

June 1, 2015



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on June 1, 2015 with a briefing at 10:37 a.m. in room 5ES and the public hearing at 1:14 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
*Stephen Birch
Mike Birrer
*Sam Childers

Mattia Flabiano
Dustin Gadberry
Cris Jordan
Joel Maten

Katherine Seale, Chair
*Diane Sherman
Daron Tapscott
Kelli Thomas-Drake
Emily Williams

The following ex-officio member was present for the meeting: None

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

The following Commissioners were absent for the Meeting: **Clint Bowers, Paul Fahrenbruch, Ginger Greenberg, John Johnson**

The following Commissioners were absent for the briefing: **Clint Bowers, Paul Fahrenbruch, Ginger Greenberg, John Johnson**

The following Position is vacant:

District 12

The following Staff was present:

Neva Dean
Mark Doty

Jennifer Anderson
Marsha Prior

Casey Burgess
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 rearrange the agenda and take C1 through C13 and C15-25 and take C14 separately on the agenda

Maker: Maten
Second: Tapscott
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Flabiano, Jordan, Maten, Tapscott, Seale, *Sherman, Thomas-Drake, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Gadberry, Greenberg, Johnson
Vacancies: - 1 Dist 12

Motion was made to approve C1 through C13 and C15-25 following staff recommendation.

Maker: Maten
Second: Tapscott
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Flabiano, Jordan, Maten, Tapscott, Seale, *Sherman, Thomas-Drake, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Gadberry, Greenberg, Johnson
Vacancies: - 1 Dist 12

Motion was made approve C14 per staff recommendation.

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

Maker: Maten
Second: Tapscott
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Flabiano,
Maten, Tapscott, Seale, *Sherman, Thomas-
Drake, Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Johnson, Gadberry,
Greenberg, Jordan
Vacancies: - 1 Dist 12

CONSENT ITEMS:

1. 3601 MARTIN LUTHER KING BLVD

Fair Park Historic District
CA145-360(MD)
Mark Doty

Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness. Approve – Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

2. 3921 MARTIN LUTHER KING BLVD

Fair Park Historic District
CA145-361(MD)
Mark Doty

Install stone monument in existing landscaping bed. Approve - Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

3. 5528 JUNIUS STREET

Junius Heights Historic District
CA145-371(MP)
Marsha Prior

1. Remove existing windows on front elevation and install single hung windows. Approve with conditions - approve plans and specifications dated 05/15/2015 with the condition that the window trim be 5 inches wide with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber." Approve – approve plans dated 05/15/2015 with the finding the proposed work is consistent with the criteria for porches in the preservation criteria Section 7.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 5619 VICTOR STREET

Junius Heights Historic District
CD145-019(MP)
Marsha Prior

Demolish ca. 1960s carport using 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.

5. 5619 VICTOR STREET

Junius Heights Historic District
CA145-370(MP)
Marsha Prior

Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey." Approve with conditions - Approve plat survey and specifications dated 05/15/2015 with the condition that finished side faces out toward the alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 5733 VICTOR STREET

Junius Heights Historic District
CA145-383(MP)
Marsha Prior

1. Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain. Approve with conditions - Approve survey plat and drawings dated 05/15/2015 with condition that the top be horizontal and that the finished side face the streets and alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter." Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove deck in rear of main structure and replace with extended deck of cedar board. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups. Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for accessory structures in the preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Remove existing bay windows and replace with wood 1/1 windows. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace aluminum windows with wood 1/1 windows. Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
7. Repair historic wood windows, and replace with wood 1/1 windows if nonrepairable. Approve with conditions - Approve drawings dated 05/15/2015 with the condition that only those wood windows that are not repairable be replaced with the finding the proposed work meets the criteria for

fenestrations and openings in the preservation criteria Sections 5.1 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. Install two wood 1/1 windows where original windows were removed. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 4.1(c), 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Replace rear kitchen door with Craftsman style wood door. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Install single lite wood door on rear-side elevation where original door was infilled. Approve – Approve drawings and specifications dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Section 4.1(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install new brush finish concrete drive alley to rear_garage. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for site elements in the preservation criteria Section 3.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5511 WORTH ST

Junius Heights Historic District

CA145-355(MP)

Marsha Prior

Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black. Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with 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).

8. 5818 WORTH ST

Junius Heights Historic District

CD145-011(JKA)

Jennifer Anderson

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Staff recommends a continuing suspension period as outlined in 54A-4.501(i)(8)(A)(iii).

9. 401 E 6TH ST

Lake Cliff Historic District

CA145-366(MD)

Mark Doty

Install 15' long by 20' wide concrete driveway in rear cornerside yard. Approve – Approve site plan dated 5/20/15 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).

10. 4901 VICTOR ST

Munger Place Historic District

CA145-356(MP)

Marsha Prior

Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet. Approve with conditions – approve plans dated 05/15/2015 with the condition that the driveway does not exceed the maximum width of 10 ft with the finding the proposed work is consistent with the criteria for driveways in the preservation criteria Sec. 51P-97.111(c)(2)(I) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5105 VICTOR ST

Munger Place Historic District

CA145-354(MP)

Marsha Prior

1. Plant Red Oak tree in parkway. Approve - Approve specifications dated 05/15/2015 with the finding the proposed work meets the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant Crape Myrtle in front yard. Approve - Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 4318 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CD145-024(MP)

Marsha Prior

Demolish wood and metal shed using 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.

13. 4318 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA145-387(MP)

Marsha Prior

1. Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill." Approve with conditions - approve survey and specifications dated 05/15/2015 with condition that fence be 50% open and only located on the northwest front side yard with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 3ft wood fence along side lot lines of front yard. Approve with conditions - Approve survey and specifications dated 05/15/2015 with condition that fence be 50% open and only located on the northwest front side yard with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 4843 JUNIUS ST (Voted on Separately)

Peak's Suburban Addition Neighborhood Historic District

CA145-390(MP)

Marsha Prior

Replace existing asphalt driveway with brushed concrete. Approve – Approve proposed work with the finding it meets the criteria for site and site elements in the preservation criteria Section. 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Maker: Maten
Second: Tapscott
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Flabiano,
Maten, Tapscott, Seale, *Sherman, Thomas-
Drake, Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Gadberry, Greenberg,
Johnson, Jordan
Vacancies: - 1 Dist 12

15. 4703 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-372(MP)
Marsha Prior

Construct 2-car, 1194 sq ft garage in rear of main structure. Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 5429 KIWANIS RD

Sharrock/Niblo Historic District
CA145-378(MD)
Mark Doty

1. – Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar. Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install wood or metal cellar door. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct perimeter beams, center beam, and rafter structure over cellar. Approve – Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 6107 BRYAN PKWY

Swiss Avenue Historic District
CA145-357(MP)
Marsha Prior

1. Restore roof to a dark gray. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal. Approve – Approve roof shingle specifications dated 05/15/2015 with finding the work is consistent with the standards for roofs in preservation criteria Sec. 51P-63.116(1)(N)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install outdoor lights. Approve - Approve light specifications dated 05/15/2015 with finding the work is consistent with the standards for outdoor lighting in preservation criteria Sec. 51P-63.116(2)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 5112 SWISS AVE

Swiss Avenue Historic District
CA145-379(MP)
Marsha Prior

Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray. Approve with conditions - Approve drawings and specifications dated 05/15/2015 with conditions that header at door on rear elevation align with window head height with transom or other detail and that historic windows and material be salvaged for possible re-use with the finding the proposed work meets the standards for additions in preservation criteria Section 51P-63.116(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 209 S EDGEFIELD AVE

Winnetka Heights Historic District
CA145-367(MD)
Mark Doty

1. Install composition shingle roof. 'Weathered Wood'. Approve - Approve shingle specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 342 S EDGEFIELD AVE

Winnetka Heights Historic District
CA145-373(MD)
Mark Doty

Paint main structure. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

21. 415 N EDGEFIELD AVE

Winnetka Heights Historic District
CA145-376(MD)
Mark Doty

Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'. Approve - Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 303 N MONTCLAIR AVE

Winnetka Heights Historic District
CA145-375(MD)

Mark Doty

1. Install front door. Approve – Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match. Approve with conditions - approve proposed work with the condition that at least 60% of the existing wood siding is restored with the finding the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 51P-87.111(a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'. Approve – approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

23. 314 N MONTCLAIR AVE

Winnetka Heights Historic District
CA145-362(MD)

Mark Doty

1. Install front door in existing opening. Painted SW 6994 'Greenblack'. Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two light fixtures on either side of front door. Approve - Approve drawing and specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install mailbox on front facade. Approve – approve drawing dated 5/20/15 with the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

24. 215 N WINNETKA AVE

Winnetka Heights Historic District
CA145-363(MD)

Mark Doty

Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

25. 411 S WINNETKA AVE

Winnetka Heights Historic District
CA145-365(MD)
Mark Doty

Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'. Approve - Approve door specification and paint color dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEMS:

1. 707 SKILLMAN ST

Junius Heights Historic District
CA145-382(MP)
Marsha Prior

1. Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness.
2. Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a CA.
3. Remove diseased crepe myrtle and stump in front yard. Work completed without a CA.

Speakers: For: No one
Against: No one

Motion:

1. Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness. **Approve** completed work with the finding the work is consistent with the criteria for facades in the preservation criteria Section 4.1(b) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a CA. **Deny** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the mature trees would be inconsistent with preservation criteria Section 3.5(b) that states landscaping must not obscure significant views of protected facades **with the finding of fact that cultivar is specified and not appropriate.**
3. Remove diseased crepe myrtle and stump in front yard. Work completed without a CA. **Approve** with finding that the completed work is consistent with criteria for landscaping in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: *Birch
Second: Williams
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,
Thomas-Drake
Vacancies: - 1 Dist 12

2. 5929 VICTOR ST

Junius Heights Historic District
CA145-359(MP)
Marsha Prior

Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape.

Speakers: For: No one

Against: No one

Motion:

Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.1 that states historic doors and windows must be preserved.

Maker: Williams

Second: *Birch

Results: 12/0

Ayes:	- 12	Amonett, *Birch, Birrer, *Childers, Gadberry, Jordan, Maten, Tapscott, Seale, * Flabiano, Sherman, Williams
Against:	- 0	
Absent:	- 5	Bowers, Fahrenbruch, Greenberg, Johnson, Thomas-Drake
Vacancies:	- 1	Dist 12

3. 2639 ELM ST

Parks Brothers Storage Building
CA145-368(MD)
Mark Doty

Install three wood, vinyl clad, one-over-one windows on south facade.

Speakers: For: Rees Bowen

Against: No one

Motion:

Install three wood, vinyl clad, one-over-one windows on south facade. **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 the preservation criteria that state replacement doors and windows must express mullion and muntin size, pattern, light configuration, and material to match the historic. Preservation criteria Section 3.10 **with the finding of fact that no window survey was presented demonstrating sufficient window conditions, and it is inconsistent with Secretary of Interior Standard 2 and 5.**

Maker: *Birch

Second: Amonett

Results: 10/2

Ayes: - 10 Amonett, *Birch, Birrer, *Childers, Jordan,
Tapscott, Seale, *Sherman, Thomas-Drake,
Williams
Against: - 2 Flabiano, Maten
Absent: - 5 Bowers, Fahrenbruch, Gadberry, Greenberg,
Johnson
Vacancies: - 1 Dist 12

4. 1003 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District

CA145-381(MP)

Marsha Prior

1. Install porch rails and one half column to front of main structure.
2. Add detail to three existing wood columns.
3. Remove secondary front door and replace void with wood siding to match existing.

Speakers: For: No one

Against: No one

*Commissioner Seale was excused and left the meeting for the day.

Motion:

1. Install porch rails and one half column to front of main structure. **Approve** proposed work with the finding it is consistent with criteria for porches in the preservation criteria Section. 3.19 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add detail to three existing wood columns. **Deny** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis it would have an adverse effect on the architectural features because it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
3. Remove secondary front door and replace void with wood siding to match existing. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because there is lack of proof that second door is not original and it does not meet the requirements of City Code Section 51A-4.501(e)(4)(l) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

Maker: Amonett

Second: *Sherman

Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

***Commissioners Seale and Flabiano were excused and left the meeting temporarily.**

5. 4612 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District

CA145-388(MP)

Marsha Prior

1. Foundation repair, to include replacing existing Hardie board and replacing wood siding. Confirm that any new siding is wood, with possible exception of the 6" closest to the grade.
2. Remove existing window on side elevation and replace with smaller window moved from rear elevation.
3. Install French doors on rear elevation to replace relocated smaller window.
4. Install new patio adjacent to existing porch on rear of main structure.
5. Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe.
6. Install steel and plastic garden shed in rear of property.

Speakers: For: Rachel Knight

Against: No one

Motion:

1. Foundation repair, to include replacing existing Hardie board and replacing wood siding. Confirm that any new siding is wood, with possible exception of the 6" closest to the grade. **Approve with condition that the existing original bevel siding to remain hardi plank, smooth texture only on the bottom two courses.**
2. Remove existing window on side elevation and replace with smaller window moved from rear elevation. **Approve** plans and drawings dated 05/15/2015 with the finding the work meets the criteria for facades in the preservation criteria 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install French doors on rear elevation to replace relocated smaller window. **Approve with conditions** – Approve plans and specifications dated 05/15/2015 with condition that door be painted white with the finding the work meets the criteria for facades 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 new patio adjacent to existing porch on rear of main structure. **Approve using 2 x 6 decking material.**
5. Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe. **Approve** trees identified on survey plat dated 05/15/2015 with the finding the work meets the criteria for site elements in the preservation criteria Section 2.8 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install steel and plastic garden shed in rear of property. **Approve** specifications dated 05/15/2015 with the finding the proposed work does not comply with preservation criteria Section 6.2 that states an accessory building must be compatible with main building, but it meets the criteria under City Code Section 51A-4.501(g)(6)(B) because it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Maker: Tapscott

Second: Amonett

Results: 10/0

Ayes: - 10 Amonett, *Birch, Birrer, *Childers, Jordan, Maten,
Tapscott, *Sherman, Thomas-Drake, Williams

Against: - 0

Absent: - 7 Bowers, Fahrenbruch, Flabiano, Gadberry,
Greenberg, Johnson, Seale
Vacancies: - 1 Dist 12

6. 4323 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA145-358(MP)

Marsha Prior

1. Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA.
2. Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway.

Speakers: For: Elizabeth Nelson, Hector Ventura

Against: No one

Translating for the City: Aldo Fritz

Motion:

1. Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA. **Deny without prejudice – Applicant to work with staff and return.**
2. Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway. **Deny without prejudice – Applicant to work with staff and return.**

***Commissioners Seale and Flabiano returned to the meeting and voted on this case.**

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

Maker: *Birch
Second: Flabiano
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,
Thomas-Drake
Vacancies: - 1 Dist 12

***Motion was made to rearrange the agenda and take D8 and D9 together next on the agenda**

Maker: Maten
Second: Tapscott
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,

Vacancies: - 1 Thomas-Drake
Dist 12

7. 5124 SWISS AVE

Swiss Avenue Historic District
CA145-384(MP)
Marsha Prior

Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver. Deny without prejudice - The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) and does not meet the standards in 53.P-63.116(2)(G)(i)(cc) as staff does not believe the material is compatible in texture, color, and style with the main building.

Speakers: For: No one
Against: No one

Motion:

Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver. **Deny** - The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) and does not meet the standards in 53.P-63.116(2)(G)(i)(cc) as staff does not believe the material is compatible in texture, color, and style with the main building.

Maker: Williams
Second: *Birch
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

8. 5714 SWISS AVE

Swiss Avenue Historic District
CD145-023(MP)
Marsha Prior

Demolish garage in rear of main structure due to imminent threat to public health/safety.

Speakers: For: Virginia Bonifield, Rob Little
Against: No one

Motion:

Demolish garage in rear of main structure due to imminent threat to public health/safety. **Approve with conditions** - Approve as submitted with recommendation to salvage existing materials as possible for re-use on new structure.

Maker: Tapscott
Second: Flabiano

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,
Thomas-Drake
Vacancies: - 1 Dist 12

9. 5714 SWISS AVE

Swiss Avenue Historic District
CA145-385(MP)
Marsha Prior

Construct 2-story detached garage in rear of main structure.

Speakers: For: Virginia Bunifield, Rob Little
Against: No one

Motion:

Construct 2-story detached garage in rear of main structure. **Approve as submitted.**

Maker: *Sherman

Second: *Birch

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,
Thomas-Drake
Vacancies: - 1 Dist 12

10. 5922 SWISS AVE

Swiss Avenue Historic District
CA145-374(MP)
Marsha Prior

1. Replace screen on east elevation arched opening with 15 lite arched window.
2. Remove door on north elevation and infill with matching brick; inset to be one-inch.
3. Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows.

Speakers: For: Katy and Steve Trent
Against: No one

Motion:

1. Replace screen on east elevation arched opening with 15 lite arched window. **Approve** drawings and specifications dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Remove door on north elevation and infill with matching brick; inset to be one-inch. **Approve** drawings and dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows. **Approve with conditions – that the arch be maintained visually, that the new material be placed 1 inch inset behind the existing façade and the new windows be placed in that arch to infill existing arch with double hung window with header height to match east side, solid side, and arch panel and brick below with 1" set-back.**

Maker: *Sherman

Second: *Birch

Results: 12/0

Ayes:	- 12	Amonett, *Birch, Birrer, *Childers, Gadberry, Jordan, Maten, Tapscott, Seale, * Flabiano, Sherman, Williams
Against:	- 0	
Absent:	- 5	Bowers, Fahrenbruch, Greenberg, Johnson, Thomas-Drake
Vacancies:	- 1	Dist 12

11. 6001 SWISS AVE

Swiss Avenue Historic District

CA145-380(MP)

Marsha Prior

1. Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan."
2. Install iron driveway gate and iron fence behind porte cochere to connect with cedar wood fence on side yard.
3. Install iron fence and antique-style iron gate on side yard opposite of driveway.

Speakers: For: Neil Casey

Against: No one

Motion:

1. Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan." **Approve with conditions** landscape plan and specifications dated 05/15/2015 with condition that finished side face out if seen from street or alley with the finding the proposed work is consistent with the standards for fences in preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc)[2] and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate and iron fence behind porte cochere to connect with cedar wood fence on side yard. **Approve with conditions landscape plan and specifications dated 05/15/2015 with condition that the iron gate is 50 percent open and removal of Fleur delis at the top.**
3. Install iron fence and antique-style iron gate on side yard opposite of driveway. **Approve with conditions - landscape plan and specifications dated 05/15/2015 with condition that iron fence is to be 5 inches behind quoin and removal of Fleur delis at the top with the finding of fact that fence location is allowed due to security requirements.**

Maker: Tapscott
Second: *Birch
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

12. 1012 BETTERTON CIR

Tenth Street Neighborhood Historic District
CD145-022(MD)
Mark Doty

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: No one
Against: No one

Motion:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Enter into initial suspension period.**

Maker: *Birch
Second: Gadberry
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

13. 2842 CASEY ST

Wheatley Place Historic District
CD145-020(MD)
Mark Doty

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: Andrew Gilbert, Assistant City Attorney
Against: No one

Motion:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Approve** - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner **with the finding of fact there are no interested parties.**

Maker: Flabiano
Second: Tapscott
Results: 9/2

Ayes: - 9 Amonett, Birrer, *Childers, Jordan, Maten,
Tapscott, * Flabiano, Sherman, Williams
Against: - 2 *Birch, Gadberry
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

14. 3635 DUNBAR ST

Wheatley Place Historic District
CD145-021(MD)
Mark Doty

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: No one
Against: No one

Motion:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Approve with the recommendation that mitigation activities be conducted prior to demolition which includes detailed site and structure survey. It is also recommended that Sustainable Development work with whomever to include that all materials that are removed from the site are used for historic recycling purposes.** The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: *Birch
Second: Gadberry
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

15. 220 N CLINTON AVE

Winnetka Heights Historic District
CA145-377(MD)

Mark Doty

1. Install new wood siding on exterior.
2. Install three-over-one wood windows.
3. Construct front porch.
4. Install two pair of ganged, wood one-over-one windows on front facade.
5. Remove one door and three windows on rear addition and infill with wood siding to match.
6. Relocate window on rear facade.
7. Install French doors on rear facade.
8. Remove door and window on rear facade and infill with wood siding to match.
9. Install door on rear addition facade. Infill with wood siding to match.
10. Remove door on addition. Infill with wood siding to match.
11. Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'.
12. Install composition shingle roof. GAF Timberline 'Charcoal'.

Speakers: For: Robert Pross

Against: No one

Motion:

1. Install new wood siding on exterior. **Approve with conditions** – Approve drawings dated 5/20/15 with the condition that at least 70% of the existing wood siding is repaired rather than replaced with the finding of fact the proposed work is consistent with the criteria for wood facades in the preservation criteria Section 51P-87.111 (a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install three-over-one wood windows. **Approve** drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct front porch. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E). Secretary of the Interior Standard #3. **With the understanding that the applicant to work with city staff to simplify porch details as to not imply that the new porch was original. The applicant did provide proof that the original house had a front porch that extended across the front of the house but not to the corners of the house.**
4. Install two pair of ganged, wood one-over-one windows on front facade. **Approve with the finding of fact that the existing windows are vinyl clad.**
5. Remove one door and three windows on rear addition and infill with wood siding to match. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Relocate window on rear facade. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Install French doors on rear facade. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

8. Remove door and window on rear facade and infill with wood siding to match. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install door on rear addition facade. Infill with wood siding to match. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Remove door on addition. Infill with wood siding to match. **Approve** drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'. **Approve** paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Install composition shingle roof. GAF Timberline 'Charcoal'. **Approve** shingle specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: *Birch
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, Seale, * Flabiano,
Sherman, Williams
Against: - 0
Absent: - 5 Bowers, Fahrenbruch, Greenberg, Johnson,
Thomas-Drake
Vacancies: - 1 Dist 12

16. 131 N WINNETKA AVE

Winnetka Heights Historic District
CA145-364(MD)
Mark Doty

Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness

Speakers: For: No one
Against: No one

Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that state front porches may not be enclosed with any material. Preservation criteria 51P-87.111(a)(11)(B).

Maker: Amonett
Second: Flabiano
Results: 10/1

Ayes: - 10 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Williams
Against: - 1 *Sherman

Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

Motion:

OTHER BUSINESS ITEMS:

Approval of Minutes from the May 4, 2015 Meeting.

Maker: Tapscott
Second: Flabiano
Results: 11/0

Ayes: - 11 Amonett, *Birch, Birrer, *Childers, Gadberry,
Jordan, Maten, Tapscott, * Flabiano, Sherman,
Williams
Against: - 0
Absent: - 6 Bowers, Fahrenbruch, Greenberg, Johnson,
Seale, Thomas-Drake
Vacancies: - 1 Dist 12

ADJOURNMENT

Motion was made to adjourn at 4:08 P.M.

Katherine D. Seale

Date