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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on January 7, 2013 with a briefing at 10:30 a.m. in room 5ES and the public hearing at 1:12 p.m. in the Council Chambers of City Hall.

1. Briefing on 4931 Junius St., CA112-591(CH), an appeal to the City Plan Commission, by Bert Vandenberg, Asst. City Attorney.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Hasani Burton
Ted Campbell
Timothy Dickey

Doug Edwards
Mattia Flabiano
John Johnson
Cris Jordan

*Ann Piper
Katherine Seale
Daron Tapscott

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

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

The following Commissioners were absent for the Meeting: **Albert Silva and Kelli Thomas-Drake**

The following Commissioners were absent for the briefing: **Albert Silva and Kelli Thomas-Drake**

The following Positions are vacant:

Districts 1, 5, and 14

The following Staff was present:

Neva Dean
Mark Doty
Carolyn Horner

Bert Vandenberg
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.

Public Hearing:

Motion was made to move Discussion Item 10 to the Consent agenda.

Maker: Edwards
Second: Flabiano
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Johnson, Jordan, *Piper, Seale,
Tapscott
Against: - 0 None
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

Motion was made to split the Consent agenda into two groups with Consent Items 1 through 4 and Consent items 5 through 20 plus Discussion Item 10 separately.

Maker: Edwards
Second: Flabiano
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Johnson, Jordan, *Piper, Seale,
Tapscott
Against: - 0 None
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

Motion was made to approve Consent Items 1 through 4.

Maker: Edwards
Second: Campbell
Results: 10/1

Ayes: - 10 Amonett, Burton, Campbell, Dickey, Flabiano,
Johnson, Jordan, *Piper, Seale, Tapscott
Against: - 1 Edwards
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

Motion was made to approve Consent Items 5 through 20 plus Discussion Item 10 to follow staff recommendation with additional conditions to Consent Items 14, 15 and 16.

Maker: Edwards
Second: Flabiano
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

Motion was made to revise the agenda take Courtesy Review Item 1 next followed by Discussion Items 1, 2 3, 7, 9, 11, 12, 13, 14 and the remaining items in their normal order.

Maker: Flabiano
Second: Johnson
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

CONSENT ITEMS:

1. 409 S. Rosemont Ave.

Winnetka Heights Historic District
CE123-004(CH)
Carolyn Horner

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

2. 408 S. Montclair

Winnetka Heights Historic District
CE123-005(CH)
Carolyn Horner

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approve

3. 410 S. Montclair

Winnetka Heights Historic District
CE123-006(CH)
Carolyn Horner

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approve

4. 718 Nesbitt Dr.

Junius Heights Historic District
CA123-181(CH)
Carolyn Horner

Construct new roof top addition. Approve - Approve the drawings dated 12/6/12 with the finding that conversion and addition of attic space complies with Ordinance 26331, Sections 4.1.b, 4.2, 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5917 Reiger Ave.

Junius Heights Historic District
CA123-182(CH)
Carolyn Horner

Construct covered porch on rear of home. Approve - Approve the drawings dated 12/21/12 with the finding that the proposed porch complies with Ordinance 26331, Sections 4.2 and 8.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 6103 Worth St.

Junius Heights Historic District
CA123-168(CH)
Carolyn Horner

Construct rear addition on home. Approve – Approve the drawings dated 12/5/12 with the finding that the proposed addition complies with Ordinance 26331, Sections 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 4901 Victor St.

Munger Place Historic District
CA123-187(CH)
Carolyn Horner

Replace grey composition shingle roof with Certainteed chestnut color composition shingle roof. Approval - Approve of the request dated 12/6/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 1004 Moreland Ave.

Peak's Suburban Addition Neighborhood Historic District
CA123-171(CH)
Carolyn Horner

1) Replace three vinyl one over one windows on west (front) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.

2) Replace three vinyl one over one windows on north (side) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.

9. 4840 Worth St.

Peak's Suburban Addition Neighborhood Historic District
CA123-172(CH)
Carolyn Horner

Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness. Approve – Approve the work request dated 12/5/12 with the finding that the new opening complies with Ordinance 22352, Section 3.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 1082 N. Fitzhugh Ave.

Swiss Avenue Historic District
CA123-166(CH)
Carolyn Horner

1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Install 8 custom light fixtures. Approve - Approval of the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i)..

11. 1112 N. Fitzhugh Ave.

Swiss Avenue Historic District
CA123-167(CH)
Carolyn Horner

1) Replace red barrel tile roof with new Ludowici green tile roof. Approve the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Install 8 custom light fixtures. Approve the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5622 Swiss Ave.

Swiss Avenue Historic District
CD123-011(CH)
Carolyn Horner

Demolish garage and attached structures under the standard of imminent threat to public health and safety. Approve the demolition request with the finding that the proposed demolition meets all of 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

13. 6049 Bryan Pkwy

Swiss Avenue Historic District
CA123-165(CH)
Carolyn Horner

Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home. Approve the request dated 12/5/12 with the finding that the proposed red roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 1A-4.501(g)(6)(C)(i).

14. 6214 Bryan Pkwy

Swiss Avenue Historic District
CA123-162(CH)
Carolyn Horner

1) Enclose side porch with screens. Approve with conditions the request dated 12/5/12 with the finding that the proposed screens comply with City Code Sections 51P-63.116(1)(B), 51P-63.116(1)(P)(iii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: screen frames must be painted or colored to match or complement the color scheme of the main building, the screens to be centered on the masonry columns and porch must remain a porch and this does not endorse a more permanent structure.

2) Close side entry with French door to match existing rear French door. Approve with conditions the request dated 12/5/12 with the finding that the proposed French door complies with City Code Section 51P-63.116 (1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: doors must be centered on the masonry columns to preserve the original opening of the side porch.

15. 265 Commerce St.

West End Historic District
CA123-183(MD)
Mark Doty

Install new interpretive graphic signage for Dealey Plaza. Approve drawings dated **01/07/13** with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

16. 400 Main St.

West End Historic District
CA123-184(MD)
Mark Doty

Install new interpretive graphic signage in Dealey Plaza. Approve drawings dated **01/07/13** with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 117 S. Clinton Ave.

Winnetka Heights Historic District
CA123-192(MD)
Mark Doty

Install new brick veneer around existing chimney. Approve drawings and brick sample image dated 12/19/12 with the finding the proposed work is consistent with the criteria for chimneys in the preservation criteria Section 51P-87.111(a)(7)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 333 S. Edgefield Ave.

Winnetka Heights Historic District

CA123-180(MD)

Mark Doty

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'. Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new porch balustrades. Approve drawings dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install stair handrails. 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 front entrances and porches should have detailing typical to the style and period of the main building. Preservation criteria Section 51P-87.111(a)(11)(A).

19. 201 N. Montclair

Winnetka Heights Historic District

CA123-178(MD)

Mark Doty

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match. Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color. Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing door with new french door on west facade. Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove two existing windows and install three new windows in north facade. Approve with conditions - Approve drawings dated 12/19/12 with the condition the three new windows are two, four over one, true divided wood windows and one, six over one, true divided wood window, ganged, with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new doors on north and south facades. Approve drawings dated 12/19/12 with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 314 S. Winnetka Ave.

Winnetka Heights Historic District

CA123-174(MD)

Mark Doty

Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'. Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW:

1. 3015 Oak Lawn Ave.

Melrose Hotel
CR123-001(MD)
Mark Doty

- 1) Construct new two-story event center and outdoor pool.
- 2) Improve sitework including parking lot expansion and landscaping.

Speakers: For: Jeff Good, Karl Crawley
Against: No one

Motion was made to allow applicant and opposing side and additional two minutes to speak.

Maker: Tapscott
Second: Edwards
Results: 10/1

Ayes:	- 10	Amonett, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 1	Burton
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

Motion:

- 1) Construct new two-story event center and outdoor pool. None - Approve conceptual review with the condition that final plans, elevations, and details are submitted for final Landmark Commission review. Also, recommends that the current connection to the historic structure is designed in a way to allow for enclosure in the future, that the GFRC panels are reduced in number and simplified in design, that the Dickason Street façade also receive articulation to make it more pedestrian friendly.
- 2) Improve sitework including parking lot expansion and landscaping. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Maker: Tapscott
Second: Edwards
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

DISCUSSION ITEMS:

1. 4931 Junius St.

Munger Place Historic District
CA112-591(CH)
Carolyn Horner

Install metal fence sections on side yard to match existing fence on west side of property.

Speakers: For: Peter Kavanagh

Against: Beth Bradley, John Gromerly, Stacey D'Lizarraga and Rita Cox

Motion:

Install metal fence sections on side yard to match existing fence on west side of property. Deny without prejudice with the finding that the proposed location is detrimental to the district and the blockface. The block faces of Munger Place being a character defining feature - that the 2010 approval of the Landmark Commission was based on incomplete and erroneous survey.

Maker: Tapscott

Second: Amonett

Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

2. 5513 Victor St.

Junius Height Historic District
CD123-010(CH)
Carolyn Horner

Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition.

Speakers: For: Kedar Nigudkar and Carlos Cawazos

Against: No one

Motion:

Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny without prejudice the request to demolish two garage apartments under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structures are more appropriate than the contributing structures that were previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports. **With the additional condition that the applicant can re-file within 6 months and come back to the Landmark Commission with an appropriate plan.**

Maker: Flabiano
Second: Campbell
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Johnson, Jordan, *Piper, Seale,
Tapscott
Against: - 0 None
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

3. 5513 Victor St.

Junius Height Historic District
CA123-185(CH)
Carolyn Horner

- 1) Replace damaged/missing doors and windows with new doors/windows.
- 2) Construct two carports in rear yard.

Speakers: For: Kedar Nigudkar and Carlos Cawazos
Against: No one

Motion:

- 1) Replace damaged/missing doors and windows with new doors/windows. Approve with conditions the request dated 12/6/12 with the finding that the proposed new windows and doors comply with Ordinance 26331, Sections 5.1, 5.2, and 5.3, and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: 3 missing windows to be replaced with wood windows to match original windows; remaining 8 windows to be repaired with materials to match existing. **With the finding of the fact that there is insufficient evidence regarding the complete replacement of the windows.**
- 2) Construct two carports in rear yard. Deny without prejudice the request to construct two new carports because the owner has not shown that the new structures are more appropriate than the contributing structures that were previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports.

Maker: Flabiano
Second: Tapscott
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Johnson, Jordan, *Piper, Seale,
Tapscott
Against: - 0 None
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

4. 5830 Victor St.

Junius Heights Historic District
CD123-008(CH)
Carolyn Horner

Demolish garage under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition.

Speakers: For: No one
Against: No one

Motion:

Demolish garage under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny without prejudice the request to demolish a garage under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate than the contributing structure that was previously demolished.

Maker: Tapscott
Second: Amonett
Results: 10/0

Ayes:	- 10	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 3	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

5. 5830 Victor St.

Junius Heights Historic District
CA123-189(CH)
Carolyn Horner

Construct new two car garage in rear yard.

Speakers: For: No one
Against: No one

Motion:

Construct new two car garage in rear yard. Deny without prejudice the request dated 12/6/12 with the finding that the proposed structure is not more compatible or appropriate than the contributing accessory previously on the property, per Ordinance 26331, Section 9.2. The new garage is more than twice the size of the demolished structure. The lack of details on the proposed structure and the roof form are not compatible with the existing main structure.

Maker: Tapscott
Second: Amonett
Results: 10/0

Ayes:	- 10	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 3	Johnson, Silva and Thomas-Drake

Vacancies: - 3 1, 5, and 14

6. 5406 Worth St.

Junius Heights Historic District

CA123-169(CH)

Carolyn Horner

- 1) Replace one aluminum window with new fiberglass French patio door.
- 2) Replace two aluminum divided light windows with salvaged wood windows, to match other windows on the structure.

Speakers: For: No one
Against: No one

Motion:

- 1) Replace one aluminum window with new fiberglass French patio door. Approve the request dated 12/5/12 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The window is part of a previous rear facade alteration and is not original.
- 2) Replace two aluminum divided light windows with salvaged wood windows, to match other windows on the structure. Approve with conditions the request dated 12/6/12 with the finding that the proposed work complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: that the new windows be the same size as the existing. The windows are part of a previous rear facade alteration and are not original.

Maker: Flabiano

Second: Tapscott

Results: 10/0

Ayes:	- 10	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 3	Johnson, Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

7. 4916 Worth St.

Munger Place Historic District

CA123-164(CH)

Carolyn Horner

Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness. Approve the request dated 12/5/12 with the finding that the new roof color complies with Ordinance 20024, Section 11(a)(9)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Johnson
Second: Tapscott
Results: 10/1

Ayes: - 10 Amonett, Campbell, Dickey, Edwards,
Flabiano, Johnson, Jordan, *Piper, Seale,
Tapscott
Against: - 1 Burton
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

8. 4302 Trellis Ct.

Peak's Suburban Addition Neighborhood Historic District
CA123-173(CH)
Carolyn Horner

Speakers: For: No one
Against: No one

Motion:

Relocate fence return to align with existing home and neighbor's existing fence. Deny without prejudice - Applicant is unable to provide additional information at this time.

Maker: Edwards
Second: Tapscott
Results: 10/0

Ayes: - 10 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, *Piper, Seale, Tapscott
Against: - 0 None
Absent: - 3 Johnson, Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

9. 2827 Metropolitan Ave

Wheatley Place Historic District
CD123-012(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, Asst. 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.

Maker: Tapscott
Second: Edwards
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

10. 211 N. Edgefield Ave

Winnetka Heights Historic District
CA123-179(MD)
Mark Doty

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'.
- 2) Build new front porch.

Speakers: For: No one
Against: No one

Motion:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'. Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Build new 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 states each main building must have a front porch or entry treatment typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E).

Motion was made to move Discussion Item 10 to the Consent agenda.

Maker: Edwards
Second: Flabiano
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

11. 207 N. Willomet Ave

Winnetka Heights Historic District
CA123-177(MD)

Mark Doty

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'.

Speakers: For: Elgin Allen
Against: No one

Motion:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. Approve - Approve image and specification dated 12/19/12 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: Tapscott

Second: Burton

Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

12. 115 N. Windomere Ave

Winnetka Heights Historic District
CA123-176(MD)

Mark Doty

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'.

Speakers: For: Elgin Allen
Against: No one

Motion:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. Approve - Approve image and specification dated 12/19/12 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).

Maker: Johnson
Second: Tapscott
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

13. 310 S. Winnetka Ave

Winnetka Heights Historic District
CA123-186(MD)
Mark Doty

Install new vinyl windows. Work completed without a Certificate of Appropriateness.

Speakers: For: Mark Housewright and David Schroeder,
Against: Jim Anderson

Motion:

Install new vinyl windows. Work completed without a Certificate of Appropriateness. Deny without prejudice the request with the finding that 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 require all windows on front and side facades to be typical of the style and period of the building. Preservation criteria Section City Code Sections 51P-87.111(a)(17)(F)(iii) and (iv).

Maker: Johnson
Second: Amonett
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 2	Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

14. 5400 Swiss Ave.

Swiss Avenue Historic District
CA123-163(CH)
Carolyn Horner

Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof.

Speakers: For: Jim Anderson
Against: No one

OTHER BUSINESS ITEMS:

1) Approval of the December 3, 2012 Minutes.

Motion was made to approve the Minutes for the December 3, 2012 meeting.

Maker: Edwards

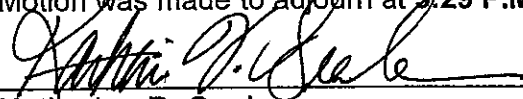
Second: Campbell

Results: 10/0

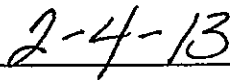
Ayes:	- 10	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, *Piper, Seale, Tapscott
Against:	- 0	None
Absent:	- 3	Johnson, Silva and Thomas-Drake
Vacancies:	- 3	1, 5, and 14

ADJOURNMENT

Motion was made to adjourn at 5:29 P.M.



Katherine D. Seale



Date

Motion:

Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof. Approve with conditions – Approve Chesapeake or weathered grey color in straight aligned edges. Evidence found that indicated the original roof was cedar shingles, which are not allowed and current composition roof is a replacement of wood roof.

Maker: *Piper
Second: Tapscott
Results: 10/1

Ayes: - 10 Amonett, Burton, Campbell, Dickey, Flabiano,
Johnson, Jordan, *Piper, Seale, Tapscott
Against: - 1 Edwards
Absent: - 2 Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14

***Commissioner Johnson was excused and left the meeting.**

15. 5704 Swiss Ave.

Swiss Avenue Historic District
CA123-161(CH)
Carolyn Horner

Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof.

Speakers: For: No one
Against: No one

Motion:

Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof. Approve the request dated 12/5/12 with the finding that the proposed roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Edwards
Results: 10/0

Ayes: - 10 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, *Piper, Seale, Tapscott
Against: - 0 None
Absent: - 3 Johnson, Silva and Thomas-Drake
Vacancies: - 3 1, 5, and 14