

SECTION 5

Transcript of the
February 6, 2023
Landmark Commission
Hearing
208 Landis Street
CA223-182(RD)

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Maureen Cunningham Brzycki
Maureen Cunningham Brzycki,

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Dated: March 25, 2023

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IN RE:
208 LANDIS STREET

AUDIO TRANSCRIPTION OF THE LANDMARK MEETING OF
CITY OF DALLAS - OFFICE OF HISTORIC PRESERVATION

- - -

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1 COMMISSIONER HINAJOSA: And we'll
2 move onto D5.

3 DR. RHONDA DUNN: Dr. Rhonda Dunn,
4 presenting on behalf of City Staff,
5 Discussion Item D5. The property is
6 located -- it's a vacant lot. The
7 property is located at 208 Landis Street
8 in the 10th Street neighborhood,
9 Historic District.

10 The case number is CA223-182RD.
11 The staff recommendation is as follows:
12 That the request for a certificate digit
13 of appropriateness to construct new
14 primary residential building on a vacant
15 lot be approved in accordance with
16 drawings and specifications dated
17 2/6/2023 with the following conditions:
18 That roof shingles be asphalt
19 composition shingles, that exterior
20 siding be wood, horizontal lap siding,
21 that skirting material be impervious to
22 moisture or rot, windows be all wood
23 framed, or all aluminum framed, not clad
24 with light configuration of light over

1 one, or one over one, that exterior
2 doors be craftsman style with a minimum
3 of six lights, that front yard setback
4 be within five percent of the average
5 setback for the block face, that top of
6 foundation be a minimum of 18 inches
7 above grade, and that depth of front
8 porch be a minimum of six feet behind
9 porch columns. Implementation of the
10 recommended conditions would allow for
11 work to be consistent with preservation
12 criteria sections B and C, under new
13 construction and additions. The
14 standards and city codes, Section
15 51A-4.501, subdivision GC, Romanette II
16 for noncontributing structures, and the
17 secretary of interior's guidelines for
18 setting district and neighborhood.

19
20 Also this was written after the
21 first iteration. The contractor has
22 turned in at least two more. So I have
23 the note that says: After the task
24 force meeting, the applicant submitted

1 revised plans illustrating horizontal
2 wood lap siding, a gabled roof, front
3 porch, and 18 inch above grade
4 foundation slab. He also later
5 presented all wood windows, one over
6 one.

7 COMMISSIONER HINAJOSA: Thank you.

8 It's complicated.

9 DR. RHONDA DUNN: Yes, it's
10 complicated.

11 COMMISSIONER HINAJOSA: Do any
12 commissioners have any questions of the
13 staff? There's no incentive to speak on
14 that. But of course, if we'd like to
15 discuss the complexity of this
16 particular application, what we should
17 really do is make a motion first. And
18 then discuss the motion. We can always
19 vote the motion down if we change our
20 minds.

21 MALE COMMISSIONER: I have one
22 question for staff.

23 COMMISSIONER HINAJOSA: Commission
24 Renouds (ph)?

1 MALE COMMISSIONER: One of the other
2 conditions that you mentioned was there
3 was six feet clearance behind the front
4 column on the porch.

5 DR. RHONDA DUNN: Correct.

6 MALE COMMISSIONER: Is that now?
7 From what I saw before it was to the
8 front, not to the back.

9 DR. RHONDA DUNN: To the front?

10 MALE COMMISSIONER: It was to the
11 front of the column rather than to the
12 back of the column, so six foot of clear
13 space.

14 DR. RHONDA DUNN: Oh, okay.

15 It should -- well, what we have
16 is their latest iteration. So it sounds
17 like what you're saying to me is I need
18 to go back to them again and make sure
19 they cleared that six feet behind those
20 columns? Okay.

21 MALE COMMISSIONER: Yes.

22 Before -- I do have a motion,
23 but do we have the addresses to look at?

24 DR. RHONDA DUNN: Yes. Hold on.

1 MALE COMMISSIONER: Okay.

2 DR. RHONDA DUNN: Okay.

3 (Inaudible) just for you,
4 Commissioner (inaudible).

5 MALE COMMISSIONER: Well, I'm sorry
6 to hear that.

7 DR. RHONDA DUNN: 1107 East 11th
8 Street.

9 MALE COMMISSIONER: Okay.

10 It looks -- that image is
11 stretched horizontally. I don't know if
12 we can see it without the stretching.

13 DR. RHONDA DUNN: We can, we can.

14 MALE COMMISSIONER: Because it does
15 affect if way we understand the
16 proportions of the porch, which is what
17 we want to look at. Pretty much. Yeah.

18 DR. RHONDA DUNN: All right.

19 So do you want me to -- we
20 don't have it (inaudible) answer your
21 first question for that, so do you want
22 me to go back --

23 MALE COMMISSIONER: I have image on
24 Clicker on your account. I have it

1 actually up on my screen.

2 DR. RHONDA DUNN: Okay.

3 Can you share?

4 MALE COMMISSIONER: I don't know if
5 I can. However, I can share the
6 address. If I text you the address --
7 well, no. Let's see. If I send you the
8 address in email? No, I don't have your
9 email. If I read you the address --

10 DR. RHONDA DUNN: I will try.

11 MALE COMMISSIONER: The address
12 is -- it is short, but it is www --
13 [https://www.clicker.com/photos/cityofdall](https://www.clicker.com/photos/cityofdallaspreservation/)
14 [aspreservation/](https://www.clicker.com/photos/cityofdallaspreservation/) -- and then there's a
15 number.

16 DR. RHONDA DUNN: Okay.

17 (Inaudible).

18 MALE COMMISSIONER: I know, I know.

19 DR. RHONDA DUNN: Clicker.com

20 (inaudible).

21 MALE COMMISSIONER: Slash.

22 DR. RHONDA DUNN: Slash. Okay.

23 MALE COMMISSIONER: Photos/slash/city
24 ofdallaspreservation, all one word, all

1 one -- you know, well, that's obvious.
2 DR. RHONDA DUNN: Mm-hm.
3 MALE COMMISSIONER: Slash -- are we
4 ready for a series of numbers?
5 DR. RHONDA DUNN: I'll try.
6 MALE COMMISSIONER: Okay. 29.
7 DR. RHONDA DUNN: 29.
8 MALE COMMISSIONER: 79.
9 DR. RHONDA DUNN: 79.
10 MALE COMMISSIONER: 9047.
11 DR. RHONDA DUNN: 47.
12 MALE COMMISSIONER: 541.
13 DR. RHONDA DUNN: 541.
14 MALE COMMISSIONER: Slash.
15 DR. RHONDA DUNN: Okay.
16 We're trying.
17 MALE COMMISSIONER: I could.
18 DR. RHONDA DUNN: Okay.
19 MALE COMMISSIONER: I'll do whatever
20 helps. I didn't know if I was free to
21 move about the cabin.
22 DR. RHONDA DUNN: Now it says you
23 need to sign up. I don't have a Clicker
24 account.

1 MALE COMMISSIONER: Oh, gosh. I
2 don't think I did either. I accessed
3 this through your City of Dallas page.
4 That's how I got to it. It's up on my
5 screen now. I mean, (inaudible).
6 You're asking me to be technical.

7 Okay. Okay. Oh, gosh. This
8 is not how this is supposed to go.

9 Okay. Wait. Let's see if it
10 will let me download. Okay. There it
11 okay. Premium. Open file. Okay. You
12 know what, it's probably saved, but I'm
13 going to -- oh, yeah. No, I have to
14 find it on my computer, right?

15 Yep. Okay. Go ahead. What do
16 you do? Oh, that's you are. Okay.
17 Excellent. Okay I'll just put the
18 address in there (inaudible) Dallas. It
19 should be here. Where should we save
20 the (inaudible). Wait. Oh, okay.
21 That's weird. It did it by itself.
22 Okay. I think. Oh, no. Oh, no maybe
23 it's at a data (inaudible) overhead.
24 That's probably -- that's what it was.

1 Okay.

2 DR. RHONDA DUNN: (Inaudible).

3 Okay. What's the file name?

4 MALE COMMISSIONER: The file is 1107
5 (Inaudible).

6 DR. RHONDA DUNN: (Inaudible). It
7 just -- it says (inaudible).

8 MALE COMMISSIONER: (Inaudible).

9 DR. RHONDA DUNN: Okay.

10 MALE COMMISSIONER: 1107
11 (inaudible). Do you see it?

12 DR. RHONDA DUNN: (Inaudible).

13 MALE COMMISSIONER: Can I ask a
14 question while we're waiting?

15 MALE COMMISSIONER: Sure.

16 MALE COMMISSIONER: Do you feel
17 comfortable and confident that your
18 concerns can be addressed today and can
19 be revised without us seeing it or does
20 this need to come back?

21 MALE COMMISSIONER: It's going to
22 need to come back.

23 MALE COMMISSIONER: Okay.

24 It's going to have to come

1 back.

2 MALE COMMISSIONER: Yes.

3 MALE COMMISSIONER: Okay.

4 MALE COMMISSIONER: Okay.

5 I think that the screen is
6 stretching it.

7 DR. RHONDA DUNN: Okay. Yeah. This
8 is what I -- oh, no, no. Okay.

9 MALE COMMISSIONER: It looks less
10 stretched. Yeah, it does. It does.
11 Okay. Yeah. It is stretched. I have
12 what it should look like on my -- oh,
13 yeah, that one looks right. That
14 (inaudible) screen over there, that is
15 how it should look. Okay. The other
16 one I wanted to look at -- I guess we
17 can look at after this is the
18 (inaudible), 1220 North Street.

19 DR. RHONDA DUNN: Okay.

20 That one (inaudible). That's
21 what came up for 1220 North Street. Is
22 that what you intended?

23 MALE COMMISSIONER: (Inaudible).

24 DR. RHONDA DUNN: Yeah. 1220 North

1 Street. That's what came up.

2 MALE COMMISSIONER: I'm not seeing

3 any --

4 DR. RHONDA DUNN: (Inaudible).

5 MALE COMMISSIONER: Yes.

6 DR. RHONDA DUNN: No, no.

7 (Inaudible). Okay. Let's see. I guess

8 it only shows one picture on my screen,

9 and it's up.

10 MALE COMMISSIONER: Okay.

11 DR. RHONDA DUNN: Let's go back to

12 the one (inaudible).

13 MALE COMMISSIONER: Okay.

14 (Inaudible). I may have

15 questions, but you want me to just make

16 a motion?

17 DR. RHONDA DUNN: Yeah.

18 (Inaudible).

19 MALE COMMISSIONER: Okay. Sure.

20 Sure.

21 DR. RHONDA DUNN: Okay.

22 MALE COMMISSIONER: Yes. Okay.

23 In the matter of discussion

24 item number 5, 208 -- let's see. C8

1 223-182RD, otherwise known as 208 Landis
2 Street in the Tenth Street neighborhood
3 Historic District, I move that we deny
4 with a finding fact that the proposed
5 work is not compatible with the historic
6 overlying district.

7 MALE COMMISSIONER: Second.

8 MALE COMMISSIONER: Okay.

9 Now we get to --

10 COMMISSIONER HINAJOSA: Did you mean
11 straight denial?

12 MALE COMMISSIONER: Deny without
13 prejudice.

14 COMMISSIONER HINAJOSA: Yeah. We'll
15 have to have them come back.

16 MALE COMMISSIONER: Yes. Deny
17 without prejudice.

18 COMMISSIONER HINAJOSA: Okay.

19 Thank you for your second,
20 Mr. Rothenburg.

21 So now we're ready for
22 discussion of this perhaps using this
23 picture we now have.

24 MALE COMMISSIONER: Yeah.

1 And I'll -- I'll just lead up
2 really quickly to say that everyone who
3 has voiced appreciation for this design
4 is on the mark. It's incredibly rare
5 that something comes to us this
6 appropriately massed and configured and
7 it's got so much going for it, but it is
8 not quite there.

9 Now, of course, I have a
10 question since we're in discussion. But
11 why was the tasking force recommendation
12 about the grading of the property not
13 addressed in the staff recommendation?
14 There were two things that task force
15 addressed. One was the use of concrete
16 piers, and the other one was the
17 restoration of the original grade to the
18 property to match the grade on the lots
19 on either side.

20 DR. RHONDA DUNN: Okay.

21 I think part of what our
22 discussion was, and what this -- what
23 Mr. Johnson's concern was, was in terms
24 of -- of -- well, we basically talked

1 about the foundation. Because I was
2 concerned -- because he felt as if he
3 was going to do a concrete on slab
4 foundation.

5 MALE COMMISSIONER: Right.

6 DR. RHONDA DUNN: And so that's why
7 I came back and said, no we cannot have
8 a concrete on slab.

9 MALE COMMISSIONER: Wait. I'm a
10 little confused. You're saying concrete
11 on slab. But you mean concrete on
12 grade.

13 DR. RHONDA DUNN: Well, yes.

14 MALE COMMISSIONER: Okay.

15 Because --

16 DR. RHONDA DUNN: Concrete on grade.

17 I'm sorry. In other words,
18 it's just going to be the 4-inches.

19 MALE COMMISSIONER: Right.

20 DR. RHONDA DUNN: On top of a mound
21 of dirt.

22 MALE COMMISSIONER: Okay.

23 But we're still seeing,
24 however, a slab foundation, even though

1 it's a slab foundation supported on
2 piers with kind of -- looks like with
3 kind of a waffle slab, which I'll get to
4 later. But since we have this one up on
5 the screen.

6 DR. RHONDA DUNN: Okay.

7 This house on -- since we're
8 trying to establish compatibility and
9 the massing on the proposal is great and
10 the configuration on the porch is pretty
11 good, but where it could use a lot of
12 improvement is in the detailing.

13 DR. RHONDA DUNN: Okay.

14 MALE COMMISSIONER: And this house
15 is already one that can go into the
16 direction of a craftsman's house, and
17 the craftsman that you see there that we
18 lost, it was demolished in December
19 2018, which is really tragic because it
20 really was one of our finest craftsman's
21 houses and had the greatest historic
22 integrity. All those windows are
23 boarded up, but when you look on the
24 other side, they're in tact. So it was

1 really a great loss for the district.

2 And you can see that this
3 really thorough going craftsman house
4 has the brackets, which are absent on
5 the applicant's proposal. But really
6 should be present if we're going to
7 treat this as a craftsman house, and
8 it's so far in that direction, we really
9 should. This is not an in-between kind
10 of house. It is a craftsman's house,
11 but it lost the brackets. And for those
12 brackets to be in proper relation with
13 the columns, they're really going to
14 need to provide a sided beam above the
15 columns.

16 See can see how all of those
17 columns, they don't just go right up to
18 the roof eve, or just a neuro facia
19 board or something. There's actually a
20 sided beam that gives us room to
21 position the brackets over the columns,
22 so that we understand, support, and
23 weightbearing being transferred to the
24 columns. The other thing that -- if you

1 look at where the columns, the brackets
2 and the eaves all come together, you see
3 that the eaves on the applicants proposal
4 are really too short.

5 DR. RHONDA DUNN: Okay.

6 MALE COMMISSIONER: You know,
7 those -- those aren't record tales,
8 they're record stubs. And we got to get
9 away from that look, and you can see how
10 the eve is stretched. This example we
11 lost on the 1107 site has a proportional
12 grace because all of the -- those three
13 elements, the bracket, the supporting
14 column and the eve come together in kind
15 of an uncrowded harmony where each one
16 gets a chance to express itself. And
17 that sided beam that is supported by the
18 columns is something that we read the
19 extended rafter tails against. So you
20 don't have the brackets that are pushed
21 out unnaturally toward the edge of the
22 rafters or that's uncomfortably interior
23 where it looks like there's too much of
24 the rafter (inaudible) off of the beam.

1 The other thing that is missing
2 on the applicant;s proposal that you see
3 clearly on 1107 East 11th is a very
4 defined wide barge board, which is
5 that -- it's actually a piece of fascia,
6 or it could be supported. But it's that
7 final expression, exterior expression of
8 the rafters that is supported by the
9 brackets. And generally on a design
10 like this, the tips of the brackets, the
11 horizontal projections of brackets will
12 pierce through the barge board and
13 you'll see them expressed. And often
14 they'd be tampered or cut in a pyramid
15 pattern. So you see it expressed on the
16 outside of the barge board.

17 Moving down the column, the
18 applicant did provide us with a two-part
19 column. But instead of a cap that he
20 could replicate in a wind wall below the
21 square brick column, he put a grow
22 of --like a -- I guess you call it a
23 (inaudible) course. It's really an end
24 course of brick. Much better to go with

1 a concrete cap like you see or a
2 capstone or a stone cap like you see in
3 this illustration.

4 So to just wrap up on that, I
5 mean, what he's got -- and then there's
6 like at the base of the flared column,
7 there's a weird kind of molding that I
8 can't tell what it's doing, but we
9 really need to see that detail.

10 DR. RHONDA DUNN: Okay.

11 MALE COMMISSIONER: Perhaps put on a
12 larger scale, so we can see what's
13 really going on there. Because that is
14 what greets the visitor. That is the
15 most appealing engaging element of the
16 the structure. And it may be necessary
17 to widen the steps and perhaps introduce
18 a brick -- I guess you call it -- like a
19 half column that doesn't go all the way
20 up to support the roof. It's just apt
21 just for the purpose of finishing the
22 step with a wind wall on either side and
23 having it die comfortably into a brick
24 column.

1 So I think what we're saying is
2 if this applicant were to reference this
3 particular example in working through
4 all the details, you'd have a really
5 exemplary addition to the 10th Street
6 District.

7 Now, if we can go to the other
8 one that will address the issue of the
9 grade, the contours.

10 And this example, by the way,
11 is probably about six lots down, just
12 like not even a block away from the
13 applicant's. So it's highly -- it's
14 local even within the district. Let's
15 see --

16 DR. RHONDA DUNN: (Inaudible).

17 MALE COMMISSIONER: Are we in
18 Google's preview, or are we --

19 DR. RHONDA DUNN: No. I
20 (inaudible).

21 MALE COMMISSIONER: (inaudible).

22 DR. RHONDA DUNN: Yeah.

23 MALE COMMISSIONER: Because I don't
24 know if (inaudible) anymore.

1 DR. RHONDA DUNN: (Inaudible).

2 FEMALE COMMISSIONER: I would advise
3 that the members of the commission do
4 that on Google Streets. It really
5 should come from staff so members of the
6 public can also see what they're basing
7 their decision off of that.

8 MALE COMMISSIONER: That we jumped
9 into Google Street view?

10 FEMALE COMMISSIONER: That you not.
11 Correct.

12 MALE COMMISSIONER: Okay. Okay.
13 That's it. Okay.

14 MALE COMMISSIONER: I have a basic
15 question.

16 Is the staff taking copious
17 notes? I just want to make sure that
18 what you're saying gets to the
19 applicant.

20 DR. RHONDA DUNN: Staff is
21 attempting to take copious notes, but
22 also there will be a recording.

23 MALE COMMISSIONER: Okay. A
24 recording.

1 I just want to make sure --
 2 this is very important. I just want to
 3 make sure there is nothing lost in the
 4 translation.

5 MALE COMMISSIONER: Right right.

6 And while we wait for this to
 7 come up, I also want to add there was
 8 some reference made -- I think it got
 9 corrected in the applicant's proposal,
 10 but I just want to be clear on aluminum
 11 windows on 10th Street, which are only
 12 approved for storm windows and storm
 13 doors.

14 You can use aluminum window on
 15 a storm window or a storm door. And
 16 then it must be painted. It cannot be
 17 a --

18 DR. RHONDA DUNN: Mill finish?

19 MALE COMMISSIONER: Mill finish.

20 Thank you. Cannot be a mill finish.

21 DR. RHONDA DUNN: It is not coming
 22 up --

23 MALE COMMISSIONER: Oh.

24 That is so unfortunate because

1 this is one of the best illustrations of
2 the point I'm trying to make, which is
3 about how 10th Street houses meet the
4 ground. And they meet the ground as
5 they find it. And this particular house
6 is only about half -- it's only two lots
7 away from the lot under discussion, from
8 the applicant's lot. So although it
9 faces North Street, the (inaudible) of
10 North Street is showing us is the grade
11 of that lot in elevation or like --
12 almost like -- oh, there we go.
13 Perfect. Perfect. And can we see the
14 bottom where the staircase comes down to
15 meet North Street because it shows
16 how -- I mean, there is a -- there is a
17 procession that is created to get to
18 this house because this house is
19 (inaudible) with the grade. And this is
20 what makes 10th Street a -- really a
21 district like no other. The ad hoc
22 responses to things like grade level
23 as -- or like on the lot size, whatever,
24 as they are found. So okay. We can't

1 see it all at once. But I hope y'all
2 are getting the idea of how -- and
3 imagine when you see the grades sloping
4 from the right side of the picture to
5 the left side of the picture, you are
6 seeing in side view, the way that this
7 lot slopes. It starts out at the
8 side -- the right hand elevation, and it
9 slopes down and eventually, you know the
10 land gets all the way to the street.

11 So I also -- while we're
12 looking at this, you can see the skirt
13 on the left hand side is deep enough to
14 stand in -- to stand up in. And now,
15 you might say, well, but it's not as
16 severely sloped on the applicant's lot
17 as it is on this where you actually got
18 slopes in two directions. But the
19 problem is when you say, well, we're
20 going to allow slabs, then you have a
21 condition where the applicant has an
22 incentive to flatten out the lot before
23 the process starts. In other words, and
24 this is what apparently happened here is

1 that there was unauthorized work done to
2 regrade the lot. So they can say, well,
3 we have a flat lot. But as you can see,
4 the land on this lot is nowhere near
5 flat. So it's really important that
6 they use a post foundation, which is
7 more than 95 percent of the houses in
8 10th Street. There's just a few from
9 the very late twenties that have a pier
10 and (inaudible) foundation. And really
11 we shouldn't say pier and (inaudible)
12 because that always implies a concrete
13 perimeter skirt beam -- like a concrete
14 perimeter beam. And these houses, you
15 can see, they do not have -- even though
16 this applicant who did an exemplary job
17 on this house just a couple of years
18 ago, it's really a -- almost a model of
19 how you should do a 10th Street house.

20 There was -- you can see like
21 at the left hand side where the -- the
22 crawl space is a standup space
23 basically. And behind that corrugated
24 foundation skirt, there used to be a

1 cedar beam -- a cedar pier rather -- a
2 cedar post. And the cedar post was
3 taken out, and it was replaced by a
4 concrete post. And that's fine. I
5 think the cedar post really ought to
6 suffice, but that is an appropriate
7 approach to a 10th Street foundation.
8 And that's exactly what this applicant
9 did. He kept a post foundation, but he
10 just substituted a concrete post and
11 since these posts are almost never open
12 and visible, although they were
13 sometimes, you'll see the notation open
14 underneath on a lot of these 10th Street
15 houses that have this much standup space
16 under the first floor. It -- the
17 concrete post is the way to go.

18 DR. RHONDA DUNN: Okay.

19 So --

20 MALE COMMISSIONER: That keeps
21 people from cheating, basically and
22 trying to do their regrading before they
23 ever present something to you.

24 DR. RHONDA DUNN: Okay.

1 MALE COMMISSIONER: Which is what
2 this guy did. We can see it on -- even
3 on the photograph we referenced during
4 the briefing. We can see he regraded
5 the lot with a considerable amount of
6 material to make it flat and 10th Street
7 is one of the hilliest districts that we
8 have, even though Wheatley Place and
9 10th Street have a lot of similarities,
10 Wheatley Place (inaudible) historic
11 period begins in 1960 when it was
12 (inaudible) by Alex Camp, and it's very
13 nearly flat. 10th Street goes back to
14 1888 when the first (inaudible) lots
15 were (inaudible) by W.J. Veterton, and
16 even those were incredibly sloped.
17 Those are ones in front of the cemetery,
18 and I think we all know what the grade
19 changes are like there. So anyway, I
20 thank you all.

21 I'm ready for it to come to a
22 vote. But this is just such a great
23 opportunity to address these things
24 about 10th Street that are often

1 underappreciated. Oh, the other -- one
2 last thing, we don't really require that
3 they use impervious or non-rotting
4 materials. A lot of 10th Street houses
5 have -- 117 that goes all the way down
6 to the ground. But of course, that is
7 100-120 year old wood that lasts a lot
8 longer in contact with the ground than
9 what we have now. Thanks.

10 DR. RHONDA DUNN: Okay.

11 Does anyone else have any
12 comments on the motion? Remember that
13 way back when?

14 Sure.

15 MALE COMMISSIONER: (inaudible) the
16 grade -- that grade (inaudible)
17 fluctuation over time. (Inaudible) what
18 are thoughts on that? (Inaudible)
19 strategy when building?

20 MALE COMMISSIONER: I'm not sure --
21 you said grade fluctuation; Are you
22 talking about -- tell me what you mean
23 by fluctuation. As a result of what?
24 Oh, erosion. Erosion. Okay. Well, if

1 people are keeping the ground reasonably
2 covered, you know, with (inaudible) and
3 stuff, the erosion is really going to be
4 minimal. And we -- in older houses
5 that -- like this one, that they have
6 largely retained their dimensional
7 stability indicating there's been very
8 little erosion that has changed the
9 height of those piers.

10 MALE COMMISSIONER: One other
11 observation I'd like to add and the fact
12 they've come back with a bunch of
13 (inaudible) on that existing site is
14 that that's going to subside because
15 that's only been there a few months
16 compared to years of what's underneath
17 it. Yeah. You get rid of it?

18 MALE COMMISSIONER: You take it off.

19 MALE COMMISSIONER: Yeah.

20 MALE COMMISSIONER: Okay.

21 I mean, during the permit
22 process, I'm presuming the city is going
23 to acquire a erosion control plan, and
24 also a grading plan, and drainage plan,

1 and all those things. Another we should
2 take into consideration is a cross line
3 drainage. (Inaudible).

4 COMMISSIONER HINAJOSA: All right.

5 Does anybody else have any
6 comments on this?

7 All right. Then let's call for
8 a vote. All those in favor of this
9 motion, please say aye.

10 MULTIPLE VOICES: Aye.

11 COMMISSIONER HINAJOSA: Aye.

12 Any opposed? Hearing none, I
13 assume we are unanimous, and so staff
14 will communicate with the applicant
15 about what has occurred here. Let them
16 know about their ability to continue.
17 It's a potentially great project. Do
18 mention that to them. It's just not
19 quite there yet.

20 DR. RHONDA DUNN: I will mention
21 that it's a potentially great project.

22 COMMISSIONER HINAJOSA: They got
23 lots of the comments -- compliments.

24 DR. RHONDA DUNN: Yes. Yes, it did.

1 COMMISSIONER HINAJOSA: Let's start
2 with that.

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4 (Whereupon, the excerpt requested ended.)

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