

February 1, 2016



**CITY OF DALLAS
LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a meeting on February 1, 2016 with a briefing at 11:15 a.m. in room 5ES and the public hearing at 1:17 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Mike Birrer
Clint Bowers
*Sam Childers
Dustin Gadberry

Cris Jordan
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: **John Johnson and Mattia Flabiano**

The following Commissioners were absent for the briefing: **John Johnson and Mattia Flabiano**

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 approve C1 C3, C4, C5, C8, C9, C12, C14, and C15 following staff recommendation.

Maker: Maten
Second: Tapscott
Results: 15/0

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

Motion was made to C6 following staff recommendation.

Maker: Maten
Second: Tapscott
Results: 15/0

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

Motion was made to rearrange the agenda and take D11, D10, D9, C11, CR1, C2, C7, D8 and the other items on the agenda in their natural order.

Maker: Maten
Second: Tapscott
Results: 15/0

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

CONSENT ITEMS:

1. 1315 Commerce Street

Adolphus Hotel
CE156-002(MD)
Mark Doty

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

2. 2218 BRYAN ST (Moved to Discussion)

Crozier Tech High School
CA156-209(MD)
Mark Doty

1. Install 1/2" insulated low-E glazing in existing windows sashes.
2. Install four doors at ground level on west elevation.
3. Install site paving.
4. Install landscaping including site furniture.
5. Construct accessible ramp on west property line.
6. Install lighting on structure and site.

Speakers: For: Aimee Sanborn, Jean Ball, Mitch Paradise
Against: No one

Motion:

1. Install 1/2" insulated low-E glazing in existing windows sashes. Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install four doors at ground level on west elevation. Approve with conditions – Approve drawings dated 1/20/16 with the condition that any additional National Park Service comments should be incorporated into a future submittal and review, with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install site paving. Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Install landscaping including site furniture. Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.7(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct accessible ramp on west property line. Approve drawings dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install lighting on structure and site. Approve - Approve drawings and specifications dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.7(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Jordan

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Jordan, Gadberry, Maten, *Montgomery, Parsons, Seale, State, *Sherman, Tapscott, Thomas-Drake, Williams

Against: - 0

Absent: - 2 Flabiano, Johnson

Vacancies: - 1 10

3. 5726 JUNIUS ST

Junius Heights Historic District

CA156-205(MP)

Marsha Prior

Replace wood siding on accessory structure with same wood siding, and paint using, Brand: CIL. Body: 24YR 72/146 Fairytale Pink. Work initiated without a Certificate of Appropriateness. Approve specifications dated 01/07/2016 with the finding the work is consistent with preservation criteria Section 4.3 for repairing wood siding and meets the requirements of City Code Section 51A-4.501(g)(6)(C)(i).

4. 305 E 6TH ST

Lake Cliff Historic District

CA156-215(MD)

Mark Doty

1. Install composition shingle roof. Color - Charcoal. Approve shingle specification dated 1/20/16 with the finding the proposed work meets the criteria for roofs in the Preservation criteria Section 6.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint siding, trim, and columns. Brand - Sherwin Williams. SW 7005. 'Pure White'. Approve paint specification dated 1/20/16 with the condition the existing unpainted brick remain unpainted with the finding the proposed work meets the criteria for color in the Preservation criteria Section 4.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct 6' wood fence in interior side and rear yards. Approve site plan and images dated 1/20/16 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.11(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-225(JKA)
Jennifer Anderson

Install Owens Corning Oakridge Laminate shingles in color "Brownwood" on main structure. Approve - The proposed work is consistent with preservation criteria 3.17 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 916 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-219(JKA)
Jennifer Anderson

Install porch railing on front facade of main structure. Approve specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 3.2 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

7. 4705 SYCAMORE ST (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic District
CA156-220(JKA)
Jennifer Anderson

1. Install landscaping. Work partially completed without a Certificate of Appropriateness.
2. Install restored 3.6' cedar picket fence in front yard and paint white.
3. Install 4.6' cedar picket fence in rear of lot.
4. Install sign.
5. Install 5 composting bins.
6. Construct 8' cedar fence.

Speakers: For: Bill Arnquist, Jim Anderson, Jackie Staley
Against: No one

Motion:

1. Install landscaping. Work partially completed without a Certificate of Appropriateness. Approve site plan and specifications dated 1-19-16 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).
2. Install restored 3.6' cedar picket fence in front yard and paint white. Approve site plan and specifications dated 1-19-16 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).
3. Install 4.6' cedar picket fence in rear of lot. Approve site plan and specifications dated 1-19-16 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).
4. Install sign. Approve specifications dated 1-19-16 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).
5. Install 5 composting bins. Approve with conditions - Approve specifications dated 1-19-16 with the condition that all bins, all equipment and all storage of bulk materials are to be located in the rear 50% of the lot. The proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct 8' cedar fence. Approve with conditions - Approve specifications dated 1-19-16 with the condition that the fence is located in the rear 50% of the lot. 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: 15/0

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

8. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-222(JKA)
Jennifer Anderson

1. Replace secondary entrance door on front facade of main structure. Approve specifications dated 1-19-16 with the finding that 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).
2. Stain main entry door on front facade. Brand: DuraSeal. Color: "Antique Brown." Approve paint specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 1216 E 8TH ST

Tenth Street Neighborhood Historic District
CA156-207(MD)
Mark Doty

1. Construct two sidewalk canopies. Approve drawings dated 1/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct canopy over existing playground. Approve drawings dated 1/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 1331 E 8TH ST (Moved to Discussion)

Tenth Street Neighborhood Historic District
CA156-208(MD)
Mark Doty

Remove existing tile roof and replace with composition shingle roof. Color - Terra Cotta.

Speakers: For: Cheryl Jordan
Against: No one

Motion:

Remove existing tile roof and replace with composition shingle roof. Color - Terra Cotta. Approve - Approve shingle specification dated 1/20/15 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 2.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Maten
Second: Williams
Results: 14/1

Ayes: - 14 Amonett, Birrer, Bowers, Jordan, Gadberry,
Maten, *Montgomery, Parsons, Seale, State,
*Sherman, Tapscott, Thomas-Drake, Williams
Against: - 1 *Childers
Absent: - 2 Flabiano, Johnson
Vacancies: - 1 10

11. 220 N CLINTON AVE (Moved to Discussion)

Winnetka Heights Historic District
CA156-214(MD)
Mark Doty

1. Install new front door and sidelight design in existing opening.
2. Replace all wood siding on main structure.
3. Construct covered patio on rear facade.
4. Install new back door design on rear facade.

Speakers: For: Brian Karr, Dvid Chen
Against: Lee Ruiz, Harry Nicholls, Gerald Jantzi, Jim Anderson

Motion:

1. Install new front door and sidelight design in existing opening. Approve door image dated 1/20/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace all wood siding on main structure. Deny without prejudice with the finding of fact that it is not compatible with Secretary of Interior Standards 2, 5 and 6.
3. Construct covered patio on rear facade. Approve drawings dated 1/20/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install new back door design on rear facade. Approve door image dated 1/20/16 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: *Sherman
Second: Tapscott
Results: 13/2

Ayes: - 13 Amonett, Bowers, *Childers, Jordan, Gadberry,
Maten, *Montgomery, Seale, State, *Sherman,
Tapscott, Thomas-Drake, Williams
Against: - 2 Birrer, Parsons
Absent: - 2 Flabiano, Johnson
Vacancies: - 1 10

12. 334 S EDGEFIELD AVE

Winnetka Heights Historic District
CD156-007(MD)
Mark Doty

Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic 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.

13. 324 S MONTCLAIR AVE (Moved to Discussion)

Winnetka Heights Historic District
CA156-210(MD)
Mark Doty

Construct accessory structure in rear yard. Work started without a Certificate of Appropriateness.

Speakers: For: Troy Lonion
Against: No one

Motion:

Construct accessory structure in rear yard. Work started without a Certificate of Appropriateness. Approve drawings and specifications dated 1/20/16 with exposed rafter tails 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).

Maker: Amonett
Second: *Williams
Results: 15/0

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

14. 318 S WILLOMET AVE

Winnetka Heights Historic District
CA156-211(MD)
Mark Doty

Construct addition on rear of main structure. Approve - Approve drawings and specifications dated 1/20/16 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).

15. 228 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-213(MD)
Mark Doty

Construct addition on rear of main structure. Approve - Approve drawings dated 1/20/16 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).

COURTESY REVIEW ITEMS:

1. 1825 ABRAMS PKWY

CR156-003(MD)
Mark Doty

Courtesy Review - New exterior signage.

Speakers: For: Norman Alston
Against: No one

Courtesy Review - New exterior signage. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

***There was not a formal motion was made.**

DISCUSSION ITEMS:

1. 5930 JUNIUS STREET

Junius Heights Historic District
CA156-206(MP)
Marsha Prior

1. Replace 29 wood and metal windows with vinyl 1/1 double hung windows on main structure.
2. Replace four 6/6 metal windows on front elevation with vinyl 6/6 double hung windows.
3. Replace two metal windows on front elevation with vinyl 4/4 double hung windows.

Speakers: For: Felicity Sentance
Against: No one

Motion:

1. Replace 29 wood and metal windows with vinyl 1/1 double hung windows on main structure. **Deny without prejudice** - The proposed work does not meet the requirements of City Code Section 41A-4.501(g)(6)(C)(i) because staff believes that the wood windows can be repaired and replacing them with vinyl is consistent with preservation criteria Section 4.5 which states historic materials must be repaired if possible.
2. Replace four 6/6 metal windows on front elevation with vinyl 6/6 double hung windows. **Deny without prejudice** - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because installing vinyl windows is inconsistent with preservation criteria Section 5.2 which recommends that non-original windows be replaced with appropriate windows.
3. Replace two metal windows on front elevation with vinyl 4/4 double hung windows. **Deny without prejudice** - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because installing vinyl windows is inconsistent with preservation criteria Section 5.2 which recommends that non-original windows be replaced with appropriate windows.

Maker: Williams
Second: Bowers
Results: 15/0

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

2. 1003 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-223(JKA)
Jennifer Anderson

Remove door on front facade of main structure and infill with siding to match existing.

Speakers: For: Francis McGee, Jim Anderson
Against: No one

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

Motion:

Remove door on front facade of main structure and infill with siding to match existing. **Approve with conditions** - Replacement/infill siding to be installed in a seamless fashion. Finding that documentation shows this house was originally built as a single family.

Maker: Maten
Second: Parsons
Results: 8/6

Ayes: - 8 Amonett, Birrer, Bowers, Maten, Parsons, Seale,
State, Williams
Against: - 6 *Sherman, Gadberry, Thomas-Drake, Tapscott,
*Childers, Jordan
Absent: - 3 Flabiano, Johnson, *Montgomery
Vacancies: - 1 10

3. 1007 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA156-224(JKA)
Jennifer Anderson

1. Install addition on rear of the main structure.
2. Modifying existing roof.
3. Remove shed dormer from front facade of main structure.
4. Replace wood shakes from second floor rear facade with novelty siding to match original profile.
5. Replace skirting on main structure.
6. Replace windows labeled #16, 17, and 20 on main structure.

7. Paint main structure.
8. Install exterior lights on front porch of main structure.
9. Reconstruct porch steps on front facade of main structure with pine boards.
10. Install concrete driveway.
11. Install concrete walkway in front of main structure.

Speakers: For: Amanda Castille, Patricia Simon
Against: No one

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

Motion:

1. Install addition on rear of the main structure. **Approve**
2. Modifying existing roof. **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 3.16 stating that the slope, massing, and configuration of the roof must be preserved and maintained.
3. Remove shed dormer from front facade of main structure. **Approve** the proposed work with the finding that the shed dormer is not typical of the style of the main structure and is not an original feature. The proposed work is consistent with preservation criteria Section 3.16 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace wood shakes from second floor rear facade with novelty siding to match original profile. **Approve with the condition that shakes be retained at all gables.**
5. Replace skirting on main structure. **Approve with the condition** that the proposed Hardiboard is not used and that only wood is installed where Hardiboard is proposed. The work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace windows labeled #16, 17, and 20 on main structure. **Approve.**
7. Paint main structure. **Approve** paint specifications dated 1-19-16 with the finding that the proposed work does not comply with Section 3.7 stating that all structures must have a dominant color and no more than three trim colors including any accent colors, 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.
8. Install exterior lights on front porch of main structure. **Approve** specifications dated 1-19-16 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Reconstruct porch steps on front facade of main structure with pine boards. **Approve** plans dated 1-19-16 with the condition that the profile and dimensions of the new steps matches the existing steps. The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Install concrete driveway. **Approve** site plan dated 1-19-16 with the condition that the finish is brush finish concrete. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install concrete walkway in front of main structure. **Approve with conditions** - Approve site plan dated 1-19-16 with the condition that the finish is brush finish concrete. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

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

4. 2317 PARK ROW AVE (check this one)

South Blvd/Park Row Historic District
CA156-217(MP)
Marsha Prior

1. Paint main structure, including brick, using Brand: Behr. Body: MQ3-25 'Gray Shimmer.' Trim: UL-260-14 'Pure White.' Accent: S-G-230 'Startling Orange.' Work completed without a Certificate of Appropriateness.
2. Repair concrete walkway in front yard, driveway, and install new concrete walkway in backyard, using brush finish concrete. Work completed without a Certificate of Appropriateness.
3. Add outdoor lighting attached to main structure on front, side, and rear elevations. Work completed without a Certificate of Appropriateness.
4. Install twelve evergreen shrubs along front walkway, front porch, and driveway. Work completed without a Certificate of Appropriateness.

Speakers: For: Ahmed Hussein
Against: No one

Motion:

1. Paint main structure, including brick, using Brand: Behr. Body: MQ3-25 'Gray Shimmer.' Trim: UL-260-14 'Pure White.' Accent: S-G-230 'Startling Orange.' Work completed without a Certificate of Appropriateness. Approve with condition that the door be painted white.
2. Repair concrete walkway in front yard, driveway, and install new concrete walkway in backyard, using brush finish concrete. Work completed without a Certificate of Appropriateness. Approve repair and installation of concrete walkways, and repair of driveway, with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Add outdoor lighting attached to main structure on front, side, and rear elevations. Work completed without a Certificate of Appropriateness. Approve outdoor lighting with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install twelve evergreen shrubs along front walkway, front porch, and driveway. Work completed without a Certificate of Appropriateness. Approve installation of shrubs with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Amonett
Second: Maten
Results: 14/1

Ayes: - 14 Amonett, Birrer, Bowers, *Childers, Jordan,
Maten, *Montgomery, Parsons, Seale, State,
12

Against:	- 1	*Sherman, Tapscott, Thomas-Drake, Williams
Absent:	- 3	Gadberry
Vacancies:	- 1	Flabiano, Johnson,
		10

5. 2517 PARK ROW AVE

South Blvd/Park Row Historic District
CA156-216(MP)
Marsha Prior
Add second story to main structure.

Speakers: For: Baranda Ferrin, James Manning
Against: No one

Motion:

Add second story to main structure. **Deny without prejudice** - The proposed plans do not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the second story addition does not reflect the same architectural pattern as other Craftsman-style houses in the district, and therefore, is inconsistent with preservation criteria Section 3(b).

Maker: Amonett
Second: Jordan
Results: 15/0

Ayes:	- 15	Amonett, Birrer, Bowers, *Childers, Gadberry, Jordan, Maten, *Montgomery, Parsons, Seale, State, *Sherman, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 3	Flabiano, Johnson,
Vacancies:	- 1	10

6. 2608 HIBERNIA ST

State Thomas Historic District
CA156-218(JKA)
Jennifer Anderson

1. Replace 100% of siding on main structure with matching siding. Work partially completed without a Certificate of Appropriateness.
2. Replace cedar shake shingles on main structure with matching cedar shake shingles.
3. Replace windows labeled A1-8, A11-12, B1-2, C1-2 on main structure. Work partially completed without a Certificate of Appropriateness.
4. Install windows labeled D on rear addition with wood 1/1 windows.

Speakers: For: Eric Marye
Against: No one

Motion:

1. Replace 100% of siding on main structure with matching siding. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice** - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it will have an adverse effect on the architectural features of the structure and because it will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.
2. Replace cedar shake shingles on main structure with matching cedar shake shingles. **Deny without prejudice** - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it will have an adverse effect on the architectural features of the structure and because it will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.
3. Replace windows labeled A1-8, A11-12, B1-2, C1-2 on main structure. **Deny without prejudice** - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it will have an adverse effect on the architectural features of the structure and because it will have an adverse effect on the historic overlay district. The partially completed work is not consistent with Section 51A-4.501(e)(4)(F) of the Dallas Development Code that states deteriorated historic features will be repaired rather than replaced.
4. Install windows labeled D on rear addition with wood 1/1 windows. **Approve** specifications submitted 1-19-16 with the finding that the work is consistent with preservation criteria Section 51P-225.109(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Maten
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Gadberry,
Jordan, Maten, *Montgomery, Parsons, Seale,
State, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 3 Flabiano, Johnson,
Vacancies: - 1 10

7. 6107 BRYAN PKWY

Swiss Avenue Historic District
CA156-221(JKA)
Jennifer Anderson
Construct 7' board-on-board cedar fence.

Speakers: For: David Molina
Against: No one

Motion:

Construct 7' board-on-board cedar fence. Approve with the condition that the left side street facing fence to be metal and 50% open and at rear notch, driveway side swing gate to be located a few inches in front of the first set of windows. Swing gate to be wrought iron. Metal fence to return to neighbor's side fence.

Maker: Tapscott
Second: Williams
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Gadberry,
Jordan, Maten, *Montgomery, Parsons, Seale,
State, *Sherman, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 3 Flabiano, Johnson,
Vacancies: - 1 10

8. 1825 ABRAMS PKWY

CA156-226(MD)

Mark Doty

1. Install three storefront doors and windows in new openings on Facade B3.
2. Install one storefront door and windows in new opening on Facade C.
3. Install two storefront doors and windows in new openings on Facade D.
4. Remove door and HVAC vent and patch with stucco to match on Facade C.
5. Remove HVAC vent and patch with stucco to match on Facade D.
6. Paint exterior wainscoting. SW 6398 'Fireweed'.

Speakers: For: Norman Alston
Against: No one

Motion:

1. Install three storefront doors and windows in new openings on Facade B3. Approve as submitted with condition that aluminum to be clear anodized.
2. Install one storefront door and windows in new opening on Facade C. Approve as submitted with condition that aluminum to be clear anodized.
3. Install two storefront doors and windows in new openings on Facade D. Approve as submitted with condition that aluminum to be clear anodized.
4. Remove door and HVAC vent and patch with stucco to match on Facade C. Approve.
5. Remove HVAC vent and patch with stucco to match on Facade D. Approve.
6. Paint exterior wainscoting. SW 6398 'Fireweed'. Approve.

Maker: Tapscott
Second: Gadberry
Results: 15/0

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

9. Z156-120(MP)

1121 Pemberton Hill Rd
Big Spring Site
Marsha Prior

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

Speakers: For: Ben Sandifer, Veletta Lill, Tim Dalbey, Alicia Quintans, Sarah Standifer, Neil Emmons
Against: No One

Motion:

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

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

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

10. 5646 Milton Street

Meadows Building

Hold a public hearing to consider initiation of historic designation process for the Meadows Building.

Speakers: For: David Preziosi, Mark Lamster, Gregory Ibanez, Sara Dement, Jeremy Larsen, Eric Jakimier
Against: Michael Klein, Matt Omondson, Barton Drake, Raymond O'Connor, Ginger Greenberg

Motion:

Hold a public hearing to consider initiation of historic designation process for the Meadows Building. **Initiate and refer to Designation Committee to look at the perimeters of the designation.**

Maker: Amonett
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Jordan, Gadberry, Maten, *Montgomery, Parsons, Seale, State, *Sherman, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Flabiano, Johnson
16

Vacancies: - 1 10

1423 W. Griffin Street

Hold a public hearing to consider initiation of historic designation process for 1423 W. Griffin Street.

Speakers: For: David Preziosi, Nicky DeFreece, Melissa Prycer, Michael Sharzewski, Mark Martinek
Tammy Greenberg

Against: Melissa Sorola, Steve Dvoskin, Clem Maddox

Motion:

Hold a public hearing to consider initiation of historic designation process for 1423 W. Griffin Street. **Not to initiate at this time, with the finding of fact that initiation at this time may prevent future preservation efforts.**

Maker: Tapscott

Second: Amonett

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Jordan,
Gadberry, Maten, *Montgomery, Parsons, Seale,
State, *Sherman, Tapscott, Thomas-Drake,
Williams

Against: - 0

Absent: - 2 Flabiano, Johnson

Vacancies: - 1 10

OTHER BUSINESS ITEMS:

Approval of Appointment of the West End Ad Hoc Committee.

Maker: Amonett

Second: Thomas-
Drake

Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, *Childers, Jordan,
Gadberry, Maten, *Montgomery, Parsons, Seale,
State, *Sherman, Tapscott, Thomas-Drake,
Williams

Against: - 0

Absent: - 2 Flabiano, Johnson

Vacancies: - 1 10

Approval of Minutes from the January 5, 2016 Meeting.

Maker: Thomas-
Drake
Second: Gadberry
Results: 15/0

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

ADJOURNMENT

Motion was made to adjourn at 7:32 P.M.

Katherine Seale, Chair

Date