

March 5, 2018



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 5, 2018 with a briefing at 10:39 a.m. in room 5ES and the public hearing at 1:12 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

* John Allender
Michael Amonett
Diane Bumpas
*Sam Childers
Krista De La Harpe

Rosemary Hinojosa
Mattia Flabiano
Donald Payton
Leigh Richter
Katherine Seale, Chair

Renee Strickland
*Diane Sherman
Robert Swann
Emily Williams

The following ex-officio member was present for the meeting: **No One**

The following ex-officio member was absent for the meeting: **Paul Ridley**

The following Commissioners were absent for the Meeting: **Adam McGill, Evelyn Montgomery and Courtney Spellicy**

The following Commissioners were absent for the briefing: **Adam McGill, Evelyn Montgomery and Courtney Spellicy**

The following Position is vacant: District 3

The following Staff was present:

Neva Dean
Mark Doty
Marsha Prior

Liz Casso
Melissa Parent
Theresa Pham

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 C1 to the Discussion agenda.

Maker:	Flabiano				
Second:	Amonett				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

Motion was made to approve Consent Items C2 through C23 following staff recommendation.

Maker:	Flabiano				
Second:	*Childers				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

Motion was made to rearrange the agenda and take C1, CR1, D1, D2, D3, D4, D8 and the remaining items in their natural order on the agenda.

Maker:	Flabiano				
Second:	Williams				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

CONSENT ITEMS:

1. 2557 ELM STREET (AKA 2551 ELM STREET)(Moved to Discussion)

Union Bankers Building, Knights of Pythias

CE178-004(MD)

Mark Doty

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 \$407,974 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Speakers: For: Laura Hoffman, Michael Mueller, Tommy Mann, David Preziosi

Against: No one

***Commissioner *Allender recused himself and did not hear or vote on this matter.**

Motion:

Approval of the Certificate of Eligibility and approval of \$407,974.00 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility **with the finding of fact that the addition makes the viability of the restoration of the historic structure, that the intent of the tax exemption is for economic investment in a district and to encourage the rehabilitation of the historic structures into new uses, and with the finding of fact that the addition is potentially contributing to the historic overlay property that includes the original structure and the connecting property; and with the finding that the addition does not have an adverse effect on the property at 2557/2551 Elm Street, and any changes or demolition of the addition or existing structure will have to be reviewed by the Landmark Commission.** condition the historic tax exemption only applies to the contributing structure completed in 1916 and not for any future non-contributing additions or new construction on the site.

Maker:	Flabiano				
Second:	Williams				
Results:	13/0				
		Ayes:	-	13	Amonett, Bumpas, *Childers, De La Harpe,

					Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	4	McGill, Montgomery, Spellicy, *Allender
		Vacancies:	-	1	Dist. 3

2. 4800 ROSS AVE

Fannin Elementary School
CA178-280(LC)
Liz Casso

1. Remove non-historic metal canopies at south elevation of school. – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove four windows from west elevation of 1990s rear addition and infill with brick.– Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove four windows from east elevation of 1990s rear addition and infill with brick.– Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Repave parking lot and walkways, including addition of new driveway approach at east elevation. – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new landscaping. – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new metal panels with signage on existing chiller enclosure.– Approve with the finding the proposed work is consistent with preservation criteria Section 3.10 for building site and landscaping, Section 10.2 for signage, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new metal canopy at rear elevation. – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Construct vestibule addition at rear entry on south elevation. – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Construct gym addition at south elevation of 1990s rear addition. – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 1910 PACIFIC AVE

Harwood Historic District
CA178-281(LC)
Liz Casso

Construct vestibule addition at recessed entry on west elevation facing into north patio. – Approve the drawings dated 2/15/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 1607 LYTE ST

Magnolia Station Historic District

CA178-288(LC)

Liz Casso

Install flat attached sign on south elevation of new structure. – Approve drawings dated 2/1/2018 with the finding the proposed work is consistent with preservation criteria Section 6 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 2557 ELM ST (AKA 2551 ELM STREET)

Union Bankers Building, Knights of Pythias

CA178-276(LC)

Liz Casso

1. Remove original metal fire escape on north elevation. – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove existing non-historic elevator shaft addition on north elevation. – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove non-historic canopy on south elevation. – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove non-historic addition on east elevation. – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Modify original window openings on north. – Approve drawings dated 2/12/18 with the finding that although the proposed work does not comply with Section 4 that states that any renovation of exposed elevations should restore all original openings, 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, 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.
6. Create new window and door openings west elevations. – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new wood entry doors and transoms on south, east and north elevations. – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Construct one-story kitchen addition on west elevation. – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Construct seven-story hotel addition with one-story glass connector on north elevation. – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 921 WASHINGTON ST

Fair Park Historic District

CA178-274(MD)

Mark Doty

Install Texas Historical Commission subject marker at Continental D.A.R House. Approve images dated 2/14/18 with the finding the proposed work is consistent with the criteria for monuments and plaques in

the preservation criteria Section 3.14(d) and (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5701 TREMONT ST

Junius Heights Historic District

CA178-284(MP)

Marsha Prior

1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve rear elevation sketch, door illustration, and paint specifications dated 2/14/18 with the condition that the door trim matches the style of trim used for rear windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness – Approve work and paint specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness – Approve rear elevation sketch and light specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

8. 5533 VICTOR ST

Junius Heights Historic District

CA178-285(MP)

Marsha Prior

1. Construct rear addition – Approve with conditions – Approve drawings dated 2/14/18 with the condition that a vertical trim board is constructed on each side of the new addition to differentiate between the existing and new with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two 6" Hardie boards on foundation skirting – Approve with conditions – Approve proposed work with the condition that the boards overlap and the flat side faces out with the finding that although the work does not comply with Section 4.1(b) which states that renovation of protected facades must employ materials similar to the historic material, 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.
3. Install exterior lighting on rear elevation – Approve illustration (Option C) dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Stain fence. Brand: Miniwax "Special Walnut" – Approve stain specifications dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install landscaping in front and left side yard flowerbeds – Approve landscape plan dated 2/14/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 615 N MARSALIS AVE

Lake Cliff Historic District
CA178-310(JKA)
Jennifer Anderson

1. Replace front door and sidelights – Approve Options A and B dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install address medallion on front facade parapet – Approve specification dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 6000 JUNIUS ST

Junius Heights Historic District
CA178-283(MP)
Marsha Prior

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed landscape plan with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5536 TREMONT ST

Junius Heights Historic District
CA178-304(MP)
Marsha Prior

1. Install landscaping in front yard, side, and rear yards. Work initiated without a Certificate of Appropriateness – Approve landscape plans and renderings dated 2/14/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove trees in rear yard – Approve photo dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5023 VICTOR ST

Munger Place Historic District
CA178-279(MLP)
Melissa Parent

1. Replace brick border from front yard walkway with grass. – Approve with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace red brick border around front yard flower beds with grey or white stone. – Approve specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new plants in current front yard landscape bed. – Approve landscape plans and images dated 2/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 5209 WORTH ST

Munger Place Historic District
CA178-302(MLP)
Melissa Parent

1. Replace front door. – Approve specification dated 02/13/2018 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace eight windows on the northeast and southwest elevations. – Approve images dated 2/13/18 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii)(bb), 51P-97.111(c)(1)(S)(vii)(cc), and 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove and reconstruct front porch and balcony. – Approve drawings dated 2/13/18 with the finding the proposed work is consistent with the criteria for front entrances and porches in preservation criteria Sections 51P-97.111(c)(1)(N)(i), 51P-97.111(c)(1)(N)(iii), and 51P-97.111(c)(1)(N)(v), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District

CA178-287(MLP)

Melissa Parent

1. Install 8'-0" wood fence along southeast edge of property – Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping along southeast edge of property from fence to street - Approve site plan dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for landscaping in preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace chain link fence with 8'-0" wrought iron fence and gate – Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.11 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

15. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA178-305(MLP)

Melissa Parent

1. Install one security camera at front entrance and two at rear of main structure – Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 4'-0" wood fencing to screen A/C units on rear and side facades – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Attach wood fencing to interior of existing steel-picket fencing – Approve with the finding the proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-306(MLP)
Melissa Parent

1. Install six security cameras to front and rear of main structure - Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness - Approve site plan dated 02/13/2018 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades – Approve - The proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-307(MLP)
Melissa Parent

1. Install seven security cameras to front and rear of main structure - Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security code boxes at front and rear entrances - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear façade – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 5'-0" wood fence at east side façade - Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7, 2.9, 2.13 and 2.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 6333 BRYAN PKWY

Swiss Avenue Historic District
CA178-278(MLP)
Melissa Parent

Construct two-story detached accessory structure. – Approve drawings dated 02/13/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in preservation criteria Sections 51P-63.116(1)(A)(i) and 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 5007 SWISS AVE

Swiss Avenue Historic District
CA178-303(MLP)
Melissa Parent

Replace exterior brick cladding on addition with stucco – Approve drawings dated 2/13/2018 with the finding the proposed work is consistent with the criteria for façade materials in preservation criteria Section 51P-63.116(1)(J)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 211 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-317(JKA)
Jennifer Anderson

Construct rear addition – Approve plans dated 2-12-18 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

21. 332 S ROSEMONT AVE

Winnetka Heights Historic District
CA178-312(JKA)
Jennifer Anderson

1. Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibraltar" – Approve paint specifications dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install Timberline composition shingles in color "Charcoal" – Approve specifications dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 319 N WILLOMET AVE

Winnetka Heights Historic District
CA178-311(JKA)
Jennifer Anderson

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve site plan and image dated 2-12-18 with the condition that the beams above the roofline are removed with finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

23. 311 N WINNETKA AVE

Winnetka Heights Historic District
CA178-316(JKA)
Jennifer Anderson

Replace two rear doors – Approve specifications dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEMS:

2. 3809 GRAND AVE

Fair Park Historic District
CR178-007(MD)
Mark Doty

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. - Approve conceptually with the condition that final plans and details are submitted for final Landmark Commission review.

Speakers: For: Dee Hirsch
Against: No one

***There was no formal motion made on this request.**

DISCUSSION ITEMS:

1. 1409 S LAMAR ST

Sears Complex-Buildings Historic District
CA178-286(LC)

Liz Casso

Construct a trash compactor enclosure addition at northeast elevation.

Speakers: For: Norman Alston
Against: No one

Motion:

Construct a trash compactor enclosure addition at northeast elevation. – **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 preservation criteria Section 11.1 which states that new construction is prohibited in the no-build zone, Section 11.13 which states that dumpsters must be located to the west of the main contributing structure and must be screened, and Section 17.3 which states that horizontal additions are permitted only in areas shown on Exhibit B, which is the southwest (rear) elevation and a portion of the southeast elevation **and with the finding of fact that the applicant has asked to withdraw their request and application.**

Maker:	Flabiano					
Second:	*Sherman					
Results:	14/0					
		Ayes:		-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:		-	0	
		Absent:		-	3	McGill, Montgomery, Spellicy
		Vacancies:		-	1	Dist. 3

2. 1933 ELM ST

Harwood Historic District, Majestic Theatre
CA178-277(LC)

Liz Casso

1. Replace 70 windows on the second and third floors on all elevations of the structure.
2. Replace paired entry doors and transom on east elevation.

Speakers: For: Charyl McAfee-Duncan, Thomas Clark, Seth Johnson, Bill Nicholson
Against: No one

Motion:

1. Replace 70 windows on the second and third floors on all elevations of the structure. – **Approve with conditions** – that the windows on the east, north and west elevations be four-over-four to match the original windows, **the south façade be two-over-two** with the finding the proposed work is consistent with preservation criteria Sections 3.2(a) and 3.2(c) for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace paired entry doors and transom on east elevation.– **Approve** the drawings dated 2/21/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Flabiano				
Second:	Swann				
Results:	10/4				
		Ayes:	-	10	Amonett, Bumpas, *Childers, Flabiano, Hinojosa, Payton, Richter, Strickland, Swann, Williams
		Against:	-	4	*Sherman, *Allender, Seale, De La Harpe
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

3. 717 LIPSCOMB AVE

Junius Heights Historic District
CA178-282(MP)
Marsha Prior

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness

Speakers: For: Jessica Brazeal, Kelly Slaven
Against: No one

Motion #1:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness – **Approve with the finding of fact that it will not have an adverse effect on the architectural features and secretary of interior standards #9.**

Maker:	Hinojosa				
Second:	Strickland				
Results:	2/12				
		Ayes:	-	2	Hinojosa, Strickland
		Against:	-	12	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Payton, Richter, Seale, *Sherman, Swann, Williams
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

Motion #2:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness. – Deny without prejudice with the finding of fact that the applicant did not provide sufficient evidence that paint cannot be removed without damaging brick.

Maker:	*Allender				
Second:	*Sherman				
Results:	13/1				
		Ayes:	-	13	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	1	Hinojosa
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

4. 216 E 6TH ST

Lake Cliff Historic District
CA178-314(JKA)
Jennifer Anderson

Replace 11 aluminum windows with vinyl windows.

Speakers: For: Stanley Nabors

Against: No one

Motion:

Replace 11 aluminum windows with vinyl windows. – Approve with conditions - Provide wood windows at front facade and front 50% of the side facade. The windows in the rear 50% in back to be vinyl windows with the finding of fact that it will not have a detrimental effect on the district.

Maker:	Amonett				
Second:	*Sherman				
Results:	13/1				
		Ayes:	-	13	Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	1	*Allender
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

5. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA178-289(MLP)

Melissa Parent

1. Replace roof ridge cap with copper ridge cap.
2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating.
3. Replace existing front facade dormer vent with copper dormer vent.
4. Install 0'-6" half-round gutters and downspouts on front facade.

Speakers: For: No one

Against: No one

Motion:

1. Replace roof ridge cap with copper ridge cap – **Approve with conditions** – Approve drawings and specifications dated 02/13/2018 with the condition the existing ridge cap profile is maintained with the finding the proposed work is consistent with the criteria for roofs in preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating– **Approve** paint specification dated 02/13/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing front facade dormer vent with copper dormer vent – **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with Secretary of the Interiors Standard number three, preservation criteria 3.16 and City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
4. Install 0'-6" half-round gutters and downspouts on front façade – **Approve** drawings and specifications dated 02/13/2018 with the finding the proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Williams				
Second:	*Allender				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

6. 2534 SOUTH BLVD

South Blvd/Park Row Historic District

CA178-308(MP)

Marsha Prior

1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness.
2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness.

3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness.
4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness.
5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness.
6. Install doorbell camera by front door.
7. Install lighting at front and back doors.
8. Install six dome security cameras. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

1. Install 3-lite transom above front door. Work initiated 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) because it would have an adverse effect on the architectural features of the structure with the finding 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.
2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness – **Approve** completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness – **Approve** completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness – **Approve** completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness – **Approve** drawings dated 2/14/18 with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and 3(b)(6)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install doorbell camera by front door – **Approve with condition that the doorbell camera be mounted in the mortar joint and not damage the brick.**
7. Install lighting at front and back doors – **Approve with the condition that the front door lights be installed in existing location and rear light as noted on plans.**
8. Install six dome security cameras. Work completed without a Certificate of Appropriateness – **Approve** elevation drawings and illustration dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Flabiano				
Second:	Williams				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

7. 426 S CLINTON AVE

Winnetka Heights Historic District

CA178-313(JKA)

Jennifer Anderson

1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding.
2. Remove window #5 on the north side facade and infill with 117 siding to match existing.
3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding.

Speakers: For: No one

Against: No one

Motion:

1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding – **Approve** drawings dated 2-12-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove window #5 on the north side facade and infill with 117 siding to match existing – **Deny without prejudice** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure since the windows appear to be original and because Staff is not supportive of the removal of windows from the side facades.
3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding – **Approve** drawings dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	*Allender				
Second:	Williams				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

8. 1227 W DAVIS ST

Winnetka Heights Historic District
CA178-309(JKA)
Jennifer Anderson

Install mural on west side facade. Work completed without a Certificate of Appropriateness.

Speakers: For: Manuel Tellez, Giovanni Valderas, Ronnie Mestas, Patrick Lynch, Ofelia Faz-Garza,
Leroy Pena
Against: No one

Motion:

Install mural on west side facade. Work completed without a Certificate of Appropriateness. – Approve with conditions - Approve excluding the front column with a finding of fact that the mural is culturally significant to the district and Oak Cliff at large and exemplifies Dallas mural art of the 1920's, with the condition that the applicant provide a letter from an art professional stating the cultural significance of the mural to Oak Cliff, with a finding of fact that the work will not have an adverse effect on the architectural features of the structure; the work will not have an adverse effect on the historic overlay district; and the work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district because the brick has already been painted.

Maker:	Amonett				
Second:	Hinojosa				
Results:	11/3				
		Ayes:	-	11	Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, Strickland, Williams
		Against:	-	3	*Sherman, *Allender, Swann
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

9. 316 S WINNETKA AVE

Winnetka Heights Historic District
CA178-315(JKA)
Jennifer Anderson

Install 18 solar panels on roof.

Speakers: For: Angie McComb
Against: No one

Motion:

Install 18 solar panels on roof – 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 not consistent with preservation criteria Section 51P-87.111(a)(14)(E)(bb) stating that solar panels are only permitted in the rear inside quadrant of the roof of a main building on a corner lot.

Landmark Commission Minutes
Monday, March 5, 2018

Maker:	*Sherman				
Second:	*Childers				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

Approval of Minutes from February 5, 2018.

Maker:	Flabiano				
Second:	Amonett				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, Bumpas, *Childers, De La Harpe, Flabiano, Hinojosa, Payton, Richter, Seale, *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	3	McGill, Montgomery, Spellicy
		Vacancies:	-	1	Dist. 3

ADJOURNMENT

Motion was made to adjourn at 5:12 P.M.

Katherine Seale, Chair

Date