



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on November 4, 2013 with a briefing at 11:05 p.m. in room 5ES and the public hearing at 1:07 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Mike Birrer
Hasani Burton
Ted Campbell

*Sam Childers
Cris Jordan
John Johnson
Joel Matten

Katherine Seale, Chair
*Diane Sherman
Albert Silva
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: **Mattia Flabiano, Kelli Thomas-Drake**

The following Commissioners were absent for the briefing: **Mattia Flabiano, Kelli Thomas-Drake**

The following Positions are vacant:

District 1, 5, and District 12

The following Staff was present:

Neva Dean
Mark Doty

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 move Consent Item 7 to the Discussion Items.

Maker: Tapscott
Second: *Sherman
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

Motion was made to approve the remainder of the Consent Items following staff recommendations.

Maker: Tapscott
Second: Johnson
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

CONSENT ITEMS:

1. 5617 Tremont

Junius Heights Historic District
CA134-015(MD)
Mark Doty

Install new wood fence. Approve - Approve site plan dated 10/16/13 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 3.6(a)(2), (b)(2), and (c)(1)(3) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 5812 La Vista Court

Edison/La Vista Court Addition Historic District
CA134-013(MD)
Mark Doty

Install new garage doors. Approve - Approve specification and images dated 10/16/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 417 S. Clinton Avenue

Winnetka Heights Historic District
CD134-001(MD)

Mark Doty

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). 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.

4. 417 S. Clinton Avenue

Winnetka Heights Historic District
CA134-011(MD)

Mark Doty

Construct new accessory structure in rear yard. Approve - Approve drawings and specifications dated 10/16/13 with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 502 N. Clinton Avenue

Winnetka Heights Historic District
CA134-017(MD)

Mark Doty

- 1) Install new landscaping along street right-of-way. Approve with conditions - Approve drawings and images dated 10/16/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.1117.3(a)(1)(A),(D), and (F) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Construct new office, studio and patio addition. Approve with conditions - Approve drawings and images dated 10/16/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 1214 West Davis Street

Winnetka Heights Historic District
CA134-018(MD)

Mark Doty

Install new landscaping and lighting along the street right-of-way. Approve with conditions - Approve drawings and specifications dated 10/26/13 with the conditions that all other applicable development code issues are addressed and resolved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1), (4), (5), (6) and (9)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

7. 306 N. Windomere Ave. (Moved to Discussion)

Winnetka Heights Historic District
CA134-010(MD)

Mark Doty

Install new railing on first floor porch.

Speakers: For: No one
Against: No one

Motion #1:

Install new railing on first floor porch. Deny without prejudice with the finding that the property is a noncontributing structure and there is no evidence that a porch railing was ever there.

Maker: Sherman
Second: Tapscott
Results: 2/10

Ayes: - 2 *Sherman, Tapscott
Against: - 10 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

***Motion Failed.**

Motion #2:

Install new railing on first floor porch. Approve - Approve drawings dated 10/16/13 with the finding the proposed work is compatible with the historic overlay district, Section 51P-87.111(a)(11)(A) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Silva
Second: Johnson
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

8. 500 N. Winnetka Ave.

Winnetka Heights Historic District
CA134-009(MD)
Mark Doty

Paint main structure. Brand: Sherwin Williams. Body - SW 7507 'Stone Lion'. Trim - SW 7028 'Incredible White'. Accent - SW 6151 'Qwiver Tan'. Approve - Approve paint specification dated 10/21/13 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).

9. 509 N. Winnetka Ave.

Winnetka Heights Historic District
CA134-016(MD)
Mark Doty

1) Install new landscaping along street right-of-way. Approve with conditions – Approve drawings and specifications dated 10/26/13 with the conditions that all other applicable development code issues are addressed and resolved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1), (4), (5), (6) and (9)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2) Construct new covered patio on rear of structure. Approve with conditions – Approve drawings and images dated 10/16/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.117.3(a)(1)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Motion was made to amend the agenda and take Discussions items D2, D3, D1, D4 and then Consent Item 7 on the agenda.

Maker: Tapscott
Second: Silva
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

DISCUSSION ITEMS:

1. 3333 Elm Street

Continental Gin Historic District
CA134-008(MD)
Mark Doty
Exterior renovations to Continental Gin buildings.

Speakers: For: No one
Against: No one

Motion:

Exterior renovations to Continental Gin buildings. Deny without prejudice - The submitted drawings do not reflect potential National Park Service comments as part of a Federal Tax Credit review. Staff would like to see those comments incorporated into a later submittal.

Maker: Silva
Second: Campbell
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

2. 601 N. Marsalis Ave.

Lake Cliff Historic District
CA134-012(MD)
Mark Doty

Remove existing bricks to access wall plumbing and reinstall existing bricks with new mortar. Work completed without a Certificate of Appropriateness.

Speakers: For: Bob Knickerbocker
Against: No one

Motion:

Remove existing bricks to access wall plumbing and reinstall existing bricks with new mortar. Work completed 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)(i) that states repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size. Preservation criteria Section 1.5, 4.1(b) and (d), and Preservation Brief 2.

Maker: Silva

Second: Tapscott

Results: 12/0

Ayes:	- 12	Birrer, Burton, Campbell,*Childers, Dickey, Johnson, Jordan, Maten, Seale, Silva, *Sherman, Tapscott
Against:	- 0	
Absent:	- 2	Flabiano, Thomas-Drake
Vacancies:	- 3	Dist 1, 5, and 12

3. 4801 Worth St.

Peak's Suburban Addition Neighborhood Historic District
CA134-021(MD)
Mark Doty

Install a retaining wall and landscaping in the front yard. Work completed without a Certificate of Appropriateness.

Speakers: For: John Bryant
Against: Jim Anderson

Motion:

Install a retaining wall and landscaping in the front yard. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve work as completed with the condition that vine or other type of landscaping is installed to cover the retaining wall with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Silva

Second: Dickey

Results: 8/4

Ayes: - 8 Birrer, Campbell, Dickey, Johnson, Jordan,
Maten, Silva, *Sherman
Against: - 4 Burton, *Childers, Seale, Tapscott
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

4. 220 N. Cliff Street

Tenth Street neighborhood Historic District
CD123-019(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). A continued suspension of the demolition period with the finding of fact that the applicant had less than 30 days between last month's meeting and this meeting to provide reports and financial data that supports special circumstances beyond his control in meeting the City of Dallas Housing Department deadline requirements.

Maker: Silva
Second: Campbell
Results: 12/0

Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist 1, 5, and 12

OTHER BUSINESS ITEMS:

1. Approval of the October 14, 2013 Special Meeting Minutes.

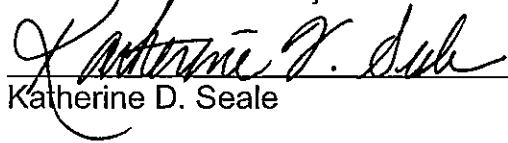
Motion was made to approve the Minutes for the October 14, 2013 special meeting.

Maker: Silva
Second: Dickey
Results: 12/0

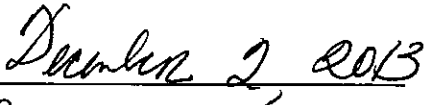
Ayes: - 12 Birrer, Burton, Campbell,*Childers, Dickey,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott
Against: - 0
Absent: - 2 Flabiano, Thomas-Drake
Vacancies: - 3 Dist,1 5, and 12

ADJOURNMENT

Motion was made to adjourn at: 2:13 P.M.



Katherine D. Seale



Date