

September 6, 2016



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on September 6, 2016 with a briefing at 11:09 a.m. in room 5ES and the public hearing at 1:16 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Mike Birrer
Clint Bowers
*Sam Childers
Mattia Flabiano

John Johnson
Cris Jordan
Adam McGill
*Evelyn Montgomery
Daron Tapscott

Emily Williams
Katherine Seale, Chair
Sean Tate
*Diane Sherman

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

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

The following Commissioners were absent for the Meeting: **Dustin Gadberry**

The following Commissioners were absent for the briefing: **Dustin Gadberry**

The following Position is vacant: District 3, 4 and District 12

The following Staff was present:

Neva Dean
Mark Doty

Jennifer Anderson
Marsha Prior
Eric Hill

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 C21 to the Discussion agenda.

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

Motion was made to approve Consent Items C1 through C8, C10 through C20 and C22 following staff recommendation.

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

Motion was made to approve C9 following staff recommendation.

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

Maker: Birrer
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, Seale, *Sherman,
Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Gadberry, *Montgomery
Vacancies: - 3 3, 4 and 12

Motion was made to rearrange the agenda and take D12, CR1, CR2, C21, D1, D2, D4, D6, 9, D11 and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

CONSENT ITEMS:

1. 3839 S FITZHUGH AVE

Fair Park Historic District

CA156-708(MD)

Mark Doty

1. Modify entry structures at East and West gates. Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Exterior improvements to Box office structures. Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Paint perimeter walls and visible exterior surfaces. Approve – Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct two-story VIP/Artist Lounge. Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 5609 REIGER AVE

Junius Heights Historic District

CD156-016(MP)

Marsha Prior

Demolish shed 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.

3. 5609 REIGER AVE

Junius Heights Historic District

CA156-729(MP)

Marsha Prior

1. Construct 800 square foot addition on rear of main structure. Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the addition is compatible with the historic overlay district.
2. Replace stucco on main structure with wood 117 siding. Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because 117 wood siding is compatible with the historic overlay district.
3. Replace vinyl windows on main structure with wood one-over-one windows. Approve with conditions - Approve plans and specifications dated 08/17/2016 with condition that on each side of the front elevation, windows are 8x5 and that two 24" single hung wood windows flank a 48" tempered glass picture window with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed wood windows are compatible with the historic overlay district.
4. Replace front door. Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed door is compatible with the historic overlay district.
5. Replace roof shingles changing color from brown to charcoal gray. Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed roof shingles are compatible with the historic overlay district.
6. Construct detached garage in rear yard. Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed garage is compatible with the historic overlay district.
7. Construct brush finish concrete walkway from garage to rear of main structure. Approve site plan dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed walkway is compatible with the historic overlay district.
8. Install 8-foot, wood automatic gate in rear yard. Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed gate is compatible with the historic overlay district.

4. 4901 VICTOR ST

Munger Place Historic District
CA156-733(EH)
Eric Hill

Install herringbone pattern brickwork between driveway ribbons. Approve the site plan and specifications dated 8-4-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(b)(2)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 4946 VICTOR ST

Munger Place Historic District
CA156-734(EH)
Eric Hill

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness. Approve plans and specifications dated 8-16-16 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 5025 JUNIUS ST

Munger Place Historic District
CA156-736(EH)
Eric Hill

1. Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White". Approve the drawings and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section 51P-97.111(c)(1)(I), 51P-97.111(c)(1)(S)(vii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate. Approve the elevation and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section 51P-97.111(c)(2)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5108 VICTOR ST

Munger Place Historic District
CA156-730(EH)
Eric Hill

Construct accessory structure in rear yard. Approve plans and specifications dated 8-4-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(b), and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

8. 5209 WORTH ST

Munger Place Historic District
CA156-731(EH)
Eric Hill

1. Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White". Approve the proposed work with the finding that it is consistent with the preservation criteria section 51P-97.111(c)(1)(I), 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White". Approve with conditions - Approve

plans and specifications dated 8-4-16 with the condition that the siding matches the dimensions and color of that on the main structure. The proposed work is consistent with the preservation criteria section 51P-97.111 (c)(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 4403 JUNIUS ST (Voted on Separately)

Peak's Suburban Addition Neighborhood Historic District
CA156-739(EH)
Eric Hill

Relocate accessory structure to Dallas Heritage Village. Approve work with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance, or use of the historic overlay district.

10. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-738(EH)
Eric Hill

Install 5 ganged windows on 2nd story of rear of main structure. Approve the plans and specifications dated 8-4-16. The completed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 6308 BRYAN PKWY

Swiss Avenue Historic District
CA156-732(EH)
Eric Hill

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony". Approve specifications dated 8-4-16 as 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).

12. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-735(EH)
Eric Hill

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony". Approve specifications dated 8-4-16 as the proposed work is consistent with preservation criteria Section 51P-63.116(1)(H)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 220 N CLINTON AVE

Winnetka Heights Historic District
CA156-723(JKA)
Jennifer Anderson

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters." Approve specifications dated 08-15-16 with the finding that 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).

14. 315 N CLINTON AVE

Winnetka Heights Historic District
CA156-724(JKA)

Jennifer Anderson

Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine." Approve paint specifications dated 08-15-16 with the finding that the proposed 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).

15. 341 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-721(JKA)

Jennifer Anderson

Replace roll step in lead walk. Approve the completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(b)(9)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 110 N MONTCLAIR AVE

Winnetka Heights Historic District
CA156-719(JKA)

Jennifer Anderson

Install 8' board-on-board wood fence and gate. Approve site plan and specifications dated 08-16-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 201 N MONTCLAIR AVE

Winnetka Heights Historic District
CA156-717(JKA)

Jennifer Anderson

Construct addition in rear of the main structure. Approve plans dated 8-17-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

18. 214 S MONTCLAIR AVE

Winnetka Heights Historic District
CA156-741(JKA)

Jennifer Anderson

Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure. Approve specifications dated 08-17-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(3), 51P-87.111(a)(9), and 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 125 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-728(JKA)

Jennifer Anderson

Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze." Approve specifications dated 8-15-16 with the finding that the work is consistent with

preservation criteria Section 51P-87.111(a)(8) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

20. 222 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-718(JKA)
Jennifer Anderson

Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue." Approve specifications dated 08-17-16 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).

21. 410 S WINDOMERE AVE (Moved to Discussion)

Winnetka Heights Historic District
CA156-722(JKA)
Jennifer Anderson

1. Install 4' wrought iron fence. Approve plans dated 8-16-16 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).
2. Install landscaping. Approve plans dated 8-16-16 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).
3. Install brush concrete parking lot. Approve with conditions. Approve plans dated 8-16-16 with the condition that parking spaces 26, 27, and 28 have a permeable surface only. 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).
4. Install brush concrete driveway. Approve plans dated 8-16-16 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).

Speakers: For: Alicia Quintans, Jonathan Vinson
Against: No one

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

Motion:

1. Install 4' wrought iron fence. Approve plans dated 8-16-16 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).
2. Install landscaping. Approve plans dated 8-16-16 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).
3. Install brush concrete parking lot. Approve plans dated 8-16-16 with condition that parking spaces 26, 27, & 28 to be permeable pavers 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).
4. Install brush concrete driveway. Approve plans dated 8-16-16 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).

Maker: Tapscott
Second: Amonett
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Gadberry, Seale
Vacancies: - 3 3, 4 and 12

22. 222 N WINNETKA AVE

Winnetka Heights Historic District
CA156-740(JKA)
Jennifer Anderson

Install 36" tall railing on front steps of main structure. Approve plans dated 08-16-16 with the condition that the railing is painted using Sherwin Williams SW0050 - Light Buff to match the previously approved trim color on the main structure. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

COURTESY REVIEW ITEMS:

1. 1701 N MARKET ST

West End Historic District
CR156-009(MD)
Mark Doty

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street. Approve conceptually with the condition that final placement, plans, elevations, and specification details are submitted for final Landmark Commission review.

Speakers: For: Jennifer Sanders
Against: No one

***There was no formal motion made.**

2. 116 S ROSEMONT AVE

Winnetka Heights Historic District
CR156-010(JKA)
Jennifer Anderson

Courtesy Review - Construct addition in rear of the main structure. Staff is not supportive of the proposed design for the rear addition and recommends that the applicant revise the drawings to include simpler Prairie Style architectural features. Specifically, Staff does not believe that the Victorian features such as the high-pitched gable, mansard awning, widow's walk, and turret are appropriate, and recommends that the design include a clearer demarcation between the historic structure and proposed addition. Staff is supportive of the footprint of the addition including the porch and wheelchair ramp.

Speakers: For: Robert Casstevens
Against: No one

***There was no formal motion made.**

DISCUSSION ITEMS:

1. 534 W 10TH ST

Christ Episcopal Church
CA156-710(MD)
Mark Doty

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness.

Speakers: For: Kevin Portz
Against: No one

Motion:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness.
Approve with the finding of fact that the sign was placed on 1956 annex and facing the alley and parking lot and will have no adverse effect on the district.

Maker: Tapscott

Second: Amonett

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

2. 401 N CARROLL AVE

Crockett Elementary School
CA156-711(MD)
Mark Doty

1. Add doors, stairs, and canopies to south side of Gym building.
2. Remove door on west facade of Gym building and fill with brick to match.
3. Remove door and stairs on east facade of Gym building and fill with brick to match.
4. Install door, stairs, and canopy on east facade of Gym building.
5. Install 6'-0" metal picket fence and sliding gates around parking lot.
6. Install condenser units on rooftops of both structures.
7. Construct metal carports.
8. Construct concrete pad and wood screen for dumpster on west facade of Gym building.

Speakers: For: Kathy dela Vergne, Jim Anderson, Katrina Kaye, Wendy Millsap, Elizabeth Nelson
Against: No one

Motion:

1. Add doors, stairs, and canopies to south side of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove door on west facade of Gym building and fill with brick to match. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove door and stairs on east facade of Gym building and fill with brick to match. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install door, stairs, and canopy on east facade of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install 6'-0" metal picket fence and sliding gates around parking lot. **Approve with the finding of fact that the proposed work will not have an adverse effect on the Historic Overlay District, there are numerous fences in the district serving as providing for security, many of the fences are not strictly following the ordinance due to this security in the district, and the neighborhood is in full support of the request.**
6. Install condenser units on rooftops of both structures. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work for the contributing structure meets the criteria for roofs in the Preservation criteria Sections 3.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and for the non-contributing structures in Section 51A-4.501(g)(6)(C)(ii).
7. Construct metal carports. **Approve** - Approve drawings and image dated 8/17/16 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.
8. Construct concrete pad and wood screen for dumpster on west facade of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano

Second: Johnson

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

3. 6000 JUNIUS ST

Junius Heights Historic District
CA156-706(MP)
Marsha Prior

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation.

Speakers: For: No one
Against: No one

Motion:

Replace single 24-glass block window with two ganged single pane windows on left (east) side 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 is inconsistent with preservation criteria Section 4.1(a) which designates the front 50% of side facades as protected and Section 4.1(c) which states that historic solid-to-void ratios of protected facades must be maintained.

Maker: Amonett

Second: Tapscott

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

4. 4309 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-737(EH)
Eric Hill

1. Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow".
2. Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: Robert Grando, Elizabeth Nelson, Don Yarbrough

Motion:

1. Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow". **Deny** - 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 steel bollards were not used in the district in the period of significance and will detract from the character of the district.

2. Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". **Deny** - Work completed without a Certificate of Appropriateness. The completed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applied color does not appear to enhance or maintain the historic integrity and character of the district.

Maker: Tapscott

Second: Jordan

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

5. 103 711 ELM ST

West End Historic District

CA156-712(MD)

Mark Doty

1. Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness.
2. Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

Motion:

1. Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness. Approve with the finding the completed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1)(2) and (3) and with the criteria for flat attached signs on Type B facades in the preservation criteria Section 51A-7.1005(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) **with the finding of fact that the sign is not illuminated.**
2. Install projecting banner signage to east facade of building. 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 states projecting attached signs may not be lower than 10 feet above grade. Preservation criteria Section 51A-7.1005(h)(2)(B).

Maker: Birrer

Second: Bowers

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano, Johnson, Jordan, McGill, *Montgomery, Seale,

*Sherman, Tapscott, Tate, Williams

Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

6. 401 N HOUSTON ST

West End Historic District
CA156-713(MD)
Mark Doty
Construct seven-story addition.

Speakers: For: Matt Mooney, James Adams, Stephen Luik, Joseph Pitchford
Against: David Preziosi

Motion:

Construct seven-story addition. Approve with the condition that the building height to main roof be reduce to 109 feet from ground level as per the testimony of the applicant and email to city staff with the finding of fact that the addition and height do not have an adverse effect on the Historic Overlay District, and the addition is located along the edge of the West End Historic District and not in the center of the district.

Maker: Flabiano
Second: Seale
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

7. 319 N CLINTON AVE

Winnetka Heights Historic District
CA156-720(JKA)
Jennifer Anderson
Install two windows on north side of main structure.

Speakers: For: No one
Against: No one

Motion:

Install two windows on north side of main structure. 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 not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(ii) stating that no single, fixed plate glass is allowed except as part of an original period design, and that the size and proportion of windows located in the side facades of the main building must be typical of the style and period of the building. It is also not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that windows must contain

at least two lights (window panes). The applicant has not met the burden of proof required to establish that the windows were a part of the original design of the house.

Maker: Johnson
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

8. 206 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-714(JKA)
Jennifer Anderson

Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: Kyle Ballard
Against: No one

Motion:

Install slate tiles on front porch and steps of the 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)(ii) because it is not compatible with the historic overlay district since slate tiles are not a typical or historic detail on homes in the district.

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

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

9. 333 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-725(JKA)
Jennifer Anderson

Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: Madeline Nissen
Against: No one

Motion:

Install Hardiboard skirting on main structure. 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)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(10)(A) stating that the only permitted facade materials are brick, wood siding, cut stone, and stucco and that all facade treatments and materials must be typical of the style and period of the main building.

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

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 1 Gadberry
Vacancies: - 3 3, 4 and 12

10. 209 S ROSEMONT AVE

Winnetka Heights Historic District
CA156-726(JKA)
Jennifer Anderson

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

Speakers: For: Robert Draper
Against: No one

Motion:

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice** - The partially completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it has an adverse effect on the historic overlay district. The proposed work exceeds the side and rear yard setbacks, height restriction, and square footage permitted by Dallas Development Code which is not typical of a new accessory structure within the historic overlay district. An accessory structure that violates yard, lot, and space regulations in the Dallas Development Code would have an adverse effect on the historic district **and pending Board of Adjustment variance request, the applicant will resubmit for final approval with documentation that the accessory structure is not taller than main structure and that the other two story non-contributing accessory structures exist in the Historic District.**

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

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

11. 317 N WINDOMERE AVE

Winnetka Heights Historic District
CA156-753(JKA)
Jennifer Anderson

Install seven condensers on the south side of main structure.

Speakers: For: Alicia Quintans
Against: No one

*Commissioner Seale recused herself and did not her or vote on this matter.

Motion:

Install seven condensers on the south side of main structure. Approve Option B submitted on 9-6-2016 with the conditions that the south units adjacent to single family residences be screened and subject to review by Building Inspection.

Maker: Tapscott
Second: Flabiano
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 2 Gadberry, Seale

Vacancies: - 3 3, 4 and 12

12. 5310 Park Lane

Mark Doty

A Landmark Commission Authorized Hearing to consider an Historic Overlay for 5310 Park Lane, on the southeast corner of Park Lane and Meadowbrook Drive

Speakers: For: David Preziosi
Against: No one

Motion:

A Landmark Commission Authorized Hearing to consider an Historic Overlay for 5310 Park Lane, on the southeast corner of Park Lane and Meadowbrook Drive. Approve, subject to preservation criteria.

Maker: Tapscott

Second: Flabiano

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

Approval of Minutes from August 1, 2016.

Maker: Flabiano

Second: Williams

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Flabiano,
Johnson, Jordan, McGill, *Montgomery, Seale,
*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

ADJOURNMENT

Motion was made to adjourn at 4:45 P.M.

Katherine Seale, Chair

Date