

May 6, 2013



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on May 6, 2013 with a briefing at 11:30 a.m. in room 5ES and the public hearing at 1:27 p.m. in the Council Chambers of City Hall.

Training items:

1. Preservation Program and Planning in Dallas by Weiming Lu
2. Shaping the City: An Introduction to Dallas Developers, by Michael V. Hazel, Ph D.

Briefing Items:

1. Executive Session: TCI West End, Inc. v. City of Dallas and Texas Historical Commission, Case No. 05-11-00582-CV. – Chris Caso, City Attorney office.
2. Tenth Street Neighborhood Stories – Melanie Wood, bcWORKSHOP.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Hasani Burton
Ted Campbell
Timothy Dickey

Doug Edwards
Mattia Flabiano
Cris Jordan
John Johnson

*Ann Piper
Diane Sherman
Albert Silva
Daron Tapscott
Katherine Seale, Chair

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: **Suzanne Smith and Kelli Thomas-Drake**

The following Commissioners were absent for the briefing: **Suzanne Smith and Kelli Thomas-Drake**

The following Positions are vacant:

District 5

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 Consent Items 1 and 3 from the Consent Agenda, voting on Consent item #1 separately and moving Consent Item 3 to the Discussion Docket.

Maker: Flabiano
Second: Edwards
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

Motion was made to approve Consent Items 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 following staff recommendation with an amendment being made to Consent Item 4 to replace the word shake with the word shingle.

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

Motion was made to amend the agenda and take Courtesy Review item 1 next on the agenda followed by D1, D5, C3 then Discussion items 2, 3, and 4.

Maker: Flabiano
Second: Edwards
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

CONSENT ITEMS:

1. 5716 Junius Street

Junius Heights Historic District
CE090-005(MD)
Carolyn Horner

An extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax exemption on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years for an additional period of one year. Approval of a one year extension to the original Certificate of Eligibility from June 7, 2013 to June 7, 2014.

Maker: Flabiano
Second: Amonett
Results: 12/1

Ayes: - 12 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, Johnson, *Piper, Seale, Sherman,
Silva, Tapscott
Against: - **1 Edwards**
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

2. 4822 Swiss Avenue

Peak's Suburban Addition Neighborhood Historic District
CE123-014(CH)
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improve improvements for a period of 3 years and approval of \$3,755.39 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$3,755.39 spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 3801 Grand Avenue (Moved to Discussion)

Fair Park Historic District

CA123-398(MD)

Mark Doty

- 1) Install new retaining wall and bench.
- 2) Install new foundation and utility vault.
- 3) Install new landscaping, irrigation, and lighting system.

Speakers: For: Andrew Duggan

Against: No one

Motion:

- 1) Install new retaining wall and bench. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).
- 2) Install new foundation and utility vault. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).
- 3) Install new landscaping, irrigation, and lighting system. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).

Maker: Tapscott

Second: Edwards

Results: 13/0

Ayes:	- 13	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Silva, Tapscott
Against:	- 0	
Absent:	- 2	Smith and Thomas-Drake
Vacancies:	- 1	5

4. 1002 Annex Avenue

Peak's Suburban Addition Neighborhood Historic District

CA123-416(CH)

Carolyn Horner

Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey.

Approve the request dated 4/19/13 with the finding that the **shingle** style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).

5. 4417 Swiss Avenue

Peak's Suburban Addition Neighborhood Historic District

CA123-414(CH)

Carolyn Horner

Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color. Approve the request dated 4/19/13 with the finding that the proposed shake style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

6. 4616 Swiss Avenue

Peak's Suburban Addition Neighborhood Historic District

CA123-405(CH)

Carolyn Horner

Replace medium brown composition shingle roof with new GAF olive composition shingle roof. Approve the request dated 4/4/13 with the finding that the new roof color complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 2501 State Street

State Thomas Historic District

CA123-413(CH)

Carolyn Horner

Install new corner pocket park. Approve the drawings dated 4/10/13 with the finding that the proposed pocket park complies with City Code Sections 51P-225.109(b)(1), 51P-225.109(b)(3), 51P-225.109(b)(4), 51P-225.109(b)(5), and 51P-225.109(b)(8)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

8. 5611 Swiss Avenue

Swiss Avenue Historic District

CA123-406(CH)

Carolyn Horner

- 1) Add exterior stairs and new door to accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new stairs and door comply with City Code Section 51P-63.116(1)(A)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: no side lights on the door.
- 2) Change garage doors on accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new garage doors comply with City Code Section 51P-63.116(1)(A)(ii) and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: plain lights, no design.

9. 601 Elm Street

West End Historic District

CA123-412(MD)

Mark Doty

- 1) Replace select damaged brick and repointing. Approve with conditions - Approve drawings dated 4/17/13 with the condition that new brick and mortar pointing matches the existing in material, color, texture, and finish with the finding the proposed work is consistent with the criteria for facade materials 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 new wood, one over one window sashes. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new storefront. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new canopy on south and partial west facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 6) Infill door opening on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Create two areaway stairs to access basement level on west facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Construct new raised dock on north and partial west facades. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Install new doors on north facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for height in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 804 Pacific Avenue

West End Historic District

CA123-399(MD)

Mark Doty

- 1) Install two new storefront exit doors on north facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new storefront doors on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing storefront doors and install new fixed glazing on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new window louvers in existing openings on south facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 124 N. Clinton Avenue

Winnetka Heights Historic District

CA123-394(MD)

Mark Doty

Construct new garage. Approve drawings and specifications dated 4/17/13 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)(i).

12. 218 N. Rosemont
Winnetka Heights Historic District
CA123-392(MD)

Mark Doty

- 1) Install approximately 35'-0" of concrete perimeter grade beam. Approve drawings 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls. Approve with conditions - Approve drawings 4/17/13 with the condition the new walls will be constructed in the same location as the existing and the exterior material will be stucco, painted white to match the rest of the house, with the finding of fact the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 51P-87.111(a)(10)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades. Approve with conditions - Approve proposed window replacement with the conditions that if the existing wood, one-over-one windows cannot be repaired, then new windows are wood, one-over-one to match in existing size and location with the finding of fact the work is consistent with the standards for windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 302 S. Rosemont

Winnetka Heights Historic District
CD123-018(MD)

Mark Doty

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'. Approve the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

14. 302 S. Rosemont

Winnetka Heights Historic District
CA123-391(MD)

Mark Doty

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory. Approve drawings and specifications dated 4/17/13 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)(i).

15. 102 N. Winnetka Avenue

Winnetka Heights Historic District
CA123-395(MD)

Mark Doty

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'. Approve specification dated 4/17/13 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). Painting of unpainted brick is NOT approved.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'. Approve specification dated 4/17/13 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).

16. 122 N. Winnetka Avenue

Winnetka Heights Historic District

CA123-409(MD)

Mark Doty

Remove existing wood, ganged, one-over-one wood windows and install one, wood, one-over-one window. Work completed without a Certificate of Appropriateness. Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(17)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW:

1. 400 Main Street

West End Historic District

CR123-002(MD)

Mark Doty

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn.

Speakers: For: Trent Williams, Park Dept., Kent Salisbury

Against: No one

Motion:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn. None - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Maker: Tapscott

Second: Flabiano

Results: 13/0

Ayes:	- 13	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Silva, Tapscott
Against:	- 0	
Absent:	- 2	Smith and Thomas-Drake
Vacancies:	- 1	5

DISCUSSION ITEMS:

1. 1617 Abrams Road

Junius Heights Historic District

CA123-410(CH)

Carolyn Horner

Replace non-compliant landscaping with new landscaping.

Speakers: For: Burton Knight, Maja McFaul

Against: No one

Motion:

Replace non-compliant landscaping with new landscaping. **Approve with conditions** - Approve the landscape plan dated 4/4/13 with the finding that the new Plan A complies with Ordinance 26331, Section 3.5.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), **allowing cacti as per Plan B landscape plan with the condition that the cacti not be allowed to obscure the architectural features of the house. Plan A does not allow large stone boulders or upright stone edging. Stone edging can be used as a retaining wall and must be laid flat.**

Maker: Flabiano
Second: Amonett
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

2. 6001 Worth Street

Junius Heights Historic District
CA123-404(CH)
Carolyn Horner

- 1) Replace existing front door with new front door.
- 2) Replace aluminum windows with new vinyl windows

Speakers: For: Sheri Thompson
Against: No one

Motion:

- 1) Replace existing front door with new front door. **Approve with conditions** - Approve the request dated 4/17/13 with the finding that the proposed new door complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: the glass pane to be solid, to match the new windows.
- 2) Replace aluminum windows with new vinyl windows. **Approve with conditions** - Approve the request dated 4/17/13 with the finding that the proposed windows comply with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: windows to be one-over-one, window lights are the same size top and bottom, and 4-inch wood trim to be added to all window openings.

Maker: Flabiano
Second: Campbell
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

3. 5211 Victor Street

Munger Place Historic District
CA123-403(CH)
Carolyn Horner
Construct new garden shed in rear and corner side yard.

Speakers: For: No one
Against: No one

Motion:

Construct new garden shed in rear and corner side yard. Approve with conditions – Approve the drawings dated **5/2/13** with the finding that the proposed garden shed complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: Applicant must obtain Board of Adjustment approval for location of the shed in the corner side yard setback.

Maker: Tapscott
Second: Edwards
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

4. 5400 Swiss Avenue

Swiss Avenue Historic District
CA123-418(CH)
Carolyn Horner
Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color.

Speakers: For: Craig Power and Sam Bebeau
Against: No one

Motion:

Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color. **Approve the request dated 4/4/13 with the finding that the proposed Decra tile 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: Flabiano
Second: Johnson
Results: **12/1**

Ayes: - **12** Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva
Against: - **1** Tapscott

Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

Motion was made to amend the agenda and take Consent Item 3 and then Discussion Item 2 and Discussion Item 3.

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

5. 218 S. Rosemont Avenue

Winnetka Heights Historic District
CA123-396(MD)

Mark Doty

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness.
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness.
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness.
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness.
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness.
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness.
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness.
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing.

Speakers: For: Matthew Luneau
Against: Jim Anderson

Motion:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness. **Approve with conditions – Approve one-over-one window specifications dated 4/17/13 with the condition the multi-lite windows on the front facade should be wood, true divided lites with the finding of fact 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)(i).

- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness. **Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(E), and landscaping in Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).**
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness. **Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches 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)(i).**
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness. **Approve with conditions – Approve work completed with the finding of fact the work is consistent with the criteria for architectural detail in the preservation criteria Section 51P-87.111(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the windows on the north side be put back in their original historic location or an additional Certificate of Appropriateness be submitted asking for new location.**
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness. **Approve work completed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).**
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness. **Approve with conditions – Approve work completed with the condition that new handrails are installed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).**
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness. **Approve.**
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness. **Approve work completed with the finding of fact the work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(A)(B)(C) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).**
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing. **Deny without prejudice.**

Maker: Tapscott

Second: Flabiano

Results: 13/0

Ayes:	- 13	Amonett, Burton, Campbell, Dickey, Edwards, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Silva, Tapscott
Against:	- 0	
Absent:	- 2	Smith and Thomas-Drake
Vacancies:	- 1	5

Motion Was Made To Amend The Previous Motion Made To Amend Request No. 1 To Follow Staff Recommendation.

Maker: Campbell
Second: Tapscott
Results: 7/6

Ayes: - 7 Sherman, Campbell, Amonett, Tapscott, Seal,
Jordan and Piper
Against: - 6 Edwards, Silva, Flabiano, Johnson, Burton and
Dickey
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

Motion was made to amend the agenda and take Discussion Item 4 next on the agenda followed by Consent Item 3 and then Discussion Item 2 and Discussion Item 3.

Maker: Flabiano
Second: Edwards
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

OTHER BUSINESS ITEMS:

1. Approval of the April 1, 2013 Minutes.

Motion was made to approve the Minutes for the April 1, 2013 meeting.

Maker: Flabiano
Second: Edwards
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Dickey, Edwards,
Flabiano, Jordan, Johnson, *Piper, Seale,
Sherman, Silva, Tapscott
Against: - 0
Absent: - 2 Smith and Thomas-Drake
Vacancies: - 1 5

ADJOURNMENT

Motion was made to adjourn at **3:39 P.M.**

Katherine D. Seale

Date