

February 6, 2017



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on February 6, 2017 with a briefing at 10:08 a.m. in room 5ES and the public hearing at 1:11 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Mike Birrer
Clint Bowers
Diane Bumpas
*Sam Childers

Mattia Flabiano
Cris Jordan
Adam McGill
*Evelyn Montgomery
Katherine Seale, Chair

*Diane Sherman
Robert Swann
Daron Tapscott
Sean Tate
Emily Williams

The following ex-officio member was present for the meeting: **Paul Ridley**

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

The following Commissioners were absent for the Meeting: No one

The following Commissioners were absent for the briefing: No one

The following Position is vacant: District 2, 3, and District 12

The following Staff was present:

Neva Dean
Mark Doty
Jennifer Anderson

Marsha Prior
Eric Hill
Liz Casso

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 move Consent Item C13 to the Discussion agenda.

Maker: Birrer
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

Motion was made to approve Consent Items C1 through C12 and C15 through C20 per staff recommendation.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

Motion was made to approve C14 following staff recommendation.

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

Maker: Birrer
Second: Amonett
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, Seale, *Sherman,
Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 1 *Montgomery
Vacancies: - 3 2, 3, and 12

Motion was made to rearrange the agenda and take D12, D13, CR1 - CR4 , D4, D5, D7 D8, D10, D11, C13 and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

CONSENT ITEMS:

1. 1007 Moreland Ave

Peak's Suburban
CE167-004(PT)
Pam Thompson

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

2. 1620 1ST AVE

Fair Park Historic District
CA167-158(MD)
Mark Doty

1. Hall of Domestic Arts (Science Place II) - Install bike parking equipment on existing concrete pad. Approve drawings dated 1/18/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Hall of Domestic Arts (Science Place II) - Install bike parking signage at front of building. Approve drawings dated 1/18/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 2036 COMMERCE ST

Bluitt Sanitarium-Aspley Building
CA167-178(LC)

Liz Casso

1. Add six window openings on west elevation. Approve drawings dated 1/19/17 with the condition that the windows may be two-over-two or one-over-one, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door opening on west elevation. Approve drawings dated 1/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace roll-up door on south elevation with two window openings. Approve drawings dated 1/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Add door opening on south elevation. Approve drawings dated 1/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Add security lighting on west and south elevations. Approve drawings dated 1/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct rooftop mechanical room and penthouse. Approve the drawings dated 1/19/17 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Sections 8.1, 8.3 and 8.7, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install continuous skylight curb on roof. Approve the drawings dated 1/19/17 with the finding the proposed work is consistent with the preservation criteria for roofs in Section 6.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Relocate HVAC compressors on roof. Approve the drawings dated 1/19/17 with the finding the proposed work is consistent with the preservation criteria for roofs in Section 6.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 401 N CARROLL AVE

Crockett Elementary School
CA167-170(LC)

Liz Casso

1. Install metal bike rack. Approve drawing and image dated 1/18/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct metal carports. Approve drawing and images dated 1/18/17 with the finding that although the proposed work does not comply with Section 4.1 that states the form, materials, general exterior appearance, color, and details of any new accessory buildings must be compatible with the existing historic structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
3. Install 6'-0" metal picket fence and sliding gates around parking lot. Approve drawing and images dated 1/18/17 with the finding that although the proposed work does not comply with Section 2.7 that states that no fences are permitted in the no-build zone, except as required for school security, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is

historically accurate, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

4. Repaint parking stripes in parking lot. Approve drawing dated 1/18/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 1907 ELM ST

Harwood Historic District, Majestic Theatre

CA167-171(LC)

1. Liz Casso Install new storefront systems on the south and west elevations. Approve drawings dated 1/5/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install canopy over main entry on south elevation. Approve drawings dated 1/5/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install retractable awnings on the first floor of the south and west elevations. Approve drawings dated 1/5/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 702 LIPSCOMB AVE

Junius Heights Historic District

CA167-167(MP)

Marsha Prior

Replace sliding glass door on left side elevation with double French doors. Approve photos and specifications dated 1/18/2017 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

7. 725 RIDGEWAY ST

Junius Heights Historic District

CA167-160(MP)

Marsha Prior

Remove dead oak tree from front parkway. Approve proposed work with the finding the removal of the tree is consistent with preservation criteria Section 3.5(c) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

8. 5411 WORTH ST

Junius Heights Historic District

CD167-008(MP)

Marsha Prior

Demolish carport using the standard 'noncontributing structure because newer than period of significance.' Approve - the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

9. 400 E 5TH ST

Lake Cliff Historic District

CA167-161(JKA)

Jennifer Anderson

Paint main structure using Behr paint. Body: PPU9-02 "Lucky Bamboo;" Trim: MQ3-44 "Ancient Scroll;" Accent: PPU7-25 "Clove Brown." Approve paint specifications dated 1-17-17 with the finding that the

proposed work is consistent with preservation criteria Section 4.8(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 1015 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic
District
CA167-177(EH)
Eric Hill

Install 4 signs on main structure. Approve sign specifications dated 01-21-2017 with the condition that the signs are front-lit. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-172(EH)

1. Eric Remove and replace second story balcony on rear of main structure with steel and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve proposed work dated 01-05-2017 with the condition that the new balconies match the existing in profile and dimensions. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct pent roof over rear entry on main structure. Approve proposed work dated 01-05-2017 with the condition that the tile material matches the existing on the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install iron fence along rear property line. Approve site plan and fence specifications dated 01-05-2017 with the finding that the proposed work is consistent with the Preservation Criteria Sections 2.9 and 2.13 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i). Hill

12. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-173(EH)
Eric Hill

1. Remove and replace existing second floor balcony on rear of main structure. Approve proposed work dated 01-05-2017 with the condition that the new balconies match the existing in profile and dimensions. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct pent roof over rear entry on main structure. Approve proposed work dated 01-05-2017 with the condition that the tile material matches the existing on the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

13. 4422 SWISS AVE (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic
District
CA167-182(EH)
Eric Hill

1. Construct four semi-detached residences. Approve updated plans dated 01-19-2017 with the finding that the work is consistent with preservation criteria Section 4.2 and it meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping and hardscaping in front and side yards. Approve landscaping plan dated 01-19-2017 with the condition that the front yard fence is 50% open. The proposed landscaping and

hardscaping is consistent with the Preservation Criteria Sections 2.3, 2.6 and 2.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Speakers: For: No one
Against: No one

Motion:

1. Construct four semi-detached residences. **Approve** updated plans dated 01-19-2017 with the finding that the work is consistent with preservation criteria Section 4.2 and it meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping and hardscaping in front and side yards. **Approve landscaping plan dated 01-19-2017 with the condition that the front yard fence is 50% open and with the condition that they are large canopy trees and that the applicant will get a recommendation from the city's arborist. The proposed landscaping and hardscaping is consistent with the Preservation Criteria Sections 2.3, 2.6 and 2.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).**

Maker: Williams
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

14. 4602 SWISS AVE (Voted on Separately)

Peak's Suburban Addition Neighborhood Historic
District
CA167-175(EH)
Eric Hill

Stain existing wood fence. Brand: Ready Seal. Color: Dark Walnut. Approve proposed stain specifications dated 01-05-2017 with the finding that the proposed staining specifications with not have an adverse effect on the historic overlay district. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 311 N MARKET ST

West End Historic District
CA167-169(LC)
Liz Casso

Replace acorn street light toppers along N Market Street. Approve with the condition that the light fixtures will not include a decorative cage, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 3628 DUNBAR ST

Wheatley Place Historic District
CD167-007(MP)
Marsha Prior

Demolish a residential structure, 3000 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.

17. 223 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-163(JKA)
Jennifer Anderson

Paint main and accessory structure using Sherwin Williams paint. Body: SW2832 "Colonial Revival Gray;" Trim: SW7005 "Pure White;" Accent: SW2819 "Downing Slate." Approve paint specifications dated 01-17-17 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

18. 402 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-162(JKA)
Jennifer Anderson

Paint main structure using Sherwin Williams paint. Body: SW6244 "Naval;" Trim: SW7000 "Ibis White;" Accent: SW2850 "Chelsea Gray." Approve paint specifications dated 01-17-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 400 N WILLOMET AVE

Winnetka Heights Historic District
CA167-166(JKA)
Jennifer Anderson

Install GAF Timberline composition shingles in color "Charcoal" on the main structure. Approve specifications dated 01-17-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 237 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-186(JKA)
Jennifer Anderson

Install GAF Camelot asphalt shingles in color "Antique Slate" on main structure. Approve specifications dated 1/17/17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(14)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEMS:

1. 1907 ELM ST

Harwood Historic District, Tower Petroleum
CR167-007(LC)
Liz Casso

Courtesy Review - Install a blade sign. Approve conceptually with the condition that the sign not be a plastic or metal can sign, that the use of exposed neon lighting be considered, and that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Patrick Hazard
Against: No one

*There was no formal motion made on this case.

2. 6019 WORTH ST

Junius Heights Historic District
CR167-004(MP)
Marsha Prior

1. Courtesy Review - Add second story addition. Approve conceptually with condition that one-over-one windows on addition follow that shown in elevation drawings, that no glass block windows are installed and that the windows are true divided light, that the addition is moved back to the rear 50% mark, and that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.
2. Courtesy Review - Construct new porch with brick and wood columns. Approve conceptually with condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.
3. Courtesy Review - Add brick chimney. Approve conceptually with condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.
4. Courtesy Review - Remove vinyl siding and restore original wood siding. Approve conceptually with condition that front gable follow elevation drawings with wood shake shingles, and that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.

Speakers: For: No one
Against: No one

*There was no formal motion made on this case.

3. 1801 N LAMAR ST

West End Historic District
CR167-005(LC)
Liz Casso

Courtesy Review - Construct a three-story addition. Approve conceptually with the condition that the stone detailing on the parapet be simplified, and that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Craig Melde
Against: No one

*There was no formal motion made on this case.

4. 515 ROSS AVE

West End Historic District
CR167-008(LC)
Liz Casso

Courtesy Review - Construct a three-story museum. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Mark Holsinger
Against: No one

*There was no formal motion made on this case.

DISCUSSION ITEMS:

1. 5728 JUNIUS ST

Junius Heights Historic District
CA167-183(MP)
Marsha Prior

Extend 8ft wood fence on right side yard and extend 6ft wood fence on left side yard.

Speakers: For: No one
Against: No one

Motion:

Extend 8ft wood fence on right side yard and extend 6ft wood fence on left side yard. **Approve to 50% mark.**

Maker: Flabiano
Second: Jordan
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

2. 5540 VICTOR ST

Junius Heights Historic District
CA167-159(MP)
Marsha Prior

1. Remove secondary door on front elevation and fill void with wood siding.
2. Remove two one-over-one windows on rear half of the left (East) side elevation and replace with three, smaller, fixed vinyl windows, and infill wood siding as needed.
3. Remove one fixed window on front half of the left (East) side elevation and replace with smaller fixed window, and infill with wood siding as needed.

Speakers: For: No one
Against: No one

Motion:

1. Remove secondary door on front elevation and fill void with wood siding. **Deny without prejudice** - the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.1 for historic doors and windows.
2. Remove two one-over-one windows on rear half of the left (East) side elevation and replace with three, smaller, fixed vinyl windows, and infill wood siding as needed. **Approve** drawings and specifications dated 1/18/2017 with condition that windows are wood rather than vinyl with the finding the work is consistent with preservation criteria Section 5.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove one fixed window on front half of the left (East) side elevation and replace with smaller fixed window, and infill with wood siding as needed. **Approve** drawings and specifications dated 1/18/2017 with condition that windows are wood rather than vinyl with the finding the work is consistent with preservation criteria Section 5.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

3. 5411 WORTH ST

Junius Heights Historic District
CA167-168(MP)
Marsha Prior

1. Remove three windows at rear of left side elevation, fill voids with siding, and paint.
2. Remove two windows at front of left side elevation, fill voids with siding, and paint.
3. Install eight vents along skirting on rear and side elevations.
4. Remove one tree and vegetation along left side elevation.

Speakers: For: Nora Rogney
Against: No one

Motion:

1. Remove three windows at rear of left side elevation, fill voids with siding, and paint. **Approve photos dated 1/18/2017 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**
2. Remove two windows at front of left side elevation, fill voids with siding, and paint. **Approve - existing window units to be re-centered on the front bedroom and all siding should be matched and spliced in.**

3. Install eight vents along skirting on rear and side elevations. Approve photos dated 1/18/2017 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove one tree and vegetation along left side elevation. Approve photos dated 1/18/2017 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Swann
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

4. 428 E 6TH ST

Lake Cliff Historic District
CA167-187(JKA)
Jennifer Anderson

1. Remove carport on east side of the main structure.
2. Remove rear porch cover.
3. Remove west side window roof cover.
4. Replace two front doors.
5. Replace rear door.
6. Remove side door and steps and replace with window.
7. Replace aluminum windows on west side.
8. Replace siding on rear and sides of the main structure with brick to match existing.
9. Install GAF Timberline composition shingles in color "Weathered Wood."

Speakers: For: Robert Garza
Against: No one

Motion:

1. Remove carport on east side of the main structure. Approve site plan dated 01-17-17 with the finding that the work is consistent with preservation criteria Section 3.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove rear porch cover. Approve site plan dated 01-17-17 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove west side window roof cover. Approve the photograph dated 01-17-17 with the finding that the work is consistent with preservation criteria Section 6.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace two front doors. Approve specifications dated 01-17-17 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Replace rear door. **Approve** specifications dated 01-17-17 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove side door and steps and replace with window. **Approve drawings dated 1-17-17 in accordance with the applicant's testimony that the porch was not historic and the applicant will add an expansion joint between new brick or siding as a demarcation line.**
7. Replace aluminum windows on west side. **Approve.**
8. Replace siding on rear and sides of the main structure with brick to match existing. **Approve**
9. Install GAF Timberline composition shingles in color "Weathered Wood." **Approve specifications dated 01-17-17 with the finding that the proposed work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).**

Maker: Flabiano
Second: Jordan
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

5. 4805 WORTH ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-176(EH)
Eric Hill
Replace two garage doors with single automatic garage door on accessory structure.

Speakers: For: Jason Riche
Against: No one

Motion:

Replace two garage doors with single automatic garage door on accessory structure. Approve proposed door specifications dated 1-21-16 with the finding that the proposed work is compatible with the historic overlay district and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) **with the finding of fact that the accessory structure is noncontributing.**

Maker: Jordan
Second: Williams
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

6. 4406 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-179(EH)
Eric Hill

1. Paint main structure. Work completed without Certificate of Appropriateness. Brand: Sherwin Williams. Color: Brick- SW7066 "Gray Matters", Wood siding- SW7064 "Passive", Trim/Fascia- SW7068 "Grizzle Gray".
2. Replace 6 aluminum windows with vinyl windows of the same size. Work completed without Certificate of Appropriateness.
3. Construct 10'x10' shed in rear yard. Work completed without Certificate of Appropriateness.

Speakers: For: Asaf Bitton
Against: No one

Motion:

1. Paint main structure. Work completed without Certificate of Appropriateness. Brand: Sherwin Williams. Color: Brick- SW7066 "Gray Matters", Wood siding- SW7064 "Passive", Trim/Fascia- SW7068 "Grizzle Gray". **Approve with finding that the original modern three-color brick blend was not appropriate to the neighborhood.**
2. Replace 6 aluminum windows with vinyl windows of the same size. Work completed without Certificate of Appropriateness. **Approve.**
3. Construct 10'x10' shed in rear yard. Work completed without Certificate of Appropriateness. **Approve.**

Maker: Williams
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

7. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-180(EH)
Eric Hill

1. Re-frame roof on flat roof addition on rear of main structure.
2. Construct railing on 1st floor porch on front of the main structure.
3. Install cedar decking on front concrete porch.

4. Remove large tree on northeast side yard.
5. Extend existing concrete driveway 10' towards rear yard.

Speakers: For: Douglas Batts
Against: No one

Motion:

1. Re-frame roof on flat roof addition on rear of main structure. **Approve** elevations dated 01-21-2017 with the finding that while the proposed work does not comply with Preservation Criteria Section 3.16, the updated roof plan is consistent with the spirit and intent of the preservation criteria and the proposed work will not adversely affect the historic character of the property. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct railing on 1st floor porch on front of the main structure. **Deny without prejudice due to lack of evidence of historic railing on porch.**
3. Install cedar decking on front concrete porch. **Deny without prejudice** proposed porch flooring with the finding that the work does not comply with the preservation criteria Section 3.19 and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove large tree on northeast side yard. **Approve** engineering report and arborist statements dated 01-21-2017. The proposed work is consistent with the Preservation Criteria Section 2.8 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Extend existing concrete driveway 10' towards rear yard. **Approve** proposed work and site plan dated 01-21-2017 with the condition that the new section matches exactly the material, width, and color of the existing. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Montgomery
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

8. 2635 SOUTH BLVD

South Blvd/Park Row Historic District
CA167-184(MP)
Marsha Prior

Paint exterior brick elevations. Brand: Sherwin Williams, SW 6327 'Bold Brick.'

Speakers: For: Ginger Sanchez, Tommy Hill
Against: No one

Motion:

Paint exterior brick elevations. Brand: Sherwin Williams, SW 6327 'Bold Brick.' **Approve Sherwin Williams, SW 6327 'Bold Brick or equivalent Georgian Brick by Benjamin Moore from the historic collection with finding of fact that the existing brick cannot be repaired and many attempts have been tried and with the condition that no cast stone elements are painted.**

Maker: Flabiano
Second: Jordan
Results: 14/1

Ayes: - 14 Amonett, Birrer, Bowers, Bumpas, *Childers, Flabiano, Jordan, McGill, *Montgomery, Seale, Swann, Tapscott, Tate, Williams,
Against: - 1 *Sherman
Absent: - 0
Vacancies: - 3 2, 3, and 12

9. 2608 HIBERNIA ST

State Thomas Historic District
CA167-181(EH)
Eric Hill

1. Install window on side elevation in rear 50% of main structure.
2. Install A/C unit in rear yard.
3. Install sign in front yard.

Speakers: For: Eric Marye
Against: No one

Motion:

1. Install window on side elevation in rear 50% of main structure. **Approve** elevation dated 01-21-2017 with the finding that while the completed work is inconsistent with the preservation criteria Section 51P-225.109(a)(3) it is located in the rear 50% of the side facade and not easily visible from the public right of way. The completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install A/C unit in rear yard. **Approve** site plan dated 01-21-2017 with the finding that the proposed work is consistent with the preservation criteria. The completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install sign in front yard. **Approve – sign to be installed 5 feet back from public right of way and 3 feet from pedestrian walkway from the edge of the sign.**

Maker: Jordan
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers, Flabiano, Jordan, McGill, *Montgomery, Seale, *Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

10. 215 S CLINTON AVE

Winnetka Heights Historic District
CA167-165(JKA)
Jennifer Anderson

1. Remove door and sidelights on south side of the main structure. Work completed by previous owner without a Certificate of Appropriateness.
2. Install window on south side of the main structure where door and sidelights were removed by previous owner.
3. Install 8' wood fence in side yard of the main structure.

Speakers: For: Jeff Blackwell, Rob Puckett
Against: No one

Motion:

1. Remove door and sidelights on south side of the main structure. Work completed by previous owner 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)(ii) because it is not compatible with the historic overlay district since the applicant did not meet the burden of proof required to show that the door or the door opening was not original to the home.
2. Install window on south side of the main structure where door and sidelights were removed by previous owner. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applicant did not meet the burden of proof required to show that the door or the door opening was not original to the home.
3. Install 8' wood fence in side yard of the 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 it is not compatible with the historic overlay district since fences that conceal the cornerside facade are not typically found in the historic overlay district.

Maker: Flabiano
Second: McGill
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

11. 200 N WINDOMERE AVE

Winnetka Heights Historic District
CA167-164(JKA)
Jennifer Anderson

1. Remove door on south side of the main structure.
2. Install wood railing on front porch.

Speakers: For: Jeff Blackwell, Margaret Viss
Against: No one

Motion:

1. Remove door on south side of the main structure. **Deny without prejudice** - The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111 (a)(17)(F)(iii) stating that all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building, and because the applicant has not met the burden of proof required to show that the door was not an original feature on the main structure.
2. Install wood railing on front porch. **Deny without prejudice** - the proposed work does not meet the standards in City Code Section 5A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(11)(A) stating that railings on front porches must be typical of the style and period of the main building and because the applicant has not met the burden of proof required to prove that railings were an original feature on the main structure. The proposed work is also not consistent with City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

Maker: *Sherman
Second: Tate
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,
Against: - 0
Absent: - 0
Vacancies: - 3 2, 3, and 12

12. 1923 N. Edgefield Avenue

Hold a public hearing to consider initiation of historic designation process for 1923 N. Edgefield Avenue

Speakers: For: David Preziosi, Ellie Hajek, Ada Nell McComas, Deborah Carpenter, Brenna Elliott,
Stephen Hidlebaugh, Veletta Lill
Against: No one

Motion:

Hold a public hearing to consider initiation of historic designation process for 1923 N. Edgefield Avenue.

Maker: Tapscott

Second: Flabiano

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0

Absent: - 0

Vacancies: - 3 2, 3, and 12

13. 1601 Chalk Hill Road

Hold a public hearing to consider initiation of historic designation process for 1601 Chalk Hill Road (Eagle Ford School).

Speakers: For: David Preziosi, Elsa Cadena, Ellie Hajek, Albert Valtierra, Albert Gonzalez, Debbie Solis, Gilbert Cerda, Eladio Martinez, Frances Rizo

Against: Frank Hytken, Carroll Faulkner, Chad Lowrey

Motion:

Hold a public hearing to consider initiation of historic designation process for 1601 Chalk Hill Road (Eagle Ford School).

Maker: Jordan

Second: Tapscott

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0

Absent: - 0

Vacancies: - 3 2, 3, and 12

Approval of January 9, 2017 Minutes.

Maker: Flabiano

Second: *Sherman

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, Bumpas, *Childers,
Flabiano, Jordan, McGill, *Montgomery, Seale,
*Sherman, Swann, Tapscott, Tate, Williams,

Against: - 0

Absent: - 0

Vacancies: - 3 2, 3, and 12

ADJOURNMENT

Motion was made to adjourn at 6:15 P.M.

Katherine Seale, Chair

Date