

March 7, 2016



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 7, 2016 with a briefing at 11:05 a.m. in room 5ES and the public hearing at 1:14 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Mike Birrer
*Sam Childers
Mattia Flabiano
Dustin Gadberry

John Johnson
Joel Maten
*Evelyn Montgomery
Amie Parsons
Katherine Seale, Chair

*Diane Sherman
Daron Tapscott
Sean Tate
Kelli Thomas-Drake
Emily Williams

The following ex-officio member was present for the meeting: **Neil Emmons**

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

The following Commissioners were absent for the Meeting: **Cris Jordan and Clint Bowers**

The following Commissioners were absent for the briefing: **Cris Jordan and Clint Bowers**

The following Position is vacant: 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 move C31 to the Discussion agenda and to move D2 to the Consent agenda.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

Motion was made to move C7 to the Discussion agenda and to approve C1 through C6, C8 through C19, C21-C30, C32 through C38 and D2 following staff recommendation.

Maker: Birrer
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

Motion was made to approve C20 following staff recommendation.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

Motion was made to rearrange the agenda and take C7, C31 followed by D14, D1, D4, D6, D9, D13, and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

CONSENT ITEMS:

1. 414 N Windomere

Winnetka Heights
CE156-011(PT)
Pam Thompson

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. 228 S Windomere

Winnetka Heights
CE156-012(PT)
Pam Thompson

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.

3. 5749 LA VISTA

Edison / La Vista
CE156-013(PT)
Pam Thompson

A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$9,616.57 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$9,616.57 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

4. 1700 COMMERCE

Allen Building
CE156-015(PT)
Pam Thompson

A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years. Approval of the Certificate of Eligibility.

5. 6243 LA VISTA DR

Swiss Avenue
CE156-016(PT)
Pam Thompson

A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$600,927 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$600,927 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

6. 5601 EAST SIDE AVE

Junius Heights Historic District
CA156-266(MP)
Marsha Prior

1. Relocate two red oak trees on west side further back to rear of yard. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Establish planting beds around base of building on front (south) and west sides. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install eight slender sweet gum trees and one Claudia Wannamaker magnolia on west side. Approve with conditions - Approve landscape site plan dated 02/04/2016 with condition that the four sweet gum tree locations directly in front of the large stained glass are removed from the plan with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install boxwood hedge along south (front) side. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct stone paths and crushed stone paths for access to plants on south (front) and west sides. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install Sundial/Armory and two zinc planters on west side. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. Install crepe myrtle trees along parkway on west and front (south) sides. Approve with conditions - Approve landscape site plan dated 02/04/2016 with the condition that a dwarf species with height range of 4 to 6 feet upon maturity is planted with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install gulf muhly grass in west side, front, and rear yards. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Install stone and mondo grass at southwest corner. Approve landscape site plan dated 02/04/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5835 REIGER AVE (Moved to Discussion)

Junius Heights Historic District

CA156-247(MP)

Marsha Prior

Install 9-foot cedar fence, with sliding gate, around perimeter and up to front of house on interior and corner side yards, and stain using Brand: Ready Seal, Mahogany. Work initiated without a Certificate of Appropriateness.

Speakers: For: Dale Coonrod

Against: No one

Motion:

Install 9-foot cedar fence, with sliding gate, around perimeter and up to front of house on interior and corner side yards, and stain using Brand: Ready Seal, Mahogany. Work initiated without a Certificate of Appropriateness. Approve completed work with condition that fence is re-constructed to allow for visibility triangle and a two-foot setback from the sidewalk with the finding the work is compatible at this time with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) with the condition that the street facing front fence may be at front corner of structure and as required by ordinance, two foot setback from sidewalk. Staff proposed conditions make fence compatible with the historic overlay district and applicant has demonstrated a need for security.

Maker: Tapscott

Second: Flabiano

Results: 15/0

Ayes:	- 15	Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 2	Bowers and Jordan
Vacancies:	- 1	10

8. 707 SKILLMAN ST

Junius Heights Historic District
CA156-259(MP)
Marsha Prior

Construct 8-ft cedar wood, board on board fence in back yard and up to front of house in side yard, and stain using, Sherwin Williams, Brown. Work completed without a Certificate of Appropriateness. Approve completed work with the finding the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 4942 REIGER AVE

Munger Place Historic District
CA156-282(JKA)
Jennifer Anderson

Revise previously approved site plan for new single-family home. Approve site plan dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 5101 VICTOR ST

Munger Place Historic District
CA156-283(JKA)
Jennifer Anderson

1. Remove tree in rear yard of main structure. Approve the proposed work with the finding that it meets the standards in City Code Section 51P-97.106(d)(4) and Section 51A-4.501(g)(6)(C)(i).
2. Install pool in rear yard of main structure. Approve site plan and specifications dated 2-17-16 with the finding the proposed work meets the standards in City Code Section 51P-97.106(d)(4) and Section 51A-4.501(g)(6)(C)(i).
3. Stain deck in rear of main structure using Sherwin Williams Solid Exterior Stain in color SW3406 "Pine Cone." Approve site plan and specifications dated 2-17-16 with the finding the proposed work meets the standards in City Code Section 51P-97.106(dz)(4) and Section 51A-4.501(g)(6)(C)(i).

11. 5124 VICTOR ST

Munger Place Historic District
CA156-281(JKA)
Jennifer Anderson

Install concrete walk. Approve site plan dated 2-17-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(2)(l)(i) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

12. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-285(JKA)
Jennifer Anderson

Install 13 custom 1/1 wood windows on main structure. Work partially completed without a Certificate of Appropriateness. Approve custom windows with the conditions that the window sashes, jambs, casing, and trim is all wood and matches the profile and mullion size of the original windows that were removed without a Certificate of Appropriateness, and that the window jambs meet the front casings without a gap or reveal. No vinyl or aluminum is permitted for any window, window casings, or jambs. The partially completed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 1207 ANNEX AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-308(JKA)
Jennifer Anderson

Plant two trees in parkway. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 4511 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-289(JKA)
Jennifer Anderson

Construct garage in rear of the main structure. Approve site plan, drawings, and specifications dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 4511 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CD156-008(JKA)
Jennifer Anderson

Demolish garage in rear of the main structure using the standard "replace with a more appropriate/compatible structure." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

16. 4520 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-305(JKA)
Jennifer Anderson

Plant one tree in front yard. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 4612 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-306(JKA)
Jennifer Anderson

Plant one tree in front yard. Approve site plan and specifications dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).

18. 4620 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-307(JKA)
Jennifer Anderson

Plant two trees in parkway. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 1003 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-312(JKA)
Jennifer Anderson

Plant two trees in parkway. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 4710 SWISS AVE (Voted on Separately)

Peak's Suburban Addition Neighborhood Historic District
CA156-269(MD)
Jennifer Anderson

Replace four windows on rear facade with three wood, one-over-one windows. Approve with conditions - Approve drawing and specification dated 2/17/16 with the condition that new 117 siding and window trim to match is used as infill, with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes:	- 14	Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 3	Bowers, Jordan, Parsons
Vacancies:	- 1	10

21. 4805 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-310(JKA)
Jennifer Anderson

Plant one tree in parkway. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 4519 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA156-309(JKA)
Jennifer Anderson

Plant two trees in parkway. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

23. 4302 TRELIS CT

Peak's Suburban Addition Neighborhood Historic District
CA156-302(JKA)
Jennifer Anderson

Plant one tree in front yard. Approve site plan and specifications dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

24. 4800 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-303(JKA)
Jennifer Anderson

1. Remove Live Oak tree. Approve - The proposed work is compatible with the historic overlay district and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Plant two trees in parkway in front of main structure. Approve site plan and specifications dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Plant three trees in parkway on side of main structure. Approve site plan and specifications dated 2-17-16 with the finding that the work is compatible with the historic overlay district and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(ii).

25. 4313 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-311(JKA)
Jennifer Anderson

Plant one tree in front of the main structure. Approve site plan and specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

26. 4840 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-286(JKA)
Jennifer Anderson

Construct garage in rear of the main structure. Approve plans dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 6.1-6.7 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

27. 3506 CEDAR SPRINGS RD

Shingle Style House
CA156-263(MD)
Mark Doty

Construct a carport in side yard. Work completed without a Certificate of Appropriateness. Approve - Approve drawings dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

28. 6103 BRYAN PKWY

Swiss Avenue Historic District
CA156-279(JKA)
Jennifer Anderson

1. Construct 22'x12' pergola in rear of the main structure. Work completed without a Certificate of Appropriateness. Approve completed work with the finding that it is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove three trees in parkway on side of main structure. Approve proposed work with the finding that it is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

29.3530 DUNBAR ST

Wheatley Place Historic District

CA156-248(MD)

Mark Doty

Construct a single family residence. Approve - Approve drawings dated 2/17/16 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.7 and the criteria for new construction and additions in the preservation criteria Sections 9.2, 9.3, 9.7, 9.8, 9.9 and 9.11(a) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

30.3727 MEADOW ST

Wheatley Place Historic District

CA156-249(MD)

Mark Doty

Construct a single family residence. Approve - Approve drawings dated 2/17/16 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.7 and the criteria for new construction and additions in the preservation criteria Sections 9.2, 9.3, 9.7, 9.8, 9.9 and 9.11(a) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

31.220 N CLINTON AVE (Moved to Discussion)

Winnetka Heights Historic District

CA156-261(MD)

Mark Doty

1. Replace siding on main structure with reclaimed or milled siding to match existing.
2. Install wood moulding around front door.
3. Change approved wood, one-over-one window specifications from 'Hurd' to 'Jeld Wen'.
4. Install wood 1x6 trim around new windows.

Speakers: For: Brian Karr,

Against: No one

Motion:

1. Replace siding on main structure with reclaimed or milled siding to match existing. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood moulding around front door. Approve image dated 2/17/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Change approved wood, one-over-one window specifications from 'Hurd' to 'Jeld Wen'. Approve specifications dated 2/17/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install wood 1x6 trim around new windows. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) **with the condition that drip edge be installed above windows as confirmed by applicant.**

Maker: Flabiano
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

32.334 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-256(MD)
Mark Doty

Construct accessory structure in rear yard. Approve - Approve drawings dated 2/17/16 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

33.314 S MONTCLAIR AVE

Winnetka Heights Historic District
CA156-255(MD)
Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 7005 'Pure White'. Doors/windows - SW 6991 'Black Magic'. Approve – Approve paint specifications dated 2/17/16 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

34. 222 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-260(MD)
Mark Doty

1. Construct front porch. Approve drawings dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove window and door on north elevation. Approve drawings dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install gable vents. Approve drawings dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

35.214 N WILLOMET AVE

Winnetka Heights Historic District
CA156-268(MD)
Mark Doty

1. Raise foundation one foot and install new porch steps to accommodate new height. Approve – Approve drawings and foundation report dated 2/17/16 with the finding 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).

2. Install copper gutters on main structure. 'Rustic Copper'. Approve - Approve images dated 2/17/16 with the finding the proposed work is consistent with the criteria for color in Section 51P-87.111(a)(8)(D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

36.228 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-262(MD)

Mark Doty

1. Change approved window specifications from 'Hurd' to 'Jeld Wen'. Approve – Approve drawing and specifications dated 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)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace to match two windows on second floor on south elevation. Approve - Approve drawing and specifications dated 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)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new rear door design. Approve – Approve specification dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

37. 414 N WINDOMERE AVE

Winnetka Heights Historic District
CA156-264(MD)

Mark Doty

Construct rear addition. Approve - Approve drawings dated 2/17/16 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).

38. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-280(JKA)

Jennifer Anderson

Expand driveway in front of main structure. Approve site plan dated 2-16-16 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEMS:

1. 2700 CANTON ST

Adam Hats Building
CA156-257(MD)

Mark Doty

Modify existing wireless antennae size, height, location, and screening method.

Speakers: For: Kira Bauman
Against: No one

Motion:

Modify existing wireless antennae size, height, location, and screening method. Approve with conditions that screening to be color submitted without faux brick pattern. While work does not strictly comply with the preservation criteria, there is no adverse effect to the building, district, or future preservation efforts.

Maker: Tapscott
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

2. 9718 WEBB CHAPEL RD (Moved to Consent)

Crown Hill Mausoleum
CA156-258(MD)
Mark Doty

1. Paint exterior. Behr Masonry Flat - 270 mixed to match. Work begun without a Certificate of Appropriateness application. **Approve** paint specification dated 2/17/16 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Section 3.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install clear roofing material over two existing window grates on ground level. Work begun without a Certificate of Appropriateness. **Approve** with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 706 N BEACON ST

Junius Heights Historic District
CA156-246(MP)
Marsha Prior

Construct raised deck with spiral staircase on rear of main structure and paint using, Brand: Sherwin Williams. Deck: SW 3043, Cheyenne Red. Rails: SW 7008, Alabaster White. Trim: SW 6178, Clary Sage. Work initiated without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Construct raised deck with spiral staircase on rear of main structure and paint using, Brand: Sherwin Williams. Deck: SW 3043, Cheyenne Red. Rails: SW 7008, Alabaster White. Trim: SW 6178, Clary Sage. **Deny** - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria 8.5, stating that massing, shape, and general appearance of additions must be compatible with the existing historic structure with the finding of fact this proposed work will have an adverse effect on the architectural features, an adverse effect on the structure itself, an adverse effect on the historic overlay district, and future preservation and maintenance of this building and it also violates Secretary of Interior standards #9 which states that new

additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

Maker: Amonett
Second: Williams
Results: 13/1

Ayes: - 13 Amonett, Birrer, *Childers, Johnson, Flabiano, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Williams
Against: - 1 Gadberry
Absent: - 3 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

4. 5530 VICTOR ST

Junius Heights Historic District
CA156-265(MP)
Marsha Prior

Replace existing wood fence with new wood fence in same location. Work completed without a Certificate of Appropriateness.

Speakers: For: Lurese Terrell
Against: No one

Motion:

Replace existing wood fence with new wood fence in same location. Work completed without a Certificate of Appropriateness. Approve 8 foot tall fence as constructed and submitted with the condition that the left front side fence facing the street be moved back approximately 4 feet from the front porch or approximately 1 foot in front of the first side window, with the finding of fact that the fence does not affect the district and the applicant documented security concerns.

Maker: Flabiano
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

5. 5419 WORTH ST

Junius Heights Historic District
CA156-245(MP)
Marsha Prior

Install solid driveway from sidewalk apron to detached structure with decomposed granite.

Speakers: For: No one
Against: No one

Motion:

Install solid driveway from sidewalk apron to detached structure with decomposed granite. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) and is inconsistent with preservation criteria Section 3.2 because Staff believes that decomposed granite was not a common material during the district's period of significance, and thus, is not an appropriate material with the finding that the proposed replacement must be a ribbon driveway.

Maker: Johnson

Second: Maten

Results: 14/1

Ayes:	- 14	Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Williams
Against:	- 0	
Absent:	- 3	Bowers, Jordan, Thomas-Drake
Vacancies:	- 1	10

6. 4719 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-288(JKA)
Jennifer Anderson

1. Construct deck in rear of the main structure.
2. Install two wood windows in rear of the main structure. Work completed without a Certificate of Appropriateness.
3. Install French doors in rear of the main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: Hector Reseudiz
Against: No one

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

Motion:

1. Construct deck in rear of the main structure. Approve with the condition that the new deck be 5 feet from the fence/property line per City of Dallas building code and that the existing deck be modified to form an L shape and be at least 5 feet from the fence/property line per City of Dallas building code.
2. Install two wood windows in rear of the main structure. Deny without prejudice - Work completed without a Certificate of Appropriateness. The proposed work does not meet the requirements in City

Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since detailed information for the windows were not submitted.

3. Install French doors in rear of the main structure. Work completed without a Certificate of Appropriateness. Approve - The proposed work is consistent with preservation criteria Section 3.10 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano

Second: Tapscott

Results: 14/0

Ayes: - 14 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Seale, Tate,
*Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 3 Bowers, Jordan, Parsons
Vacancies: - 1 10

7. 4820 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA156-284(JKA)

Jennifer Anderson

1. Install tile on front porch of main structure.
2. Plant crape myrtle tree in parkway.
3. Plant crape myrtle tree in front yard.

Speakers: For: No one

Against: No one

Motion:

1. Install tile on front porch of main structure. **Deny without prejudice** - The proposed 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 3.22 stating that porch floor finishes must be concrete, wood, or other materials deemed appropriate and because Staff does not feel that porcelain tile is an appropriate material for a porch floor.
2. Plant crape myrtle tree in parkway. **Approve** site plan and specifications dated 2-17-16 with the finding that the proposed work is consistent with preservation criteria Section 2.6 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Plant crape myrtle tree in front yard. **Approve** site plan and specifications dated 2-17-16 with the finding that the proposed work is consistent with preservation criteria Section 2.6 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: *Sherman

Second: Tapscott

Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Thomas-Drake,
Williams

Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

8. 2517 PARK ROW AVE

South Blvd/Park Row Historic District
CA156-267(MP)
Marsha Prior
Add second-story addition to house.

Speakers: For: No one
Against: No one

Motion:

Add second-story addition to house. Approve with condition that the front portion of the roof line is changed to side clipped-gable end design to match the existing roof design, place any skylights on the rear of the new two-story structure, keep existing side clipped-gable ends and eaves expressed on side facades, and substitute textured stucco for proposed shingle wall finish on proposed addition.

Maker: Tapscott

Second: Flabiano

Results: 9/5

Ayes: - 9 Amonett, Birrer, Johnson, Flabiano, Parsons,
Seale, Tate, Tapscott, Williams
Against: - 5 *Sherman, *Childress, Gadberry, Maten,
*Montgomery
Absent: - 2 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

9. 2608 HIBERNIA ST

State Thomas Historic District
CA156-287(JKA)
Jennifer Anderson

1. Replace siding on front facade of main structure with reclaimed siding to match original siding.
2. Replace siding on side facades of main structure with siding to match original siding.
3. Replace windows on main structure.

Speakers: For: Claudia Mendoza
Against: No one

Motion:

1. Replace siding on front facade of main structure with reclaimed siding to match original siding. Approve with condition that new siding to be wood, cedar bevel to match original profile and original exposure with the finding of fact that it meets the standard of Section 51A-4.501.
2. Replace siding on side facades of main structure with siding to match original siding. Approve specifications dated 51P-225.109(a)(11) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Replace windows on main structure. Approve specifications dated 2-17-16 with the finding that the work is consistent with preservation criteria Section 51P-225.109(a)(16)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

10. 501 ELM ST

West End Historic District
CA156-252(MD)
Mark Doty

1. Construct accessible ramp along Houston Street facade.
2. Install storefront door in existing opening.

Speakers: For: No one
Against: No one

Motion:

1. Construct accessible ramp along Houston Street facade. **Approve** drawings dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install storefront door in existing opening. **Deny without prejudice** due to lack of information provided to Staff.

Maker: Johnson
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Williams
Against: - 0
Absent: - 3 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

11.302 N MARKET ST

West End Historic District
CA156-254(MD)

Mark Doty

Install iron door in existing door opening.

Speakers: For: No one
Against: No one

Motion:

Install iron door in existing door opening. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would have an adverse effect on the architectural features of the structure.

Maker: Flabiano

Second: Johnson

Results: 14/0

Ayes:	- 14	Amonett, Birrer, *Childers, Johnson, Flabiano, Gadberry, Maten, *Montgomery, Parsons, Seale, Tate, *Sherman, Tapscott, Williams
Against:	- 0	
Absent:	- 3	Bowers, Jordan, Thomas-Drake
Vacancies:	- 1	10

12.311 N MARKET ST

West End Historic District
CA156-253(MD)

Mark Doty

1. Install four Enduraclad windows on west facade.
2. Install awning on front and rear facades.

Speakers: For: No one
Against: No one

Motion:

1. Install four Enduraclad windows on east facade. **Deny without prejudice** - the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that it would have an adverse effect on the architectural features of the structure.
2. Install awning on front and rear facades. **Approve** drawing dated 2/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Johnson

Second: Amonett

Results: 14/0

Ayes: - 14 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Williams
Against: - 0
Absent: - 3 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

13.3617 DUNBAR ST

Wheatley Place Historic District
CA156-251(MD)
Mark Doty

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

Speakers: For: Norberto Ornelas
Against: No one

***Commissioner Thomas-Drake was excused and left the meeting for the day.**

Motion:

Remove existing windows and install Approve windows as submitted with the finding that aluminum windows are appropriate as an economical alternative and new windows will not destroy historic character of the building. aluminum windows.

Maker: Johnson
Second: Amonett
Results: 14/0

Ayes: - 14 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Williams
Against: - 0
Absent: - 3 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

14. 5310 Park Lane

Hold a public hearing to consider initiation of historic designation process for 5310 Park Lane.

Speakers: For: No one
Against: No one

Motion:

Hold a public hearing to consider initiation of historic designation process for 5310 Park Lane.

Maker: Johnson
Second: Flabiano
Results: 15/0

Ayes: - 15 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 2 Bowers and Jordan
Vacancies: - 1 10

OTHER BUSINESS ITEMS:

Approval of Appointments of Christine Escobedo, Heidi Maher, Rachel Hoehn and Harry Nichols to the Winnetka Heights Task Force.

Maker: *Sherman
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, *Childers, Johnson, Flabiano,
Gadberry, Maten, *Montgomery, Parsons, Seale,
Tate, *Sherman, Tapscott, Williams
Against: - 0
Absent: - 3 Bowers, Jordan, Thomas-Drake
Vacancies: - 1 10

Approval of Minutes from the February 1, 2016 Meeting.

Maker: Flabiano
Second: *Sherman
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Jordan,
Gadberry, Maten, *Montgomery, Parsons, Seale,
State, *Sherman, Tapscott, Williams
Against: - 0
Absent: - 3 Flabiano, Johnson, Thomas-Drake,
Vacancies: - 1 10

ADJOURNMENT

Motion was made to adjourn at 3:58 P.M.

Katherine Seale, Chair

Date