

January 5, 2016



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on January 5, 2016 with a briefing at 11:05 a.m. in room 5ES and the public hearing at 1:17 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Mike Birrer
Clint Bowers
*Sam Childers
Mattia Flabiano

Dustin Gadberry
John Johnson
Joel Maten
Amie Parsons

Katherine Seale, Chair
*Diane Sherman
Daron Tapscott
Kelli Thomas-Drake
Emily Williams

The following ex-officio member was present for the meeting: None

The following ex-officio member was absent for the meeting: No one

The following Commissioners were absent for the Meeting: **Michael Amonett and Cris Jordan**

The following Commissioners were absent for the briefing: **Michael Amonett and Cris Jordan**

The following Position is vacant: District 7 and District 10

The following Staff was present:

Neva Dean
Mark Doty

Jennifer Anderson
Marsha Prior

Laura Morrison
Trena Law

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

Briefings:

The Commissioners were briefed on the consent and individual discussion items.

Motion was made to rearrange the agenda and take C6, CR1, D15, CR2, D16, D1, D3, D5, D6, D9, D13, D14, D2, D4, D7, D8, D10, D11 and D12 on the agenda.

Maker: Maten
Second: Tapscott
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

Motion was made to approve C1 through C5 and C7 through 16 following staff recommendation.

Maker: Tapscott
Second: Maten
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

CONSENT ITEMS:

1. 4300 JUNIUS STREET

Peak's Suburban District
CE156-003(MD)
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years. Approval of the Certificate of Eligibility.

2. 303 N MONTCLAIR AVENUE

Winnetka Heights Historic District
CE156-004(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$64,863 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$64,863 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 5336 JUNIUS STREET

Junius Heights Historic District
CE156-005(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$11,525 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$11,525 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 6016 BRYAN PARKWAY

Swiss Avenue Heights Historic District
CE156-006(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on added value of the land and improvements for a period of ten years and approval of \$119,910 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$119,910 in expenditures spent on rehabilitation within the three years prior to the CE approval.

5. 2401 SOUTH BOULEVARD

South Boulevard/Park Row Historic District
CE156-007(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$26,428 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$26,428 in expenditures spent on rehabilitation within the three years prior to the CE approval.

6. 416 S CLINTON AVENUE (voted on separately)

Winnetka Heights Historic District
CE156-008(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years. Approval of the Certificate of Eligibility.

Maker: Tapscott

Second: Williams

Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,

		Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 2	Amonett, Jordan
Vacancies:	- 2	7 and 10

7. 406 S Montclair Avenue

Winnetka Heights Historic District
CE156-009(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$18,483 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$18,483 in expenditures spent on rehabilitation within the three years prior to the CE approval.

8. 5506 WORTH STREET

Junius Heights Historic District
CA156-155(MP)

Marsha Prior

Replace red roof shingles with weathered gray asphalt shingles. Approve specifications dated 12/14/2015 with the finding the work is consistent with preservation criteria Sections 6.1 and 6.2 for roofs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 4903 JUNIUS STREET

Munger Place Historic District
CA156-168(JKA)

Jennifer Anderson

Stain fences using semi-transparent slate grey stain. Approve - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 5108 VICTOR STREET

Munger Place Historic District
CA156-167(JKA)

Jennifer Anderson

1. Construct two-car garage in rear of the main structure. Approve plans and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(b), 51P-97.111(c)(1), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install porch in rear of the main structure. Approve with conditions - Approve plans dated 12-14-15 with the condition that the brick material is submitted to Landmark Commission and that the brick matches the brick on the front of the main structure in dimensions and color. The work is consistent with preservation criteria Section 51P-97.111(c)(1)(L)(i) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install pool in rear of the main structure. Approve site plan and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install driveway in rear of the main structure. Approve -Approve site plan dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install pavers in rear of the main structure. Approve -Approve site plan and specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5119 WORTH ST

Munger Place Historic District
CA156-170(JKA)
Jennifer Anderson

Stain fence using Sherwin Williams stain in color SW3511 "Cedar Bark." Approve specifications dated 12-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(B)(vii)(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-174(JKA)

Jennifer Ander Install pool in rear and side yard of main structure. Approve plans dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(D) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).son

13. 5714 SWISS AVE

Swiss Avenue Historic District
CA156-166(JKA)
Jennifer Anderson

Construct two-story garage in rear of the main structure. Approve with conditions - Approve plans dated 12-14-15 with the condition that the specifications for the building material and details that were approved via CA145-385(JKA) are used on the proposed structure. The proposed work is consistent with preservation criteria Section 51P-63.115(b), 51P-63.115(d), and 51P-63.116(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 5907 SWISS AVE

Swiss Avenue Historic District
CA156-173(JKA)
Jennifer Anderson

1. Stain wood fence using Superior Wood Care stain in color 196 "Walnut." Approve specifications dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(B)(viii)(cc) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 5' wrought iron gate in side yard of main structure. Approve site plan and specifications dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in rear of the main structure. Approve site plan dated 12-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A), Section 51P-63.116(2)(D), and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

15.2551 ELM STREET (aka 2549 Elm St.)

Union Bankers Building
CD156-006(MD)
Mark Doty

Demolish structure using standard that it poses an imminent threat to public health or safety. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

16. 1701 N MARKET STREET

West End Historic District

CA156-161(MD)

Mark Doty

Install projecting, illuminated sign. Approve with conditions - Approve drawings dated 12/16/15 with the condition that the signage is attached through the mortar joints, not the face of the brick, with the finding the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1004 and Section 51A-7.1005(a) and (h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEMS:

1. 1902 MARTIN LUTHER KING JR BLVD

CR156-001(MD)

Mark Doty

Courtesy Review - Restore exterior, marquee, tower and add addition to rear.

Speakers: For: Kennedy Barnes, Ward White, Barry Blackmon

Against: No one

Motion:

Courtesy Review – Restore exterior, marquee, tower and add addition to rear. Approve conceptually plans dated 1-5-2016 with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Maker: Flabiano

Second: Tapscott

Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams

Against: - 0

Absent: - 2 Amonett, Jordan

Vacancies: - 2 7 and 10

2. 1015 N CARROLL AVE

Peak's Suburban Addition Neighborhood District

CR156-002(JKA)

Jennifer Anderson

Courtesy Review - Construct eight townhomes.

Speakers: For: No one

Against: Jim Anderson, Kyle Collins, Elizabeth Nelson

Motion:

Courtesy Review – Construct eight townhomes. **The proposal is not appropriate to the district. The Landmark Commission cannot support submitted design nor the proposal for altered setbacks.**

Maker: Tapscott
Second: Maten
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

DISCUSSION ITEMS:

1. 725 LOWELL ST

Junius Heights Historic District
CA156-164(MP)
Marsha Prior

Construct dormer on northwest side elevation, add two windows, and paint using Brand: Behr. Body: PPU11-7 "Clary Sage." Trim: SC-152 "Red Cedar." Accent: 862001 "Pure Black."

Speakers: For: Ben Zurcher
Against: No one

Motion:

Construct dormer on northwest side elevation, add two windows, and paint using Brand: Behr. Body: PPU11-7 "Clary Sage." Trim: SC-152 "Red Cedar." Accent: 862001 "Pure Black." **Approve** paint color as submitted and drawings dated 1-5-2016 revised by staff on 1-6-2015 with dormer shortened to rear 50% of structure missing existing valley, changing roof slope on dormer to 3/12 pitch and allowing the windows to not line up with windows below base with the finding of fact that the work is compatible with the architectural style of neighborhood and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano
Second: Johnson
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

2. 5835 REIGER AVENUE

Junius Heights Historic District
CA156-156(MP)
Marsha Prior

Construct 9-ft cedar wood, horizontal fence in back and up to front of house in side yards, and stain using Brand: Ready Seal, Mahogany. Work completed without a Certificate of Appropriateness.

Speakers: For: Dale Coonrod
Against: No one

Motion:

Construct 9-ft cedar wood, horizontal fence in back and up to front of house in side yards, and stain using Brand: Ready Seal, Mahogany. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating a cornerside yard fence beyond the rear 50%, installing cornerside yard fence over 8 feet within the front cornerside yard, and installing a cornerside fence within a two-foot setback from cornerside yard sidewalk are not compatible with the historic overlay district and would have an adverse effect, and must be reviewed by Building Inspection before resubmitting to the Landmark Commission.

Maker: Flabiano
Second: Tapscott
Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Johnson, Jordan
Vacancies: - 2 7 and 10

3. 707 SKILLMAN STREET

Junius Heights Historic District
CA156-165(MP)
Marsha Prior

Construct 8-ft cedar wood fence in back yard and up to front of house in side yards. Work completed without a Certificate of Appropriateness.

Speakers: For: Adam Till
Against: No one

Motion:

Construct 8-ft cedar wood fence in back yard and up to front of house in side yards. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating a side yard fence within the front 50% is not compatible with the historic overlay district and would have an adverse effect with the finding of fact that this is a non-compatible structure and the fence is detrimental to the district.

Maker: Tapscott
Second: Willians
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams

Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

4. 4917 WORTH ST

Munger Place Historic District
CA156-172(JKA)
Jennifer Anderson

1. Install security gate on west side of main structure.
2. Install wood doors on front entrance of main structure.
3. Install lighting on front of main structure.
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White;" Trim: SW6258 "Tricorn Black."
5. Install landscaping in front of main structure.

Speakers: For: No one
Against: No one

Motion:

1. Install security gate on west side of main structure. **Deny without prejudice** with the finding of fact there is not enough detail on plans/documents to approve gates and doors - need to be resubmitted.
2. Install wood doors on front entrance of main structure. **Deny without prejudice** with the finding of fact there is not enough detail on plans/documents to approve gates and doors - need to be resubmitted.
3. Install lighting on front of main structure. **Approve with conditions** – Approve with the condition that option "A" is installed, that the lighting is mounted into the mortar joints and not the brick face, and that the conduits are not visible. The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Paint main structure. Brand: Sherwin Williams. Body: SW7005 "Pure White;" Trim: SW6258 "Tricorn Black." **Approve** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install landscaping in front of main structure. **Approve** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

5. 4318 JUNIUS STREET

Peak's Suburban Addition Neighborhood Historic District
CA156-175(JKA)
Jennifer Anderson

1. Replace 40 windows on main structure with wood windows.

2. Remove aluminum awnings from the front of the main structure.

Speakers: For: Mordecai Langer
Against: No one

*Commissioner Johnson was excused and left the meeting for the day.

Motion:

1. Replace 40 windows on main structure with wood windows. Approve replacement of 37 windows with Jeld-wen wood units, painted finish with specified glazing, with 3 units repaired and leaded glazing units be reinstalled.
2. Remove aluminum awnings from the front of the main structure. Approve - The proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Bowers

Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

6. 4602 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-169(JKA)

Jennifer Anderson

1. Install 6' wood and metal gate in rear of the main structure and stain. Brand: New Deck. Color: "Black Walnut."
2. Install 6' wood dumpster fence in rear of the main structure and stain. Brand: New Deck. Color: Black Walnut."

Speakers: For: No one
Against: No one

*Commissioner Parsons recused herself and did not hear or vote on this matter.

Motion:

1. Install 6' wood and metal gate in rear of the main structure and stain. Brand: New Deck. Color: "Black Walnut." **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof that the style of gate is compatible with the historic overlay district.
2. Install 6' wood dumpster fence in rear of the main structure and stain. Brand: New Deck. Color: Black Walnut." **Approve** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott
Second: Williams
Results: 10/0

Ayes: - 10 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 5 Amonett, Jordan, Johnson, Parsons, Seale
Vacancies: - 2 7 and 10

7. 4632 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA156-171(JKA)
Jennifer Anderson

Girdle tree in front yard of main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Girdle tree in front yard of main structure. Work completed without a Certificate of Appropriateness.
Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.8 stating that existing mature trees in the front yard must be maintained.

Maker: Parsons
Second: Tapscott
Results: 9/0

Ayes: - 9 Bowers, *Childers, Flabiano, Gadberry, Maten,
Parsons, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 6 Amonett, Birrer, Jordan, Johnson, Seale,
*Sherman
Vacancies: - 2 7 and 10

8. 6308 BRYAN PKWY

Swiss Avenue Historic District
CA156-178(JKA)
Jennifer Anderson

1. Replace all windows on main structure with vinyl windows.
2. Resize and install two windows on front facade with vinyl windows.
3. Install columns on front entrance of main structure.
4. Replace garage door on front of main structure.
5. Install concrete slab in rear of the main structure.
6. Construct 13' x 32' pergola in rear of the main structure.
7. Install 8' board-on-board fence and gate and stain using Minwax Dark Walnut.

8. Replace concrete retaining wall with Chicago brick and paint using Sherwin Williams SW7006 "Extra White."
9. Replace solid concrete driveway with ribbon driveway.
10. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White;" Trim: SW6254 "Lazy Gray;" Accent: SW6256 "Serious Gray."
11. Install concrete walkway in front of main structure.

Speakers: For: Bryan Hernandez
Against: No one

Motion:

1. Replace all windows on main structure with vinyl windows. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district because replacement of the casement windows would erase a character-defining feature of the structure, and because the applicant did not provide a window survey or window schedule for the proposed work.
2. Resize and install two windows on front facade with vinyl windows. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and because replacement of the casement windows with the proposed windows would erase a character-defining feature of the structure.
3. Install columns on front entrance of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and because columns are not typical of the architectural style of the main structure.
4. Replace garage door on front of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not met the burden of proof proving that the doors are compatible with the historic overlay district.
5. Install concrete slab in rear of the main structure. **Approve with conditions** - Approve site plan dated 12-14-15 with the condition that no structure can be installed on the concrete pad without further Landmark Commission review. The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct 13' x 32' pergola in rear of the main structure. **Approve** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Install 8' board-on-board fence and gate and stain using Minwax Dark Walnut. **Deny without prejudice** - The proposed work is not consistent with preservation criteria Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the fence encroaches past the rear 50% of the side yard.
8. Replace concrete retaining wall with Chicago brick and paint using Sherwin Williams SW7006 "Extra White." **Deny without prejudice** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Replace solid concrete driveway with ribbon driveway. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has not established that a ribbon drive existed on the property in the past and because it is not compatible with the historic overlay district.
10. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White;" Trim: SW6254 "Lazy Gray;" Accent: SW6256 "Serious Gray." **Approve** - The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Install concrete walkway in front of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible

with the historic overlay district since the walkway would significantly decrease the green space in the front yard.

Maker: Flabiano
Second: Tapscott
Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

9. 5750 SWISS AVE

Swiss Avenue Historic District
CA156-177(JKA)
Jennifer Anderson

Install 8' board-on-board cedar fence and gate in rear of the main structure.

Speakers: For: Kim McCrea
Against: No one

Motion:

Install 8' board-on-board cedar fence and gate in rear of the main structure. **Approve with the finding of a newly submitted photo proving that there were no brick columns originally on the back driveway.**

Maker: Williams
Second: Tapscott
Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

10. 1107 E 11TH ST

Tenth Street Neighborhood Historic District
CD156-004(MD)
Mark Doty

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: David Preziosi
Against: No one

***Commissioner Seale was excused and left the meeting for the day.**

Motion #1:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Deny** with the finding of fact that the application was incomplete when submitted due to the failure to meet requirement 51A-405(i)5(d).

Maker: Gadberry

Second: No one

Results:

Ayes: -
Against: -
Absent: - 4 Amonett, Jordan, Johnson, Seale
Vacancies: - 2 7 and 10

***MOTION FAILED FOR LACK OF A SECOND.**

Motion #2:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Approve** - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the Applicant has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: Tapscott

Second: Flabiano

Results: 9/2

Ayes: - 9 Birrer, Bowers, *Childers, Flabiano, Maten,
Parsons, Tapscott, Thomas-Drake, Williams
Against: - 2 Gadberry, *Sherman
Absent: - 4 Amonett, Jordan, Johnson, Seale
Vacancies: - 2 7 and 10

11. 1801 N LAMAR ST

West End Historic District

CA156-160(MD)

Mark Doty

Install 7'-0" fence on rear elevation.

Speakers: For: Scott Loven

Against: No one

Motion:

Install 7'-0" fence on rear 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 will have an adverse effect on the architectural features of the structure and the historic overlay district.

Maker: *Childers

Second: Birrer

Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Johnson, Jordan
Vacancies: - 2 7 and 10

12. 3617 DUNBAR STREET

Wheatley Place Historic District

CA156-157(MD)

Mark Doty

Remove existing windows and install aluminum windows. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

Motion:

Remove existing windows and install aluminum windows. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic. Preservation criteria Section 5.3.

Maker: Williams

Second: Bowers

Results: 9/0

Ayes: - 9 Bowers, *Childers, Flabiano, Gadberry, Maten,
Parsons, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 6 Amonett, Birrer, Jordan, Johnson, Seale,
Sherman
Vacancies: - 2 7 and 10

13. 319 N CLINTON AVE

Winnetka Heights Historic District

CA156-159(MD)

Mark Doty

1. Construct addition on rear of main structure.
2. Remove non-historic windows on north facade and install four wood, one-over-one windows and one French door.
3. Install wood, one-over-one window on north facade to match other existing historic windows.
4. Construct two pillars on front porch.
5. Construct wood railing on front porch.
6. Rebuild brick porch piers to match.

7. Construct 8'-0" wood fence in cornerside yard.

Speakers: For: Isacc Martinez
Against: No one

Motion:

1. Construct addition on rear of main structure. **Approve** drawings dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove non-historic windows on north facade and install four wood, one-over-one windows and one French door. **Approve** drawings dated 12/16/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install wood, one-over-one window on north facade to match other existing historic windows. **Approve** drawings dated 12/16/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct two pillars on front porch. **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 the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E).
5. Construct wood railing on front porch. **Approve** drawings dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Rebuild brick porch piers to match. **Approve** drawings and specifications dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct 8'-0" wood fence in cornerside yard. **Approve** site plan dated 12/16/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(iii)(aa)(bb),(iv),(v), (D), and (G), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: *Sherman

Second: Maten

Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams

Against: - 0

Absent: - 3 Amonett, Jordan, Johnson

Vacancies: - 2 7 and 10

14. 222 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-158(MD)

Mark Doty

1. Construct addition to main structure.
2. Construct second floor addition.

3. Remove gabled roof and construct hipped roof on main structure.
4. Remove existing front porch and construct new porch.
5. Install fence in interior side and rear yard and driveway gate.

Speakers: For: Larry Jeffery
Against: No one

Motion #1:

1. Construct addition to main structure. **Deny** - with the finding of fact the proposed work does is not compatible and applicant has not met the burden of proof necessary to warrant a favorable action.
2. **Item #2 voted on separately.**
3. Remove gabled roof and construct hipped roof on main structure. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because removal of the existing gable roof and installation of a new hipped roof is not compatible with the historic overlay district with the finding of fact that hipped roofs are not typical on this style of house in the historic overlay.
4. Remove existing front porch and construct new porch. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because removal of the existing front porch and construction of a new front porch is not compatible with the historic overlay district with the finding of fact that full length front porches are not typical on this style of house in the historic overlay.
5. Install fence in interior side and rear yard and driveway gate. **Deny without prejudice with the finding of fact of insufficient evidence.**

Maker: *Sherman
Second: Tapscott
Results: 12/0

Ayes: - 12 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, *Sherman, Tapscott,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

Motion #2:

2. Construct second floor addition. **Deny** with the finding of fact that the proposal is not compatible to the district and applicant did not meet the burden of proof.

Maker: *Sherman
Second: Tapscott
Results: 2/10

Ayes: - 2 *Sherman, Thomas-Drake
Against: - 10 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, Tapscott, Williams
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

MOTION FAILED

Motion #3:

2. Construct second floor addition. **Deny without prejudice with the finding of fact that the proposal is not compatible to the district.**

Maker: Tapscott
Second: Maten
Results: 11/1

Ayes: - 11 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Maten, Parsons, Seale, Tapscott, Thomas-
Drake, Williams
Against: - 1 *Sherman
Absent: - 3 Amonett, Jordan, Johnson
Vacancies: - 2 7 and 10

15. 1825 Abrams Road

Lakewood Theater
CA156-176(MD)
Mark Doty

1. Install three storefront doors and windows in new openings on Facade B3.
2. Install one storefront door and windows in new opening on Facade C.
3. Install two storefront doors and windows in new openings on Facade D.
4. Install canopy over storefront door and windows on Facade C.
5. Remove door and HVAC vent and patch with stucco to match on Facade C.
6. Install A/C units on roof.
7. Remove HVAC vent and patch with stucco to match on Facade D.

Speakers: For: No one
Against: No one

Motion:

1. Install three storefront doors and windows in new openings on Facade B3. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
2. Install one storefront door and windows in new opening on Facade C. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
3. Install two storefront doors and windows in new openings on Facade D. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
4. Install canopy over storefront door and windows on Facade C. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.

5. Remove door and HVAC vent and patch with stucco to match on Facade C. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
6. Install A/C units on roof. **Deny without prejudice with the finding of fact that there is inadequate information provided** - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a more complete submittal.
7. Remove HVAC vent and patch with stucco to match on Facade D. **Approve.**

Maker: Tapscott
Second: *Sherman
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

16. Z156-120(MP)

1121 Pemberton Hill Rd
Big Spring Site
Marsha Prior

Hearing to consider an application for an Historic Overlay for the Big Spring Site, west of the intersection of Pemberton Hill Road and Sarah Lee Lane.

Speakers: For: Veletta Lill, Ben Sandifer, Richard Grayson, Richard Hill, Sara Beckelman, Tim Dalbery and M.C. Toyer
Against: No one

Motion:

Hearing to consider an application for an Historic Overlay for the Big Spring Site, west of the intersection of Pemberton Hill Road and Sarah Lee Lane. **Hold under advisement until February 1, 2016.**

Maker: Tapscott
Second: Flabiano
Results: 13/0

Ayes: - 13 Birrer, Bowers, *Childers, Flabiano, Gadberry,
Johnson, Maten, Parsons, Seale, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Amonett, Jordan
Vacancies: - 2 7 and 10

OTHER BUSINESS ITEMS:

Approval of Minutes from the January 5, 2016 Meeting.

Maker: *Childers
Second: Tapscott
Results: 9/0

Ayes: - 9 Bowers, *Childers, Flabiano, Gadberry, Maten,
Parsons, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 6 Amonett, Birrer, Jordan, Johnson, Seale,
Sherman
Vacancies: - 2 7 and 10

Approval of Annual Report for October 2014 – September 2015.

Maker: Thomas-
Drake
Second: Flabiano
Results: 9/0

Ayes: - 9 Bowers, *Childers, Flabiano, Gadberry, Maten,
Parsons, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 6 Amonett, Birrer, Jordan, Johnson, Seale,
Sherman
Vacancies: - 2 7 and 10

ADJOURNMENT

Motion was made to adjourn at 5:38 P.M.

Katherine Seale, Chair

Date