

November 7, 2016



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on November 7, 2016 with a briefing at 10:40 a.m. in room 5ES and the public hearing at 1:10 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

Dustin Gadberry
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: **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 3, 4 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 approve Consent Items C1 through C30 following staff recommendation.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

Motion was made to rearrange the agenda and take CR1, D15, D 1, D2, D6, D8, D9, D11 through D13 and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

CONSENT ITEMS:

1. 1321 COMMERCE ST

Adolphus Historic District
CA167-044(LC)
Liz Casso

1. Construct new storefront and entry area on Commerce Street. Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 3 for fenestration and openings, Section 5 for embellishments and detailing, Section 7 for Lighting and Landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install signage on Commerce Street facade. Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 300 N AKARD ST

Fidelity Union Life Complex
CA167-043(LC)
Liz Casso

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer." Approve with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 3.4(a), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 1900 ELM ST

Harwood Historic District
CA167-042(LC)
Liz Casso

Install projecting sign at southwest corner. Approve with conditions - Approve drawings dated 10/12/2016 and 10/19/2016 with the condition that the power and electrical wiring will be routed through the bracket and mortar joints, and with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 2821 TURTLE CREEK BLVD

King Mansion
CD167-003(LC)
Liz Casso

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. Approve with the finding the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D) which states that the structure must be noncontributing to the historic overlay district, newer than the period of historic significance for the historic overlay district, and whose demolition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

5. 2821 TURTLE CREEK BLVD

King Mansion
CA167-046(LC)
Liz Casso

Construct a three level underground parking garage with an amenities deck on top. Approve drawings dated 10/12/16 and 10/19/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 100 S GLASGOW DR

Woodrow Wilson High School
CA167-041(LC)
Liz Casso

Install a monument sign and plaza. Approve – Approve drawings dated 10/12/16 and 10/31/16 with the finding the proposed work is consistent with preservation criteria Sections 2.3 and 2.5 for site and sit elements, Section 5.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 704 NESBITT DR

Junius Heights Historic District
CA167-021(MP)
Marsha Prior

1. Remove dead Magnolia tree from front yard. 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).
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak). Approve plat survey and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(i).

8. 4926 JUNIUS ST

Munger Place Historic District
CA167-008(EH)
Eric Hill

Plant one Red Oak tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

9. 5025 JUNIUS ST

Munger Place Historic District
CA167-024(EH)
Eric Hill

1. Install landscaping in front and rear yards. Approve site plan dated 10-6-2016 with the finding that the proposed plantings will not obscure or screen significant architectural features of the main structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(C) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace section of driveway from gravel to brushed concrete. Approve site plan dated 10-6-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

10. 5106 JUNIUS ST

Munger Place Historic District
CA167-028(EH)
Eric Hill

Plant one Cedar Elm tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5014 REIGER AVE

Munger Place Historic District
CA167-005(EH)
Eric Hill

Construct addition on rear of main structure. Approve with conditions - Approve site plan and elevations dated 10-6-16 with the condition that all colors, materials and dimensions match the existing structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5015 REIGER AVE

Munger Place Historic District
CA167-012(EH)
Eric Hill

Plant two Cedar Elm trees in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

13. 4837 TREMONT ST

Munger Place Historic District
CA167-022(EH)
Eric Hill

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

14. 5003 TREMONT ST

Munger Place Historic District
CA167-013(EH)
Eric Hill

Plant one Red Oak tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

15. 5018 TREMONT ST

Munger Place Historic District
CA167-007(EH)
Eric Hill

Plant one Red Oak tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

16. 5120 TREMONT ST

Munger Place Historic District
CA167-009(EH)
Eric Hill

Plant two Red Oak trees in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 5207 TREMONT ST

Munger Place Historic District
CA167-015(EH)
Eric Hill

Construct accessory storage structure in rear yard. Approve with conditions - Approve proposed site plan and elevations dated 10-6-16 with the condition that the accessory structure is a gabled roofline as opposed to the proposed gambrel roof to match the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

18. 5211 VICTOR ST

Munger Place Historic District
CA167-010(EH)
Eric Hill

Plant one Red Oak tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

19. 4936 VICTOR ST

Munger Place Historic District
CA167-032(EH)
Eric Hill

Plant two Red Oak trees in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

20. 5100 VICTOR ST

Munger Place Historic District
CA167-003(EH)
Eric Hill

Install TV satellite dish on front 50% of roof on main structure. Approve with conditions - Approve site plan and photos dated 10-6-16 with the condition that the satellite dish is located behind the chimney as to not be visible from the street. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

21. 5115 VICTOR ST

Munger Place Historic District
CA167-011(EH)
Eric Hill

Plant one Pecan tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

22. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-026(EH)
Eric Hill

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing

solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

23. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic

District

CA167-025(EH)

Eric Hill

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions - Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace pedestrian door on rear of main structure. Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install eleven light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

24. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic

District

CA167-027(EH)

Eric Hill

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i)

25. 4525 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA167-002(EH)
Eric Hill

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". Approve proposed work dated 10-6-16 with the finding that the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

26. 2521 PARK ROW AVE

South Blvd/Park Row Historic District
CD167-002(MP)

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

27. 5500 SWISS AVE

Swiss Avenue Historic District
CA167-033(EH)
Eric Hill

Install Texas Historical Commission historical marker in front yard of main structure. Approve with conditions - Approve site plan and proposed work dated 10-6-16 with the condition that the sign face is parallel to the street and the sign is located outside of the visibility triangle. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

28. 220 N CLINTON AVE

Winnetka Heights Historic District
CA167-037(JKA)
Jennifer Anderson

1. Install 8' fence on northwest side of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
2. Install electric gate in rear of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray." Approve – Approve specifications dated 10-18-16 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).
4. Install exterior lighting on front and rear of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).

5. Install fans on front porch of the main structure. Approve – Approve site plan and specifications dated 10-18-16 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).
6. Install exterior lighting on accessory structure. Approve Approve – site plan and specifications dated 10-18-16 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).

29. 411 N CLINTON AVE

Winnetka Heights Historic District

CA167-040(JKA)

Jennifer Anderson

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry." Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Stain main entry door using Varathane gel stain in color "Golden Oak." Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

30. 333 S EDGEFIELD AVE

Winnetka Heights Historic District

CA167-035(JKA)

Jennifer Anderson

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness. Approve specifications dated 10-18-16. The proposed work does not comply with Section 51P-87.111(a)(10) stating that the only permitted facade materials are brick, rood siding, cut stone, and stucco, but 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.

COURTESY REVIEW ITEMS:

1. 2214 ROUTH ST

State Thomas Historic District

CR167-001(EH)

Eric Hill

Courtesy Review - Construct duplex on vacant lot. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Abigail Mitchell

Against: No one

**There was no formal motion made on this case.*

DISCUSSION ITEMS:

1. 2214 BRYAN ST

Crozier Tech (H-101)
CA167-045(LC)
Liz Casso

1. Construct a vestibule addition on the east elevation.
2. Regrade site and construct a patio at the west elevation.
3. Install four doors with transom windows at ground level on west elevation.

Speakers: For: Abigail Mitchell
Against: No one

Motion:

1. Construct a vestibule addition on the east elevation. **Approve the drawings dated 10/12/16 and 10/24/16 with the finding that the proposed work is consistent with the intent of the preservation criteria.**
2. Regrade site and construct a patio at the west elevation. **Approve** with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install four doors with transom windows at ground level on west elevation. **Approve** with the finding the proposed work is consistent with preservation criteria Section 5.7 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano, Gadberry, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

2. 5609 REIGER AVE

Junius Heights Historic District
CA167-030(MP)
Marsha Prior

Add dormer with two windows to front elevation.

Speakers: For: Chris Lamont
Against: No one

Motion:

Add dormer with two windows to front elevation. Approve with conditions that the dormer is a hipped dormer between 4:12 and 5:12 pitch with the finding that the structure is noncontributing and work is not detrimental to the district.

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

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

3. 5835 REIGER AVE

Junius Heights Historic District
CA167-023(MP)
Marsha Prior

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence.

Speakers: For: No one
Against: No one

Motion:

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence. Deny without prejudice with the finding of fact that the applicant has not met the burden of proof to establish the necessary facts to warrant favorable action, the parkway is a character defining feature and moving the sidewalk is not compatible with the historic overlay district and will have an adverse effect on the future preservation maintenance of the historic overlay district.

Maker: Gadberry
Second: *Montgomery
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

4. 5807 REIGER AVE

Junius Heights Historic District
CA167-018(MP)
Marsha Prior

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.'

Speakers: For: Peggy Webster
Against: No one

Motion:

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.' **Approve** replacing fence in exact same location. Fence on apartment side to reach to sidewalk or visible setback from sidewalk (apartment complex next door).

Maker: Flabiano
Second: Williams
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano, Gadberry, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

5. 728 SKILLMAN ST

Junius Heights Historic District
CA167-019(MP)
Marsha Prior

1. Extend right side yard fence into front 50%.
2. Replace front portion of concrete driveway with pavers.
3. Remove ribbon driveway from side and rear yards.

Speakers: For: No one
Against: No one

Motion:

1. Extend right side yard fence into front 50%. Approve with the condition that the fence is placed from the middle of the four windows on the 34 foot of side façade or further back towards the side access door with the finding of fact that the applicant noted security issue with side door.

2. Replace front portion of concrete driveway with pavers. **Deny without prejudice** as concrete driveways are character defining features of the district and replacement of the ribbon driveway with brick pavers or demolition of the concrete would have an adverse effect on the historic overlay district.
3. Remove ribbon driveway from side and rear yards. **Deny without prejudice** - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) on the basis that ribbon driveways are a character defining feature, and thus, removal would be an adverse effect on the district.

Maker: Flabiano
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

6. 5327 WORTH ST

Junius Heights Historic District
CA167-016(MP)
Marsha Prior

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row.
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness.

Speakers: For: Jim Record
Against: No one

Motion:

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness. **Approve with conditions windows 6-22 may be installed as vinyl windows. Windows 23, 24, 25, 26, 27, 1, 2, 3, 4, 5 must be wood with original muntin configuration. Window 25, 27, 1, 3 to be 3/1; windows 26 and 2 to be 5/1.**
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. **Approve with conditions** - Approve window survey and photo dated 10/19/2016 with the condition that the replacement for Window #15

is wood 1/1 instead of vinyl with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. **Approve.**
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness. **Approve with condition that Windows #25 and #27 must be wood 3/1 with original muntin configuration.**
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row. **Approve with conditions** - Approve proposed work with condition that new wood replacement is an exact match in profile and dimension as existing, that Hardie board be installed with smooth side out and installed only for the bottom 6 inches of the siding with the finding the work is consistent with preservation criteria Section 4.3 for wood siding and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness. **Approve photos and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**

Maker: Tapscott
Second: Flabiano
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

***Motion was made to hear D7 next on the agenda.**

Maker: Birrer
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

7. 2521 PARK ROW AVE

South Blvd/Park Row Historic District
CA167-038(MP)
Marsha Prior
Construct accessory structure.

Speakers: For: Isaac Bolden
Against: No one

Motion:

Construct accessory structure. **Approve per documents dated 11-7-2016** with finding of fact that the proposed structure does not have a negative impact on the historic character of the neighborhood and with the finding of fact that the applicant has reviewed and gotten approval from City of Dallas Building Inspection.

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

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

8. 6322 BRYAN PKWY

Swiss Avenue Historic District
CA167-014(EH)
Eric Hill

Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness.

Speakers: For: Tony Barbieri
Against: No one

Motion:

Install rock garden in flower beds in front of main structure. **Approve with conditions that there are no stones/rocks placed in the parkway, the white/light colored stones must be replaced with darker colored stones to match the darker stones, remove the stone band that fronts the landscape bed in front of the main tree, grass planted up to the metal edge in front of tree; dark colored stone allowed to remain adjacent to the driveway and sidewalk with the finding of fact that the proposed work will not have an adverse effect on the historic overlay district. The commission recommends utilizing more planting in and around the stone/rock garden areas.**

Maker: Flabiano
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

9. 6048 BRYAN PKWY

Swiss Avenue Historic District
CA167-006(EH)
Eric Hill

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness.

Speakers: For: Robert Thomas
Against: No one

Motion:

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness. **Approve with conditions** - Approve plans and specifications dated 10-06-16 **as submitted with the condition that the applicant must apply for building permit.** The partially completed work is consistent with preservation criteria Section 51P-63.106.

Maker: Tapscott
Second: Gadberry
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano,
Gadberry, Johnson, Jordan, McGill,
*Montgomery, Seale, *Sherman, Tapscott, Tate,
Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

10. 5643 SWISS AVE

Swiss Avenue Historic District
CA167-004(EH)
Eric Hill

Install mail slot on front facade of main structure.

Speakers: For: No one
Against: No one

Motion:

Install mail slot on front facade of main structure. Deny without prejudice - Deny proposed work dated 10-6-16 with the finding that it 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-63.116(1)(K)(v) stating, "an entrance treatment, including transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location".

Maker: Johnson
Second: Amonett
Results: 11/4

Ayes: - 11 Amonett, Bowers, *Childers, Gadberry, Johnson, McGill, *Montgomery, *Sherman, Tapscott, Tate, Williams
Against: - 4 Birrer, Flabiano, Jordan, Seale,
Absent: - 1 Birrer
Vacancies: - 3 3, 4 and 12

11. 1033 E 9TH ST

Tenth Street Neighborhood Historic District
CA167-034(MP)
Marsha Prior

1. Construct two-story house.
2. Construct accessory structure.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard.
4. Install landscaping in front and side yards.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct two-story house. Approve per documents submitted 11-7-16 and details dated 10-6-16 with the finding of fact that the new structure does not have an adverse effect on the Historic Overlay District and in fact will have a positive effect the district.
2. Construct accessory structure. Approve per documents dated 11-7-16 with the finding of fact that the new structure does not have an adverse effect on the Historic Overlay District and has a positive effect the district.

3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard. Approve with conditions - Approve site plan dated 11-7-16 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front facade and that fencing less than 10ft back from the front facade is no higher than 3ft 6 in with the finding the work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install landscaping in front and side yards. Approve site plan dated 11-7-16 with the finding the work is consistent with preservation criteria Section 1.6 for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Williams
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano, Gadberry, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

12. 2830 TANNER ST

Wheatley Place Historic District
CA167-017(MP)
Marsha Prior
Construct one-story house.

Speakers: For: Melissa Correa
Against: No one

Motion:

Construct one-story house. Approve as proposed plans dated 10-19-16 with the condition that the hardboard is a smooth finish with the finding that the proposed work is compatible with the historic overlay district and Secretary of Interior Standards #9.

Maker: Johnson
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Flabiano, Gadberry, Johnson, Jordan, McGill, *Montgomery, Seale, *Sherman, Tapscott, Tate, Williams
Against: - 0
Absent: - 0
Vacancies: - 3 3, 4 and 12

13. 107 N CLINTON AVE

Winnetka Heights Historic District
CA167-036(JKA)
Jennifer Anderson

Construct accessory structure and attached carport in rear of the main structure.

Speakers: For: Nancy McCoy
Against: No one

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

Motion:

Construct accessory structure and attached carport in rear of the main structure. Approve plans as submitted.

Maker: Amonett
Second: Johnson
Results: 14/0

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

14. 107 N CLINTON AVE

Winnetka Heights Historic District
CD167-001(JKA)
Jennifer Anderson

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."

Speakers: For: Nancy McCoy
Against: No one

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

Motion:

Construct accessory structure and attached carport in rear of the main structure. **Approve as submitted with the finding that the new construction is more compatible with the district.**

Maker: Tate
Second: Tapscott
Results: 14/0

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

Against: - 0

Absent: - 1 *Sherman

Vacancies: - 3 3, 4 and 12

4503 Reiger Avenue

Hold a public hearing to consider initiation of historic designation process for 4503 Reiger Avenue (Bianchi House).

Speakers: For: David Preziosi, Jim Anderson,
Against: No one

Motion:

Hold a public hearing to consider initiation of historic designation process for 4503 Reiger Avenue (Bianchi House).

Maker: Johnson
Second: Tapscott
Results: 15/0

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

Against: - 0

Absent: - 0

Vacancies: - 3 3, 4 and 12

Approval of October 3, 2016 minutes.

Maker: Amonett
Second: Birrer
Results: 15/0

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

Against: - 0

Absent: - 0

Vacancies: - 3 3, 4 and 12

ADJOURNMENT

Motion was made to adjourn at 4:22 P.M.

Katherine Seale, Chair

Date