

August 5, 2013



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on August 5, 2013 with a briefing at 11:00 a.m. in room 5ES and the public hearing at 1:16 p.m. in the Council Chambers of City Hall.

Training: Windows – general overview including styles, parts, and survey by Sally Johnson, Architect.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Hasani Burton
*Sam Childers
Timothy Dickey
Mattia Flabiano

Cris Jordan
John Johnson
*Ann Piper
Katherine Seale, Chair
Diane Sherman

Albert Silva
Suzanne Smith
Daron Tapscott
Kelli Thomas-Drake

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: **Ted Campbell**

The following Commissioners were absent for the briefing: **Ted Campbell**

The following Positions are vacant:

District 5 and District 12

The following Staff was present:

Neva Dean
Mark Doty

Bert Vandenberg
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.

Public Hearing:

Motion was made to approve Consent Items 1 through 8 following staff recommendations.

Maker: Flabiano
Second: Smith
Results: 14/0

Ayes:	- 14	Amonett, Burton, *Childers, Dickey, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Silva, Smith, Tapscott, Thomas-Drake
Against:	- 0	
Absent:	- 1	Campbell
Vacancies:	- 2	Dist 5 and 12

CONSENT ITEMS:

1. 3750 Cotton Bowl Plaza

Fair Park Historic District
CA123-579(MD)
Mark Doty

1. Install new concrete on southside roadway of Cotton Bowl. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new generator in existing mechanical equipment area. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Relocate historic drinking fountain from near Cotton Bowl to Esplanade. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the general preservation criteria Section 3.9(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 5201 Tremont St.

Munger Place Historic District
CA123-578(MD)
Mark Doty

1. Remove existing Green Decra roofing tiles and install new Villa Tile Decra (Terracotta) tiles. Approve - Approve image and specification dated 7/17/13 with the finding the proposed work is consistent with the criteria for roof color in the preservation criteria Section 11(a)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint all wood trim. Brand: Behr. 340E-1U 'Parmesan' - Approve with conditions - Approve paint specification dated 7/17/13 with the condition the painted cast stone elements are either painted 'Parmesan'. to match or stripped of paint completely with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 11(a)(9)(C)(i) and (ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 4604 Sycamore St.

Peak's Suburban Addition Neighborhood Historic District
CA123-571(MD)
Mark Doty

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'. Approve - Approve both shingle images dated 7/17/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 3.16 and 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'. Approve - Approve both paint sample options dated 7/17/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 4816 Worth St.

Peak's Suburban Addition Neighborhood Historic District
CA123-570(MD)
Mark Doty

Install new entry. Approve – Approve drawing dated 7/17/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 3.10 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 5408 Swiss Ave.

Swiss Avenue Historic District
CA123-568(MD)
Mark Doty

1. Install two awnings over windows on side elevation. Approve - Approve images and description dated 7/17/13 with the finding that although the proposed work does not comply with Section 51P-63.116(1)(D)(i)(aa) that prohibits awnings on a side facade, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
2. Install one awning over rear door. Approve - Approve images and description dated 7/17/13 with the finding the proposed work is consistent with the criteria for awnings in the preservation criteria Section 51P-63.116(1)(D)(i) and (ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 423 S. Clinton Ave.

Winnetka Heights Historic District

CA123-574(MD)

Mark Doty

Construct new garage in rear yard. Approve - Approve drawings and specifications dated 7/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

7. 415 N. Montclair Ave.

Winnetka Heights Historic District

CA123-572(MD)

Mark Doty

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness. Approve - Approve specification dated 7/17/13 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)(i).

8. 219 N. Willomet Ave.

Winnetka Heights Historic District

CA123-576(MD)

Mark Doty

Install new wood board and batten 12" on center or #117 siding. siding on non-contributing garage. Approve with conditions - Approve proposed work with the condition that 117 siding is installed and painted to match the existing structure. Brand: Behr. Body - ' Trim - '320F-7D 'Fig', with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

COURTESY REVIEW:

1. 3601 Martin Luther King Blvd.

Fair Park Historic District

CR123-003(MD)

Mark Doty

Construct new 'Natural Learning Center' in Texas Discovery Gardens.

Speakers: For: Michael Bosco, Sarah Gardner

Against: No one

Motion:

Construct new 'Natural Learning Center' in Texas Discovery Gardens. Approve conceptually with the comments that the design be simplified with a design aesthetic based on either Texas vernacular or a modern interpretation of the Centennial Exposition model homes that are either existing on site or were located on site and with the condition that final plans, elevations, and details are submitted for Landmark Commission review.

Maker: Tapscott
Second: Silva
Results: 14/0

Ayes: - 14 Amonett, Burton, *Childers, Dickey, Flabiano,
Jordan, Johnson, *Piper, Seale, Sherman,
Silva, Smith, Tapscott, Thomas-Drake
Against: - 0
Absent: - 1 Campbell
Vacancies: - 2 Dist 5 and 12

DISCUSSION ITEMS:

1. 612 E. 5th St.

Lake Cliff Historic District
CD123-023(MD)

Mark Doty

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance.

Speakers: For: George Bryant

Against: No one

Motion:

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D) **with the finding of fact that the structure is noncontributing due to the extent of alterations.** 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

Maker: Flabiano
Second: Tapscott
Results: **13/1**

Ayes: - **13** Amonett, Burton, *Childers, Dickey, Flabiano,
Jordan, Johnson, *Piper, Sherman, Silva,
Smith, Tapscott, Thomas-Drake
Against: - **1** **Seale**
Absent: - 1 Campbell
Vacancies: - 2 Dist 5 and 12

2. 4724 Junius Street

Peak's Suburban Addition Neighborhood District
CA123-569(MD)

Mark Doty

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness.
- 2) Install seven bushes (Truenos) in front yard. Work completed without a Certificate of Appropriateness.

***Commissioner Silva recused himself and did not vote on this matter.**

Speakers: For: No one
Against: Jim Anderson

Motion:

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness. Approve - Approve tree planted with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install seven bushes (Truenos) in front yard. Work completed without a Certificate of Appropriateness. **Deny without prejudice with the finding that the proposed shrubbery is defined as a fence and fences must remain 50 percent open.**

Maker: Johnson

Second: Amonett

Results: 13/0

Ayes:	- 13	Amonett, Burton, *Childers, Dickey, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Smith, Tapscott, Thomas-Drake
Against:	- 0	
Absent:	- 1	Campbell
Vacancies:	- 2	Dist 5 and 12

3. 418 S. Willomet Ave

Winnetka Heights Historic District
CA123-575(MD)

Mark Doty

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness.
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness.

Speakers: For: Jimmy Tanghongs
Against: Jim Anderson

Motion:

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness. **Hold this matter under advisement until the September 3, 2013 Landmark Commission meeting.**
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness. **Hold this matter under advisement until the September 3, 2013 Landmark Commission meeting.**

Maker: Thomas-
Drake
Second: Smith
Results: 14/0

Ayes: - 14 Amonett, Burton, *Childers, Dickey, Flabiano,
Jordan, Johnson, *Piper, Seale, Sherman,
Silva, Smith, Tapscott, Thomas-Drake
Against: - 0
Absent: - 1 Campbell
Vacancies: - 2 Dist 5 and 12

OTHER BUSINESS ITEMS:

1. Approval of the July 1, 2013 Minutes.

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

Maker: Jordan
Second: *Piper
Results: 14/0

Ayes: - 14 Amonett, Burton, *Childers, Dickey, Flabiano,
Jordan, Johnson, *Piper, Seale, Sherman,
Silva, Smith, Tapscott, Thomas-Drake
Against: - 0
Absent: - 1 Campbell
Vacancies: - 2 Dist 5 and 12

ADJOURNMENT

Motion was made to adjourn at **2:28 P.M.**

Katherine D. Seale

Date