

LANDMARK COMMISSION PUBLIC HEARING

CASE NO. CA178-487 (MP)

3614 MEADOW STREET

DATE OF RECORDING: MAY 7, 2018

DATE OF TRANSCRIPTION: MAY 23, 2018

1 COMMISSIONER: D11? Discussion Item Number
2 11; 3614 Meadow Street, Wheatley Place, Historic
3 District, CA178-487 (MP). Request Number 1, construct
4 two-story addition that connects main structure to
5 existing accessory structure. Number 2, add porch and
6 railing to front elevation. Number 3, add front-facing
7 gable to front elevation. Number 4, replace all
8 windows. Number 5, add door to left side elevation.
9 Number 6, replace front door. Number 7, replace
10 alluminum siding with Hardie board. Number 8, paint
11 existing brick; brand, Behr, PPU 24-22, Shadow Mountain.
12 Number 9, expand approach on right side of existing
13 driveway and expand driveway to proposed new structure.
14 Number 10, construct 8-foot wood fence with iron gates.

15 Staff recommendation for Number 1, deny without
16 prejudice; the proposed work does not meet the standard
17 in City Code Section 51A-4.501G6C(i) because it is
18 inconsistent with preservation criteria Section 9.8,
19 which states that the height of additions is not to
20 exceed the height of the contributing structure.

21 Number 2, approve; approve drawings dated 4/18/18
22 with the finding the work is consistent with
23 preservation criteria Section 41B and meets the
24 standards in City Code Section 51A-4.501G6C(i).

25 For Number 3, deny without prejudice; the proposed

1 work does not meet the standards in City Code Section
2 51A-4.501G6C(i) because it is inconsistent with
3 preservation criteria Section 6.1, which states that
4 historic slope, massing, configuration, and materials of
5 the roof must be preserved.

6 For Number 4, deny without prejudice; the Code
7 Section -- the proposed work, I'm sorry, does not meet
8 the standards in City Code Section 51A-4.501G6C(i)
9 because it is inconsistent with preservation criteria
10 Section 5.3, which states that replacement windows must
11 express profile, mutton -- and size, like configuration
12 and material, to match the Historic.

13 For Number 5, deny without prejudice; the proposed
14 work does not meet the standards in City Code Section
15 51A-4.501G6C(i) because Applicant has provided
16 insufficient information on the style and material of
17 proposed door.

18 For Number 6, approve; approve drawings in
19 specifications dated 4/18/18 with the finding the work
20 is consistent with preservation cry -- preservation
21 criteria Section 5.2 and meets the standards in City
22 Code Section 51A-4.501G6C(i).

23 For Number 7, deny without prejudice; the proposed
24 work does not meet the standard in City Code Section
25 51A-4.501G6C(i) because it is inconsistent with

1 preservation criteria Section 4.3, which states that
2 wood siding must be restored wherever practical.

3 For Number 8, deny without prejudice; the proposed
4 work does not meet the standard in City Code Section
5 51A-4.501G6C(i) because it is inconsistent with
6 preservation criteria Section 4.1E, which states that
7 brick home protective facades may not be painted.

8 For Number 9, approve with conditions; approve site
9 plan dated 4/18/18 with the condition that the approach
10 and driveway are brush-finish concrete with the finding
11 the work is consistent with preservation criteria
12 Section 3.3 and meets the standards in City Code Section
13 51A-4.501G6C(i).

14 For Number 10, approve with conditions; approve site
15 plan and specifications dated 4/18/18 with the condition
16 that the tops of the iron gates are horizontal, with the
17 finding the work is consistent with preservation
18 criteria Sections 3.11B, 3.12, 3.13, and 3.14 and meets
19 the standards in City Code Section 51A-4.501G6C(i).

20 COMMISSIONER: Task Force recommendation on
21 request Number 1, construct the two-story addition, deny
22 without prejudice the second story of contributing
23 structure. Ordinance 9.8 states that additions may not
24 exceed height of contributing structure.

25 Request Number 2, approve porch and railing on front

1 of structure. Request Number 3, approve front-facing
2 gable of structure.

3 Request Number 4, approve vinyl windows for all
4 windows. The vote is 3 to 1. For, Williams, Taylor,
5 Harris; against, Wallace. Reason for opposition: Vinyl
6 windows are inappropriate, wooden windows are what was
7 originally there, two remaining original windows should
8 remain.

9 Request Number 5, approve movement of door to left
10 elevation. Request Number 6, approve front door with
11 wood door. Request Number 7, approve alluminum siding
12 replacement with Hardie board. Vote, 3 to 1. For,
13 Williams, Taylor, Harris; against, Wallace. Reason for
14 opposition: Wood siding is more historically
15 appropriate.

16 Request Number 8, paint existing brick; approve with
17 condition of alternate -- alternative color selection.
18 Request Number 9, approve widening of driveway entrance
19 and -- and addition of driveway in rear of structure.
20 And request Number 10, approve 8-foot wood fence with
21 iron gate.

22 COMMISSIONER: And we have several speakers
23 here that have signed up.

24 MS. GHAAZEE: Hi, I'm Trelia Ghaazee, 3614
25 Meadow Street. Unfortunately, our architect was here

1 until 3:00, and then he had to leave, he had a meeting
2 he had to attend to.

3 My husband's grandfather has owned the house since
4 1950's, in the mid '50s; he did make some changes to it
5 before he died in the '90s. We applied for a
6 construction loan in January, so unfortunately, we have
7 a loan deadline of July 31st, and we had no idea that
8 the process would take this long to get permits. Our
9 architect and engineers finished up with their plans,
10 and then they brought them to the City, and surprise,
11 surprise, here we are now.

12 I don't know what I should do since the architect is
13 not here, should I just wait for your questions or do
14 you have specific questions for us?

15 COMMISSIONER: Yes. So, did -- it's -- are
16 you aware of Staff's recommendation, have you had time
17 to review this --

18 MS. GHAAZEE: Yes, we --

19 COMMISSIONER: -- stuff?

20 MS. GHAAZEE: -- we had. We did see the
21 Staff's recommendations, then we went to the task force
22 meeting.

23 COMMISSIONER: Okay.

24 MS. GHAAZEE: And we saw their
25 recommendations; so we're kind of waiting for the next

1 step.

2 COMMISSIONER: Okay. Would you like to
3 respond to Staff and/or task force comments?

4 MS. GHAAZEE: Well, of course I like the
5 task force because they approve more than the Staff.
6 Number one, on the construction of the two-story, the
7 original structure did have a detached garage that was
8 two-story, and David's grandfather eventually didn't
9 want any visitors so he removed the second story; so
10 this would really be kind of taking it back to the --
11 the original two-story.

12 COMMISSIONER: Okay. Is it easier for you
13 if we ask you the questions back or did you want to go
14 sort of -- I don't know if you -- do you have this in
15 front of you?

16 MS. GHAAZEE: Yes.

17 COMMISSIONER: Oh, good.

18 MS. GHAAZEE: I do.

19 COMMISSIONER: Okay. I didn't know if you
20 wanted to just sort of go down, make your way down the
21 list and make comments for each one or if you want --

22 MS. GHAAZEE: Well --

23 COMMISSIONER: -- or you can --

24 MS. GHAAZEE: -- of course I approve
25 because -- I -- I approve -- I agree with everything

1 that the task force approved. On the -- Number 8, the
2 paint, that Shadow Mountain is just a darker dark gray,
3 and I did find several structures in the neighborhood,
4 in the same street, that were painted gray, some brick
5 was painted gray. There's a new cul-de-sac of houses
6 that's been there about four, five --

7 MR. GHAAZEE: About three years.

8 MS. GHAAZEE: -- about three years, and one
9 of them is gray, and they have a -- a -- something over
10 their garage as well; so I have some samples of -- of 1
11 and -- and 8 if you'd like to see them. But everything
12 else that the task force agreed with, I agree with as
13 well, so I really have nothing to add.

14 COMMISSIONER: Okay. And then the -- the --
15 the painted existing brick; so the task force felt like
16 it was okay to paint the brick as long as you selected
17 another color, and your response is that there's
18 other -- there's -- you see the color in other places in
19 the district --

20 MS. GHAAZEE: Right.

21 COMMISSIONER: -- is that correct? Okay. I
22 just want to make sure --

23 MS. GHAAZEE: And there's an alternative if
24 you-all don't agree, I -- I did bring some samples in of
25 a lighter gray color.

1 COMMISSIONER: Okay. Okay. Thank you. And
2 then the -- I guess maybe one of the bigger items, if
3 you wanted to address, it sounds like you've already
4 addressed that so we'll just go into questions now.
5 Commissioner Allender?

6 MR. ALLENDER: One quick question for Staff
7 regarding Number 8. There was a denial because you
8 didn't want to see the brick painted, but from looking
9 at the pictures, the brick's already painted, isn't it?

10 MS. GHAAZEE: It's red now.

11 MR. ALLENDER: Yeah, it's painted red, so --
12 okay.

13 COMMISSIONER: Is it painted?

14 MR. GHAAZEE: I can't -- excuse me, my
15 name's David Ghaazee; it was my grandfather's home, and
16 we just bought it out from the heirs. I can't remember
17 if that was the original color or not, that -- it wasn't
18 on the original structure, it was added probably in the
19 '60s or '50s, but since I was a little boy, I remember
20 the red and white.

21 COMMISSIONER: Okay. Well, Staff didn't
22 realize it was painted, and I --

23 MR. ALLENDER: I -- I was just questioning
24 because I've never -- I have personally not seen, unless
25 it's a glazed brick --

1 COMMISSIONER: Yeah --

2 MR. ALLENDER: -- a brick that is this pure
3 red --

4 MS. GHAAZEE: I think it's currently
5 painted.

6 MR. ALLENDER: Okay.

7 MS. GHAAZEE: But I'm not an expert, so...

8 COMMISSIONER: Okay.

9 MR. ALLENDER: Okay.

10 COMMISSIONER: Well, typically, Staff will
11 recommend approval for painting brick if it's already
12 been painted, so that was our objection.

13 MR. ALLENDER: But to -- to the Applicant,
14 my bigger question really is in regarding -- concerning
15 Items 1 through 3. There -- there was a lot of
16 discussion in the briefing about the overall approach to
17 your addition, and in my -- in this Commissioner's
18 opinion, what -- what you're proposing, as far as
19 connecting your detached garage to the main structure
20 with a two-story addition, is not in keeping with the
21 intent of the Ordinance, and I'm wondering if you had
22 any conversations with your architect or if you
23 considered simply reconstructing or making an addition
24 to the existing garage to create a two-story structure
25 as it was documented in -- maps, as you say it was

1 there, to keep a two-story detached garage, and then the
2 rest of the project maybe is a little bit smaller scale
3 as a single-story addition to the main structure. The
4 Ordinance requires that additions not be taller than the
5 main structure, and what you're doing is creating an
6 addition to the main structure that is taller than, so I
7 wonder, did you consider at all a two-story accessory
8 building?

9 MS. GHAAZEE: We did, but --

10 MR. GHAAZEE: That was an option, but --

11 COMMISSIONER: Could you speak into the
12 microphone?

13 MR. GHAAZEE: -- one -- oh, I'm sorry. One,
14 that was an option but, you know, part of the main
15 reason for an attached garage is to be out of the
16 elements, to -- from A to B, from the house to the
17 garage, to be able to go in the garage and in the house.

18 The two-story, you know, unfortunately, like I say,
19 we were at a stage where we had did the architectural
20 work, they did the engineering work, now we're at a
21 deadline with the bank because we're three months into
22 default because we haven't started any construction. So
23 to change everything at this stage, we would definitely
24 not meet the deadlines, and unfortunately, with our
25 loan, when they -- as of January -- July 31st, it's

1 cancelled because that whole department with Wells Fargo
2 is nonexistent.

3 So after July 31st, they're saying that it's a done
4 deal, any -- no -- whatever construction's not
5 completed, it's -- it's -- it won't happen, they just
6 take the money and put it into, I guess an escrow or
7 something, so --

8 MR. ALLENDER: So, the question is --

9 MR. GHAAZEE: -- we --

10 MR. ALLENDER: -- as far as the -- the
11 term -- this is getting a little bit in a wheeze -- but
12 the terms of your loan, is there any opportunity, if we
13 give you some approval on some elements of this that
14 would release some of the -- the contractor, that --
15 would that allow you to -- to close on the loan or do
16 you need --

17 MR. GHAAZEE: No --

18 MR. ALLENDER: -- full approval of the
19 entire -- you need a permit to close on the loan?

20 MS. GHAAZEE: We've closed on the loan --

21 MR. ALLENDER: Oh --

22 MS. GHAAZEE: -- we just need the permit
23 to -- to get the work done.

24 MR. ALLENDER: Okay.

25 MR. GHAAZEE: So that's just -- but as far

1 as the two-story structure, like I said, we looked at
2 it; structurally, I guess it was better to do it as is,
3 I mean, they can separate it, you know, that's not a --
4 probably not an issue, we just have to go through the
5 paying for the engineering again to --

6 MS. GHAAZEE: And the architect.

7 MR. GHAAZEE: -- and the architect to
8 determine what's needed for that two-story to go back
9 up, you know, for that structure. Now --

10 MR. ALLENDER: Okay.

11 MR. GHAAZEE: -- the other option was to
12 line the second story with the current level of the
13 home, as is.

14 MR. ALLENDER: I don't -- I'm not sure what
15 the intent of that is --

16 MR. GHAAZEE: Well --

17 MR. ALLENDER: -- but --

18 MR. GHAAZEE: -- my sister-in-law is a --
19 she's a designer, interior designer, and -- and a
20 contractor, and she said she had the same issue in
21 Lakewood, and what they did was, they made the two-story
22 align with the current structure, so the same level
23 versus --

24 MS. GHAAZEE: The same height.

25 MR. GHAAZEE: Well, the same height as the

1 second, as the same level.

2 MR. ALLENDER: Okay. I -- it's maybe a fit
3 within the roof envelope, I'm -- I'm not sure.

4 MR. GHAAZEE: Yeah, the roof -- both roof
5 lines were level.

6 MR. ALLENDER: Okay.

7 MR. GHAAZEE: So one didn't exceed the
8 other.

9 MR. ALLENDER: And just as a clarification
10 on the front facade, it looks like, from your proposal,
11 that you're proposing to reframe the front portion of
12 the roof, because what's -- you know, is being proposed
13 is a full hip with a small gable -- it's not a door,
14 just a secondary gable over the front entry, but what's
15 there now is a hipped roof with a -- with a gabled ridge
16 that --

17 MR. GHAAZEE: The original structure was
18 changed; my grandfather, at one point, the original
19 house had a front porch, and we're putting that back.
20 He took that front porch off and built a covered porch
21 on the side of the house.

22 MR. ALLENDER: Do -- I know that since this
23 has been in the family for so long, do you have
24 photographs of any of those original conditions?

25 MR. GHAAZEE: No, I mean, I was -- I'm --

1 I'm just going back from, you know, this is like '60s
2 and '70s so, I mean --

3 MR. ALLENDER: Okay.

4 MR. GHAAZEE: -- I don't have pictures,
5 because the house started off one size, and then he
6 added on another addition to the back, and then, like I
7 say, the second floor, the detached garage used to be
8 two levels with -- with the apartment on top, and he
9 took that off.

10 The covered porch is now -- was on the side, he moved
11 that to the -- he moved the front porch, took it off,
12 put a covered porch on the side of the house, which has
13 now been -- which was then later opened up to expand the
14 living area; so it went through some changes through the
15 years.

16 COMMISSIONER: Okay. Mr. Ghaazee, just a
17 question; do you-all have a copy of the Ordinance, the
18 current Ordinance for the Historic District with all the
19 guidelines, sort of what you can and can't do?

20 MS. GHAAZEE: No.

21 COMMISSIONER: No? Okay. So that's -- I
22 don't know how this is going to go today, but I think it
23 would help you a great deal, you can --

24 MR. GHAAZEE: Now --

25 COMMISSIONER: -- get Marsha to help you

1 walk you through how to get a copy of that Ordinance,
2 but they're all online, and then you could print it out.
3 Our --

4 MR. GHAAZEE: Okay --

5 COMMISSIONER: -- our --

6 MR. GHAAZEE: -- but the architect now --

7 COMMISSIONER: Uh-huh.

8 MR. GHAAZEE: -- he -- he went by, when he
9 designed --

10 COMMISSIONER: Okay.

11 MR. GHAAZEE: -- did the design -- I wish he
12 was able to be here, we wanted him here -- when he did
13 the design of the home, he -- he -- that's what he was
14 doing, he was following the City Ordinance.

15 COMMISSIONER: Uh-huh.

16 COMMISSIONER: I -- I -- I believe that's
17 absolutely correct because he wrote a letter that's in
18 the case report, and he's very clear about what sections
19 of the Ordinance he's following, which sections he
20 wasn't, so it's -- it's pretty obvious, I think by his
21 communication, that he was -- was looking at the
22 Ordinance, was pretty familiar with it.

23 MS. GHAAZEE: And also, he's already
24 submitted the plans to the building inspection --
25 inspection department --

1 COMMISSIONER: Uh-huh.

2 MS. GHAAZEE: -- and he's got prelim
3 approval on them.

4 COMMISSIONER: Okay. Okay. I think -- I
5 don't know where this goes from here except that I think
6 we're having a hard time figuring out how to approve
7 your two-story addition --

8 MR. GHAAZEE: Well --

9 COMMISSIONER: -- in the -- in the back, and
10 also the -- the roof that you're -- you're needing to
11 put on the front part of the house is also a little bit
12 problematic.

13 MR. GHAAZEE: The -- the roof was just
14 stretching over by adding on the front porch. The roof
15 was just stretching to cover the roof line over the
16 front porch like all the other houses in the area;
17 because everybody's roof line covers their porch, so
18 that's -- that's my understanding on that part.

19 Now, I know in the task force meeting, there was a
20 question on the second level too, and then one of the
21 biggest things too, they were -- that everybody was kind
22 of in agreement on was how far it's sitting back from
23 the street, so it really doesn't show, because the --
24 the new section is about 30 yards off the street line,
25 so you really don't see it until actually you go back

1 there, but just passing by the face of the house, you
2 don't really see the structure.

3 COMMISSIONER: Okay. Commissioner
4 Montgomery?

5 MS. MONTGOMERY: I have a -- a question
6 about that because your own architect's drawings make
7 that second story just look huge, looming over the
8 house, and I realize there's no place on earth you can
9 stand and see a real building exactly like an elevation
10 drawing because that's, just by definition, not, but it
11 can give you a good idea. I know this sounds crazy, but
12 it's my day to say that, would you take off the second
13 story?

14 MS. GHAAZEE: Well --

15 MR. GHAAZEE: Well --

16 MS. GHAAZEE: -- we really need the space,
17 and that was one of the reasons we were doing the
18 remodel, other than to -- to update a few things. So my
19 first choice is to work with making the second level
20 acceptable?

21 MR. GHAAZEE: Right.

22 MS. MONTGOMERY: I mean, see, the idea of
23 fitting it under the height that your current roof is,
24 because it worked one place, we don't know that it will
25 work at this place; so her idea might have been really

1 good where she saw it work, but that doesn't mean with
2 your roof, whether the dimensions work out, I don't
3 know, they might, they might not.

4 The second story is really kind of a violation of the
5 intent of the Ordinance to try to keep the houses look
6 sort of like they did when they were new; and they were
7 smaller and they didn't just go back so far. The
8 argument that the second story on the garage means you
9 can have this, it doesn't actually work that way, you --
10 you could probably get us to approve rebuilding that
11 second story on the garage because it used to be there,
12 but this is a new building, so what used to be further
13 back doesn't have anything to do with it.

14 MR. GHAAZEE: Right.

15 MS. MONTGOMERY: So maybe you get creative,
16 could you put the second story on the old garage?

17 MS. GHAAZEE: That's true. That's a good
18 alternative.

19 MS. MONTGOMERY: Because that's easier for
20 us to stick by our guns and follow our legal needs and
21 get you what you want.

22 MS. GHAAZEE: Okay.

23 MS. MONTGOMERY: I -- I mean, I -- I can't
24 offer that, everybody else would have to, but I'm
25 saying --

1 MS. GHAAZEE: That's a good idea.

2 MR. GHAAZEE: Yeah, because that's -- that's
3 a good alternative because, pretty much, the way the
4 design went in is how the bank approved it, so to change
5 it this -- you know, we can keep the two-story, but
6 moving it back I'm sure is not an issue, but to just
7 take it off, I think that would be a --

8 MS. MONTGOMERY: But like I said, I can't
9 make an offer that holds until everybody else -- that's
10 just me, and sometimes they don't listen to me, so --

11 MS. GHAAZEE: Well, I hope they do today.

12 COMMISSIONER: Thank you, Commissioner
13 Montgomery. Commissioner Payton?

14 MR. PAYTON: Yeah, first of all, I'd like to
15 thank you for coming back in to side Dallas, to back
16 down ole Meadow Street and building that area up, you
17 know, and that's what we like to try to encourage, and I
18 just looking at, are you going to have any problems like
19 replacing all of the windows back to what's recommended?

20 Have you got somebody who's going to be able to
21 supply that kind of stuff or is that going to be another
22 expense to try to find it, and then -- find -- spend
23 money to find it, and then spend money to get it, and
24 then spend money to put it in? Because it sounds like,
25 I don't know, you know, it seems like y'all putting a --

1 you got a lot of things that's been kind of denied here
2 a bit, in which is going to probably add to the cost,
3 and which we're dealing with the bank and all that, are
4 they going to approve all of this with y'all kind of
5 standing on the -- on the verge of having problems come
6 July, you know, just three -- two more months?

7 MS. GHAAZEE: Well, actually, I was standing
8 firm with the task force, hoping you guys would agree
9 more with the task force recommendations, and the task
10 force recommended, or approved the vinyl windows and
11 leaving the two wood ones there and approving the rest
12 for vinyl, so --

13 MR. GHAAZEE: No, not the two windows. One
14 of them --

15 MS. GHAAZEE: The original two.

16 MR. GHAAZEE: One guy on the task force
17 asked that we keep the two wood windows, but we would
18 still have to replace them, but those aren't -- those
19 two wood windows, I mean, if you need to see pictures, I
20 have pictures, but they're in the very back of the
21 house, so you can't see them anyway.

22 MR. PAYTON: Yeah, but what I was -- what I
23 was asking though, are you carrying -- do you have
24 people and material in place to where you can kind of
25 come in and get all this done by July, before they start

1 turning --

2 MR. GHAAZEE: Oh --

3 MR. PAYTON: -- you know --

4 MR. GHAAZEE: -- I mean, if we can start
5 construction right away -- well, not exactly right away,
6 but within the next two weeks or so, my understanding
7 from the contractor and the architect, it can be done.

8 MS. GHAAZEE: We have those people lined up
9 and a contract signed, we're just waiting to get
10 approval.

11 MR. GHAAZEE: Yeah, we already have a
12 contractor, so they've pretty much gutted the house, but
13 that's about it.

14 MR. PAYTON: Are y'all in the house now?

15 MS. GHAAZEE: Oh, no, no.

16 MR. PAYTON: Okay.

17 MS. GHAAZEE: No, we have contractors lined
18 up just waiting for us to get approval to start work,
19 because obviously we couldn't do anything without
20 approval first, and permits first.

21 MR. PAYTON: So you -- so you'll be able to
22 replace the front door and replace the siding and --

23 MS. GHAAZEE: Uh-huh.

24 MR. PAYTON: -- so you already got people in
25 place to do that?

1 MS. GHAAZEE: Yes. Yes.

2 MR. PAYTON: Oh, all right. Because I was
3 just wondering, it sounded like you were almost doubling
4 your efforts in, you know, going out finding stuff or
5 finding people, but if you got everything already in
6 place --

7 MS. GHAAZEE: Yes.

8 MR. PAYTON: -- so -- and on the second
9 story, are you going to be able to fix that garage,
10 going in and put a second story over -- so is it
11 replacing -- are we looking at re -- just going in and
12 redoing the garage again, putting a -- well, they used
13 to be called a servants quarters, now it's a --

14 MS. GHAAZEE: Yes.

15 MR. PAYTON: -- a garage apartment, you
16 know, but are you going to be able to possibly --

17 MS. GHAAZEE: We have to work with the
18 architect to redo the plans, yes.

19 MR. PAYTON: Because that seems like to be
20 the biggest hang up is that having the -- having the
21 tallest garage on Meadow Street --

22 MR. GHAAZEE: Well --

23 MR. PAYTON: -- you know?

24 MR. GHAAZEE: -- yeah, as far as the garage,
25 you know, there's a two-story next to us; and then the

1 new cul-de-sac that they built a block down has
2 two-stories and rooms over the garage also, so it's --

3 MR. PAYTON: Okay.

4 MR. GHAAZEE: -- it's plenty of them in the
5 neighborhood.

6 MR. PAYTON: But is that that -- raised --
7 Pittman --

8 MR. GHAAZEE: Yes.

9 MR. PAYTON: -- Pittman Place?

10 MR. GHAAZEE: Yes.

11 MR. PAYTON: In that corner -- in that
12 cul-de-sac over there?

13 MR. GHAAZEE: Right.

14 MR. PAYTON: All right.

15 MR. GHAAZEE: And then the next door house
16 to us is a two-story.

17 MR. PAYTON: All right. Because I was
18 just -- you know, I didn't want y'all to be -- be trying
19 to hustle to get the house built and then dealing with
20 the bank and trying to find material, because that
21 sounded like that was going to be an awful lot of work,
22 you know --

23 MS. GHAAZEE: Right.

24 MR. PAYTON: -- and I don't want --

25 MS. GHAAZEE: And I also brought pictures of

1 those, the house next door and the house that's in the
2 cul-de-sac as well, if you wanted to see those.

3 MR. PAYTON: So can y'all get that
4 second -- deal with that second story? Would that -- is
5 that going to be real -- a difficulty getting your guy
6 to agree or the bank to agree to add on cost or take
7 away cost, because I'm looking at the cost factor in
8 there too.

9 MR. GHAAZEE: Right. The cost factor is the
10 engineer and the architect.

11 MR. PAYTON: All right. All right.

12 COMMISSIONER: Thank you, Commissioners.
13 Just, Commissioners, if we're going to go into
14 discussion, we need a motion on the floor; but I
15 appreciate Commissioner Payton, I think you hit the nail
16 on the head for -- for the Applicant; there's not much
17 sense in approving some of it because it's -- it's not
18 going to get them where they need to be to start their
19 construction, right?

20 It doesn't matter what we think about painting your
21 brick if you don't get your construction loan approved,
22 so I -- I have a question for you, just a -- and I know
23 we're not supposed to base our decision on this, but do
24 you need to have your construction -- for your
25 construction loan to go through, you need to have

1 construction started by July 1st or you need all your
2 permits in line and you have to have construction
3 started?

4 MS. GHAAZEE: Oh, we're behind schedule,
5 we -- we should have started a long time ago. They
6 requested that we have everything finished, construction
7 and everything, by July 31st, so we're behind --

8 COMMISSIONER: Oh --

9 MS. GHAAZEE: -- schedule.

10 COMMISSIONER: -- okay.

11 MS. GHAAZEE: Yes, we're behind schedule.

12 COMMISSIONER: Okay. Completed by
13 July 31st?

14 MR. GHAAZEE: Yeah, the loan --

15 MS. GHAAZEE: Yes.

16 MR. GHAAZEE: -- the loan was approved.

17 COMMISSIONER: Okay.

18 MR. GHAAZEE: And so as of January -- excuse
19 me -- January 29th, we were supposed to start
20 construction.

21 COMMISSIONER: Okay. Okay. All right. Do
22 we have a motion, Commissioners? Commissioner Allender?

23 MR. ALLENDER: In regards to D10,
24 CA178-476(MP), the property at 1213 East 10th Street --

25 COMMISSIONER: Oh, no --

1 MR. ALLENDER: Oh, sorry, I'm sorry, D11.
2 Sorry, D11, 3614 Meadow Street, CA178-487 (MP). In
3 regards to Item 1, I recommend denying without
4 prejudice, following Staff recommendations. In regard
5 to Item 2, I remove -- I -- I motion to approve,
6 following Staff recommendations. In regard to Item 3,
7 deny without prejudice, following Staff recommendations.
8 Regarding Item Number 4, deny without prejudice,
9 following Staff recommendations. Item Number 5, deny
10 without prejudice, following Staff recommendations.
11 Item Number 6, approve, following Staff recommendations.
12 Item 7, deny without prejudice, following Staff
13 recommendations.

14 Item 8, to approve, following task force
15 recommendations, with the finding of fact that the work
16 will not have an adverse effect on the historic
17 property. Item 9, approve with conditions; approve site
18 plan dated 4/18/18 with the condition that the approach
19 and driveway of brush-finished concrete with the finding
20 the work is consistent with preservation criteria
21 Section 313. Item Number 10, construct 8-foot wood
22 fence, approve with conditions, following Staff
23 recommendations.

24 COMMISSIONER: Thank you, Commissioner
25 Allender. Do we have a second?

1 MS. WILLIAMS: Second.

2 COMMISSIONER: Thank you, Commissioner
3 Williams. Discussion, Commissioners?

4 MR. GHAAZEE: I had a question.

5 COMMISSIONER: Ready for a vote?

6 COMMISSIONER: I have a question.

7 COMMISSIONER: Question, yeah?

8 COMMISSIONER: Under the motion as it was
9 just stated, does that give the Applicants any option to
10 reconstruct the existing one-story garage into two
11 stories, or is that something you have to come back
12 with?

13 COMMISSIONER: Well, I don't know that --
14 how we would tie a condition to this, to construct a
15 two-story or add a second story to that existing
16 condition without a designs review, it's just -- it's
17 just too subjective; we need -- we need documentation of
18 what the design intent would be. Yes.

19 COMMISSIONER: Okay. All those in favor of
20 the motion, please say aye.

21 COMMISSIONERS: Aye. Aye.

22 COMMISSIONER: Any opposed? Okay. Hinojosa
23 and Montgomery and Swann in opposition, so -- oh,
24 Strickland? Okay. Let's see, I think that still
25 carries, it's only one, two, three -- four of you, so

1 motion -- we lost anybody -- motion to still carry?
2 One, two, three, four, five, six -- motion still
3 carries.

4 Okay. So Mr. And Mrs. Ghaazee, you have 30 days to
5 appeal our decision to the City Land Commission, and you
6 did also get a denial without prejudice, which means
7 that you can certainly return with a new application;
8 and I think you did hear several of the Commissioners
9 talk about the willingness to look at a two-story
10 section of the house over the garage --

11 MS. GHAAZEE: Okay.

12 COMMISSIONER: -- since we've already got
13 evidence and documentation that you had two stories
14 there, so --

15 MS. GHAAZEE: Okay.

16 COMMISSIONER: -- thank you.

17 MS. GHAAZEE: We'll figure out the best
18 approach.

19 COMMISSIONER: Okay. Thank you.
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REPORTER'S CERTIFICATE

I, Amy Seligmann, Certified Shorthand Reporter in
and for the State of Texas, do hereby certify that the
foregoing proceeding was transcribed from an audio
recording and that it was transcribed to the best of my
ability.

GIVEN UNDER MY HAND on this the 23rd day of
May, 2018.

Amy Seligmann, Texas CSR 8644
Expiration Date: 12/31/18
ALL-AMERICAN REPORTING No. 367
P.O. Box 520
Denton, Texas 76202
(972) 219-5161
(972) 637-7580
tlcandaa@aol.com