum windows – Deny without prejudice - Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.

### **10.3735 HAVANA ST**

Wheatley Place Historic District  
CA190-017(MP)  
Marsha Prior

### **Request:**

Re-install brick chimney on front elevation.

**Applicant:** Ponce, Elias

**Application Filed:** 10/03/19

### **Staff Recommendation:**

Re-install brick chimney on front elevation – Approve with conditions – Approve rebuilding chimney with the condition that brick salvaged from the chimney demolition is used, that the chimney has the same dimensions and profile as original, and that same brick inset as the original chimney is installed with the finding the work is consistent with preservation criteria Sections 4.1(a) and 4.1(b), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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### Task Force Recommendation:

Re-install brick chimney on front elevation – Approve – Rebuild chimney as it was before demolition. Forgo replacing window since it was aluminum and not original.

### Request:

1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding.
2. Remove one window and one door opening on front facade of rear accessory structure.
3. Replace garage door on rear accessory structure with new garage door.

Applicant: Rudduck, Christi

Application Filed: 10/03/19

### Staff Recommendation:

1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding - Approve - Approve photos dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove one window and one door opening on front facade of rear accessory structure - Approve - Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace garage door on rear accessory structure with new garage door - Approve - Approve drawings and specifications dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### Task Force Recommendation:

1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding - No quorum, comments only - Add notes to elevation showing/correlating to wood siding #117 novelty & garage door spec. Show corner boards.
2. Remove one window and one door opening on front facade of rear accessory structure - No quorum, comments only – supportive.
3. Replace garage door on rear accessory structure with new garage door - No quorum, comments only – supportive.

### DISCUSSION ITEMS:

#### **1. 717 RIDGEWAY ST**

Junius Heights Historic District  
CA190-026(JKA)

### Request:

1. Construct addition and dormers.
2. Replace missing and damaged brick.

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Jennifer Anderson

3. Install walkway and walkway tiles in front yard.
4. Install patio on front elevation.
5. Remove three windows on front facade and replace with French Doors.
6. Remove three windows on front facade and replace with French doors or three wood windows.
7. Replace 25 windows on the main structure.
8. Remove five windows on north elevation.
9. Remove three windows on south elevation.
10. Remove two windows on rear elevation.
11. Relocate door on north side.
12. Replace window on rear elevation with French doors.
13. Install siding on rear and side elevations.
14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara."
15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black."
16. Install Brava cedar shake roof tile in color "Aged Brava."

**Applicant:** Power, Braden

**Application filed:** 10/03/19

**Staff recommendation:**

1. Construct addition and dormers – 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 8.3(b) stating that additions must be in the Craftsman or Tudor style typical to contributing main buildings within this tract and have brick veneer on the front and side facades. It is also not consistent with preservation criteria Section 8.5 stating that the massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
2. Replace missing and damaged brick – Deny – 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 4.1(d) stating that brick added to protected facades must match the original brick as closely as possible in color, texture, module size, bond pattern, and mortar color and because the utility brick size proposed does not match the original standard size brick on the main structure.
3. Install walkway and walkway tiles in front yard – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not

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consistent with preservation criteria Section 3.2 stating that new sidewalks and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material and that replacement of existing walkways and steps must be consistent with the original style, and because the materials proposed are not appropriate for the Tudor style architecture or the historic district.

4. Install patio on front elevation – Deny – 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 4.1(a) stating that the front facade is a protected facade or with Section 7.4 stating that front porch floor finishes must be concrete, wood, or other appropriate materials and because the material proposed for the porch floor is not appropriate for the Tudor architectural style or the historic overlay district. It is also not consistent 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.
5. Remove three windows on front facade and replace with French Doors – Deny – 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 4.1(a) stating that the front facade is a protected facade or with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.
6. Remove three windows on front facade and replace with French doors or three wood windows – 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 Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration and because the applicant did not provide enough evidence to justify replacement of the windows; because it is inconsistent with preservation criteria Section 4.1(a) stating that the front façade is a protected

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façade; because it is inconsistent with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.

7. Replace 25 windows on the main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof necessary to justify the work since sufficient evidence was not submitted to justify replacement, measurements were not provided to ensure that the windows sizes will not be altered, and accurate cut sheets were not provided.
8. Remove five windows on north 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 not consistent with preservation criteria Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
9. Remove three windows on south elevation – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.
10. Remove two windows on rear elevation – Approve – Approve plans dated 11-4-19 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
11. Relocate door on north side – 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 5.1 stating that historic doors must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
12. Replace window on rear elevation with French doors – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the

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burden of proof necessary to justify the work since accurate cut sheets were not provided.

13. Install siding on rear and side elevations – Deny – 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 4.2 stating that all additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure and because neither the wood siding or Hardiboard siding proposed is appropriate for a Tudor style structure or the historic overlay district; and it is also not consistent with preservation criteria Section 4.5 stating that historic materials must be repaired when possible and replaced only when necessary.
14. Paint main structure. Body (brick): Benjamin Moore HC 167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" – Deny – 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 4.1(e) stating that brick, cast stone, and concrete elements on protected facades may not be painted except that portions of the structure that had been painted prior to the effective date of the ordinance may remain painted and because the brick is not currently painted.
15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" – Deny – 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 9.2 stating that accessory structures must be compatible in color with the main building.
16. Install Brava cedar shake roof tile in color "Aged Brava" – Approve – Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Construct addition and dormers – Deny without Prejudice - Addition needs to be below roof line and compatible with Tudor style architecture in proportion to the rest of the house. Materials to match the original structure.
2. Replace missing and damaged brick – Deny without Prejudice - Brick needs to match size, pattern, and color of existing bricks.
3. Install walkway and walkway tiles in front yard – Deny - All walkways need to be brush concrete. Walkway



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placement as shown. There are two separate plans. Need to clarify.

4. Install patio on front elevation – Deny - Deny patio wall.
5. Remove three windows on front facade and replace with French Doors – Deny - No additional comments provided.
6. Remove three windows on front facade and replace with French doors or three wood windows – Deny without Prejudice - Not enough information provided to justify removing the original windows.
7. Replace 25 windows on the main structure – Deny without Prejudice - Not enough information provided to justify removing existing windows.
8. Remove five windows on right elevation – Deny without Prejudice - Deny without Prejudice per Section 5.1.
9. Remove three windows on south elevation – Deny without Prejudice - Deny without Prejudice per Section 5.1.
10. Remove two windows on rear elevation – Deny without Prejudice - Deny due to lack of information.
11. Relocate door on right side – Deny without Prejudice - Deny due to lack of information.
12. Replace window on rear elevation with French doors – Deny without Prejudice - Deny due to lack of information.
13. Install siding on rear and side elevations – Deny - Plans not appropriate for historic district.
14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" – Deny - No additional comments provided.
15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" – Deny without Prejudice - No additional comments provided.
16. Install Brava cedar shake roof tile in color "Aged Brava"- Approve - No additional comments provided.

### **Request:**

1. Construct single-family home.
2. Remove red oak from center of lot and install red oak in front yard.
3. Install 6' wood fence.

**Applicant:** Baron, Jeff

**Application Filed:** 10/03/19

### **Staff Recommendation:**

1. Construct single-family home – 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 not

## **2. 6110 WORTH ST**

Junius Heights Historic District  
CA190-025(JKA)  
Jennifer Anderson

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consistent with preservation criteria Section 8.4 stating that the materials and solid-to-void ratios must be compatible with the selected historic architectural style and the window material and solid-to-void ratios on the east, west, and rear facades are not compatible with the Craftsman style proposed. The applicant also did not meet the burden of proof to justify the work since window details and door specifications were not submitted.

2. Remove red oak from center of lot and install red oak in front yard – Approve with Conditions – Approve with the condition that a tree removal permit is obtained prior to removal with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install 6' wood fence – Approve – Approve site plan with the finding that the work is compatible with the historic district overlay and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Construct single-family home – Approve with conditions - Approve with Conditions that molding is added to the bottom of the columns, solid wood windows are used throughout, reduce all windows to 2'8" except large window in front to 5'6", windows to have bottom moldings, front door to be submitted to Staff - prefer craftsman style with 3 windows on top and recessed wood on bottom, three windows in second story to be replaced with two 2x4 windows grouped together, three proposed square windows on second story eliminated and replaced with two 2x4 windows grouped together, remove red oak or replace, driveway gate to be at 50% mark, backyard fence to be 3' away from sidewalk, mesh screens cannot be black.
2. Remove red oak from center of lot and install red oak in front yard – Approve.
3. Install 6' wood fence – Approve with conditions - Driveway gate to be at 50%-mark, backyard fence to be 3' away from sidewalk.

### **3. 4902 WORTH ST**

Munger Place Historic District  
CA190-016(MLP)  
Melissa Parent

### **Request:**

1. Install new Carrera tile slab above front entry facade on main structure.
2. Replace lights on front porch and balcony ceilings with new brush brass light.
3. Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light.
4. Install new Carrera tile to front entrance steps and cheekwall on main structure.
5. Install new Saltillo tile on front concrete walkway.

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6. Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway.
7. Install new antique brush brass house numbers on front of main structure.

**Applicant:** Power, Braden

**Application Filed:** 10/03/19

**Staff Recommendation:**

1. Install new Carrera tile slab above front entry facade on main structure - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front façade would have an adverse effect on the architectural features of the structure and on the historic overlay district.
2. Replace lights on front porch and balcony ceilings with new brush brass light – Approve - Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and the historic overlay district.
4. Install new Carrera tile to front entrance steps and cheekwall on main structure – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front entrance steps would have an adverse effect on the historic overlay district.
5. Install new Saltillo tile on front concrete walkway – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
6. Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
7. Install new antique brush brass house numbers on front of main structure – Approve - Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the

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structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Install new Carrera tile slab above front entry facade on main structure – Deny without Prejudice - Installation of Carrera tile slab above front entry facade not consistent with preservation criteria section 'L'.
2. Replace lights on front porch and balcony ceilings with new brush brass light – Deny without Prejudice - Front porch ceiling & front balcony ceiling fixture, reselect to be compatible with architectural style of main structure & proposed wall sconces (see item 3).
3. Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light – Deny without Prejudice - Exterior wall sconce to be reelected to match architectural style of main structure. Rear light fixture included in description not submitted/marked. Note, exposed conduit for exterior electric not permitted per section 2(D).
4. Install new Carrera tile to front entrance steps and cheekwall on main structure – Deny without Prejudice - Carrera tile at front entrance not a permitted material per section (N)(cc).
5. Install new Saltillo tile on front concrete walkway – Deny without Prejudice - Saltillo tile at front concrete walkway not a permitted material per section (2)(l).
6. Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway – Deny without Prejudice - Concrete cheekwall and Saltillo tile front walkway, not a permitted material. Detailing not consistent with style & character of district.
7. Install new antique brush brass house numbers on front of main structure – Approve - Antique brass house numbers, no exception to style, size & finish as submitted.

### **Request:**

1. Construct rear addition.
2. Resize, relocate, and replace one window on left side elevation.
3. Install 8' wood fence.
4. Install concrete patio and driveway.

**Applicant:** LeFaive, Mark

**Application Filed:** 10/03/19

### **Staff Recommendation:**

1. Construct rear addition – Approve with conditions – Approve drawings dated 11/4/19 with the condition that siding is an exact match in material, profile, and dimension as original and that a vertical trim board is placed on the side elevations where addition begins to demarcate the original from the addition, that new door

#### **4. 4724 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA190-021(MP)

Marsha Prior

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has wood exterior, and that new windows are one-over-one windows with wood exterior with the finding the work is consistent with preservation criteria Sections 4.2, 4.3, and 4.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Resize, relocate, and replace one window on left side elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(i) because it is inconsistent with preservation criteria Section 3.10 which states that original window openings must remain intact and be preserved.
3. Install 8' wood fence – Approve with conditions – Approve site plan dated 11/4/19 with the condition that the return gates are simple wrought iron with flat top with the finding the work is consistent with preservation criteria Sections 2.11 and 2.12 and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install concrete patio and driveway – Approve with conditions – Approve site plan dated 11/4/19 with the condition that material is brush finish concrete with the finding the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Construct rear addition – Deny without Prejudice - Inadequate solid-to-void ratio of window openings. Recommend two more windows in master bedroom and add one window in hall on left elevation. Add one window in master bedroom and one window in bathroom on right elevation. Recommend addition siding to match original profile. New windows to be all wood windows.
2. Resize, relocate, and replace one window on left side elevation – Approve with Conditions - Kitchen window to keep existing header and width of window; sill to be as close to counter top height as possible.
3. Install 8' wood fence – Approve with Conditions - Approve location of wood fence. Fences in front elevation to be wrought iron and 70% open. Provide details/drawings.
4. Install concrete patio and driveway – Approve - Approve concrete patio and driveway as shown.

### **Request:**

1. Install landscaping in front yard.
2. Install landscaping in rear and side yards.
3. Install fence.
4. Construct pool with water feature in rear yard.

**Applicant:** Augusta Custom Homes - Taylor Perrine

**Application Filed:** 10/03/19

**Staff Recommendation:**

### **5. 4817 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA190-023(MP)

Marsha Prior

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1. Install landscaping in front yard – Approve with conditions – Approve landscape plan dated 11/4/19 with the condition that the low volt light post are no more than 12” tall with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping in rear and side yards – Approve - Approve landscape plan dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install fence – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences within the front 50% of the side yard would have an adverse effect on the historic overlay district.
4. Construct pool with water feature in rear yard – Approve – Approve landscape plan dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

### **Task Force Recommendation:**

1. Install landscaping in front yard – Approve with Conditions - Approve landscape in front yard with condition that we deny side wing wall on front walkway from stairs to porch. One brick high landscaping across front. Roll step to be typical of neighborhood at stairs. No planter column at back of roll step. Wind wall at porch to be brick with cast stone top and only at stair locations. Recommend no light poles in front yard.
2. Install landscaping in rear and side yards – Approve with Conditions - Driveway should be no wider than 16" wide behind porte cochere; curve around existing tree; at garage doors concrete can be as wide as shown.
3. Install fence – Approve with conditions – 9' fence to be only in rear 50% as per ordinance. 9' fence to be maximum height including 1' concrete stem wall.
4. Construct pool with water feature in rear yard – Approve – Approve pool and water feature as shown. Approve basketball court as shown. Lamp posts in front 50% denied. Lamp posts in rear 50% to be 9' max tall.

### **6. 2601 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA190-018(MP)  
Marsha Prior

### **Request:**

Replace wood shingles with wood siding on accessory structure.

**Applicant:** Silva, Jose

**Application Filed:** 10/03/19

### **Staff Recommendation:**

Replace wood shingles with wood siding on accessory structure – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because changing original siding from



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shingles to boards would have an adverse effect on the architectural features of the accessory structure and the historic overlay district.

### **Task Force Recommendation:**

Replace wood shingles with wood siding on accessory structure - No meeting due to no Task Force members attending.

## **7. 1701 N MARKET ST**

West End Historic District

CA190-015(LC)

Liz Casso

### **Request:**

1. Replace wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system.
2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system.
3. Replace storefront door and transom on west elevation with new aluminum storefront system.

**Applicant:** Anderson, Chris

**Application Filed:** 10/03/19

### **Staff Recommendation:**

1. Replace wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace storefront door and transom on west elevation with new aluminum storefront system – Approve – Approve drawings dated 11/4/19 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 wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system – Deny without prejudice - Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system – Deny without Prejudice - Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
3. Replace storefront door and transom on west elevation with new aluminum storefront system – Deny without

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Prejudice - Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.

### 8. 302 N CLINTON AVE

Winnetka Heights Historic District  
CA190-006(MLP)

Melissa Parent

**Request:**

Replace existing wood front porch floor with new Aeratis pvc flooring.

**Applicant:** Nicholls, Harry

**Application Filed:** 10/03/19

**Staff Recommendation:**

Replace existing wood front porch floor with new Aeratis pvc flooring - Denial 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 the preservation criteria for alterations in Section 51P-87.111(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."

**Task Force Recommendation:**

Replace existing wood front porch floor with new Aeratis pvc flooring - No quorum, comments only - Product looks good & for locations at porch deck and considering product. No further advice recommended. A secondary option of Accoya wood (a fast-growing pine/treated) could be an option.

**Request:**

1. Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness.
2. Enlarge concrete steps at front porch.
3. Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness.
4. Install new wrought iron fence and gate in side yard.
5. Relocate existing wood gate 26'-6" closer to front facade. Work initiated without Certificate of Appropriateness.
6. Install new gravel driveway ribbons.
7. Install gravel alongside front walkway.
8. Install 0'-4" stone edging along front sidewalk.

**Applicant:** Hurley, Michael

**Application Filed:** 9/5/19

**Staff Recommendation:**

1. Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness - Denial 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 the preservation criteria for front entrances and

### 9. 314 S MONTCLAIR AVE

Winnetka Heights Historic District  
CA190-007(MLP)

Melissa Parent

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porches in Section 51P-87.111.(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."

2. Enlarge concrete steps at front porch - Approve - Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Sections 51P-87.111(a)(11)(E) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness - Denial 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 the preservation criteria for planter boxes in Section 51P-87.111.(b)(7)(B) that states "Planter boxes must be 36 inches or less in depth" and Section 51P-87.111.(b)(7)(D) that states "Planter boxes must be constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building."
4. Install new wrought iron fence and gate in side yard - Approve - Approve site plan dated 11/4/19 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 51P-87.111(b)(2)(C)(ii) with the finding that more screening is needed for an exterior A/C unit and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Relocate existing wood gate 26'-6" closer to front facade. Work initiated without Certificate of Appropriateness - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and on the historic overlay district.
6. Install new gravel driveway ribbons - Approve - Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Sections 51P-87.111(b)(9)(B)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install gravel alongside front walkway - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

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8. Install 0'-4" stone edging along front sidewalk – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

### **Task Force Recommendation:**

1. Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness - No quorum, comments only - Advise do not change original footprint of porch. Revise plan of porch.
2. Enlarge concrete steps at front porch - No quorum, comments only - Repair concrete steps to original.
3. Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness - No quorum, comments only - Provide height of new/proposed metal planter.
4. Install new wrought iron fence and gate in side yard - No quorum, comments only - Show dimensions of existing fence & A/C unit in relation to proposed new railing.
5. Relocate existing wood gate 26'-6" closer to front façade. Work initiated without Certificate of Appropriateness – No quorum, no comments.
6. Install new gravel driveway ribbons - No quorum, comments only - No to turf at ribbon.
7. Install gravel alongside front walkway - No quorum, comments only - Ok, show dimensions in relation to existing sidewalk.
8. Install 0'-4" stone edging along front sidewalk - No quorum, comments only - No, use liner for grass at grade. Hearing to consider an application for an amendment to the preservation criteria of Historic Overlay No. 31, Old Parkland Hospital.

**Owner:** Old Parkland Unit A LLC

**Application Filed:** 08/09/19

### **Staff Recommendations:**

Approval, subject to preservation criteria.

### **Designation Committee Recommendations:**

Approve amendment as submitted.

## **10. 3819 MAPLE AVENUE**

Old Parkland Hospital  
Z189-299(LC)  
Liz Casso

### **OTHER BUSINESS ITEMS:**

Approval of Minutes – October 7, 2019.

Recognition of Katherine Seale and her contributions and service to the Dallas Landmark Commission.

Approval of Task Force members for CBD/Individual, West End, Fair Park, Junius Heights, Peak's Suburban/Edison La Vista, South Blvd/Park Row, State-Thomas/Wilson Block, Swiss/Munger Street, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff.

**DESIGNATION COMMITTEE:**

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](http://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 §551.09]