

July 6, 2015



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on July 6, 2015 with a briefing at 10:05 a.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:

* Alternates

Michael Amonett
*Stephen Birch
Mike Birrer
Clint Bowers

Mattia Flabiano
Dustin Gadberry
Ginger Greenberg
John Johnson

Katherine Seale, Chair
*Diane Sherman
Daron Tapscott
Kelli Thomas-Drake
Emily Williams

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

The following ex-officio member was absent for the meeting: No one

The following Commissioners were absent for the Meeting: **Cris Jordan, Joel Maten**

The following Commissioners were absent for the briefing: **Cris Jordan, Joel Maten**

The following Position is vacant:

District 7 and District 12

The following Staff was present:

Neva Dean
Mark Doty

Jennifer Anderson
Marsha Prior

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 approve C1, C2, C4, C5, C6, C7, C8, C9, C10, C11, C13, C14, C15, C16, C17, C18, C19 following staff recommendation.

Maker: Flabiano
Second: Tapscott
Results: 13/0

Ayes: - 13 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Jordan, Maten
Vacancies: - 2 Dist 7 and 12

**Motion was made to approve C3 following staff recommendation.
*Commissioner Greenberg recused herself and did not hear or vote on this matter.**

Maker: Flabiano
Second: *Birch
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Johnson, Tapscott, Seale, *Sherman,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Greenberg, Jordan, Maten
Vacancies: - 2 Dist 7 and 12

**Motion was made to approve C12 following staff recommendation.
*Commissioner *Sherman recused herself and did not hear or vote on this matter.**

Maker: Flabiano
Second: *Birch
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
Thomas-Drake, Williams
Against: - 0
Absent: - 3 Jordan, Maten, *Sherman
Vacancies: - 2 Dist 7 and 12

**Motion was made to rearrange the agenda and hear D1, D4, D6, D7, D11, D12, D15, D16,
D18 and the remaining items in their natural order on the agenda.**

Maker: Flabiano
Second: Johnson
Results: 13/0

Ayes: - 13 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Jordan, Maten
Vacancies: - 2 Dist 7 and 12

CONSENT ITEMS:

1. 1400 1ST AVE

Fair Park Historic District
CA145-451(MD)
Mark Doty

Replace dock for Swan Paddleboat operation at Lagoon. Color - Sand. Approve - Approve drawings and specifications dated 6/17/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 3817 WENDELKIN ST

Gilliam House
CA145-459(MD)
Mark Doty

1. Install outdoor security lighting. Approve - Approve specification and images dated 6/17/15 with the finding the proposed work meets the criteria for landscaping in the Preservation criteria Section 3.7(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install City of Dallas Historic Landmark plaque on front facade. Approve - Approve sign specification and image dated 6/17/15 with the finding the proposed work meets the criteria for signs in the

Preservation criteria Section 10.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 2120 W JEFFERSON BLVD

Sunset High School
CA145-458(MD)
Mark Doty

1. Install City of Dallas Historic Landmark plaque on front facade. Approve – Approve images and descriptions for both options dated 6/18/15 with the finding the proposed work meets the criteria for signs in the Preservation criteria Section 11.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install Texas Historical Commission subject marker in front yard. Approve – Approve images and descriptions dated 6/18/15 with the finding the proposed work meets the criteria for signs in the Preservation criteria Section 11.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 5818 WORTH ST

Junius Heights Historic District
CD145-011(JKA)
Jennifer Anderson

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Staff recommends a continuing suspension period as outlined in 54A-4.501(i)(8)(A)(iii).

5. 816 BLAYLOCK DR

Lake Cliff Historic District
CA145-434(MD)
Mark Doty

Remove existing rear stairs and construct new stairs and deck. Approve – Approve drawings dated 6/17/15 with the finding the proposed work meets the criteria for new construction and additions in the Preservation criteria Sections 9.3, and 9.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 237 E 6TH ST

Lake Cliff Historic District
CA145-435(MD)
Mark Doty

Install landscaping beds in front yard. Approve – Approve drawing and image dated 6/17/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

7. 4602 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-424(JKA)
Jennifer Anderson

Install security light in rear of the main structure. Approve with conditions - Approve photograph dated 6-15-15 with the finding that the work is compatible with the historic overlay district and meets the criteria in Section 51A-4.501(g)(6)(C)(ii).

8. 2512 PARK ROW AVE

South Blvd/Park Row Historic District

CA145-431(MP)

Marsha Prior

Remove four posts on porch and replace with two 6inx6in columns painted Brand: Sherwin Williams. Body: SW 7563 "Restful White." Approve - Approve drawings dated 06/15/2015 with the finding that although the proposed work does not comply with Section 3(b)(4) that states the width of columns must be no less than 1/6 of the height, 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 for a Craftsman style house, 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.

9. 6025 BRYAN PKWY

Swiss Avenue Historic District

CA145-432(JKA)

Jennifer Anderson

Construct second story addition in rear of main structure. Approve - Approve plans and specifications dated 6-15-15 with the finding that the work is consistent with preservation criteria Section 51P-63.118(d), 51P-63.119(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 509 ELM STREET

West End Historic District

CA145-452(MD)

Mark Doty

Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade. Approve – Approve drawings dated 6/17/15 with the finding the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1005(h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 2001 N LAMAR ST

West End Historic District

CA145-454(MD)

Mark Doty

1. Install Low E glass in storefront windows. Approve – Approve 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).
2. Install new storefront and overhead door on south facade. Approve - Approve drawings dated 6/17/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 110 N CLINTON AVE

Winnetka Heights Historic District
CA145-446(MD)
Mark Doty

1. Replace retaining wall in front yard and along driveway. Approve - Approve images dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for retaining walls in the preservation criteria Section 51P-87.111(b)(8), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install balcony columns and 34" railing. Approve – Approve drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 220 N CLINTON AVE

Winnetka Heights Historic District
CA145-443(MD)
Mark Doty

1. Construct two-story accessory structure in rear yard. Approve - Approve drawings dated 6/17/15 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)(ii).
2. Guarantee agreement. Approve.
3. Install concrete driveway and fence in rear yard. Approve - Approve drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 220 N CLINTON AVE

Winnetka Heights Historic District
CD145-025(MD)
Mark Doty

Demolish accessory structure to 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

15. 127 N WILLOMET AVE

Winnetka Heights Historic District
CA145-438(MD)
Mark Doty

Install new front door in existing opening. Approve – Approve door specification dated 6/17/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

16. 419 N WILLOMET AVE

Winnetka Heights Historic District
CA145-439(MD)
Mark Doty

Construct porch on front facade. Approve – Approve drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 414 N WINDOMERE AVE

Winnetka Heights Historic District
CA145-440(MD)
Mark Doty

1. Remove existing porch and construct new wraparound front porch. Approve - Approve drawings dated 6/17/15 with the condition to use modular brick with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct rear addition. Approve - Approve drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install rear fence, gate, and concrete drive in rear yard. Approve - Approve site plan dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(ii) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 118 N WINNETKA AVE

Winnetka Heights Historic District
CA145-441(MD)
Mark Doty

Paint main structure. Brand - Benjamin Moore. Body - HC-146 'Wedgewood Gray'. Trim - OC-117 'Simply White'. Accent - 2124-10 'Wrought Iron'. Approve - Approve paint specifications dated 6/17/15 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).

19. 119 S WINNETKA AVE

Winnetka Heights Historic District
CA145-445(MD)
Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 2832 'Colonial Revival Gray'. Trim - SW 7005 'Pure White'. Accent - SW 2819 'Downing Slate'. Approve - Approve paint specifications dated 6/17/15 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).

DISCUSSION ITEMS:

1. 2700 CANTON ST

Adam Hats Building
CA145-457(MD)
Mark Doty

Install visible rooftop wireless antennae.

Speakers: For: Peter Kavanagh
Against: No one

Motion:

Install visible rooftop wireless antennae. **Approve with the condition** that the antennae display be painted to match brick color and brick size with the finding of fact that the wireless display is installed per previous CA and that the antennae and mounts are temporary by nature and can be easily removed.

Maker: Flabiano
Second: Johnson
Results: 13/0

Ayes: - 13 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Thomas-Drake, Williams
Against: - 0
Absent: - 2 Jordan, Maten
Vacancies: - 2 Dist 7 and 12

2. 1500 JACKSON ST

Interurban Building
CA145-360(MD)
Mark Doty

1. Install decorative tile floor at entry doors.
2. Replace existing entry doors, sidelights, and transom with new storefront design.

Speakers: For: No one
Against: No one

Motion:

1. Install decorative tile floor at entry doors. **Approve** drawings dated 6/17/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing entry doors, sidelights, and transom with new storefront design. **Approve** drawings dated 6/17/15 with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano
Second: Johnson
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

3. 5419 WORTH ST

Junius Heights Historic District
CA145-430(MP)
Marsha Prior

Install Hardie board lap or bevel siding on side elevations of main structure and paint to match.

Speakers: For: No one
Against: No one

Motion:

Install Hardie board lap or bevel siding on side elevations of main structure and paint to match. **Deny** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the fibrous concrete (Hardie) board is inconsistent with preservation criteria Section 4.1(b) that states the repair of facades must employ materials similar to the historic materials in texture and grain, and Section 4.3 that states wood siding must be restored whenever practical.

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

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano, Gadberry, Greenberg, Johnson, Tapscott, Seale, *Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

4. 4903 JUNIUS ST

Munger Place Historic District
CA145-427(JKA)
Jennifer Anderson

1. Install composition GAF Sienna Shingles in color "Harbor Mist" on main structure.
2. Replace all windows on main structure with Series 4000 1/1 single hung vinyl windows in color "White."
3. Replace wood window trim with 4" treated pine.
4. Install four wrought iron pedestrian gates on southeast and northwest sides of main structure.
5. Install 7' tall wrought iron fence on southwest side of main structure.
6. Install 7' tall wood fence on northeast side of main structure.
7. Replace wood shutters with wood composite raised panel shutters on main structure.
8. Paint main structure. Brand: Sherwin Williams. Shutters and panels: SW7616 "Breezy;" Trim: SW7004 "Snow Bound;" Railing: SW7019 "Gauntlet Grey"
9. Patch cracks and potholes in asphalt parking lot with asphalt to match existing.

Speakers: For: Barrett Linburg, Craig Fusch
Against: John Gormely, Jason Harper, Beth Bradley

Motion:

1. Install composition GAF Sienna Shingles in color "Harbor Mist" on main structure. **Approve**.
2. Replace all windows on main structure with Series 4000 1/1 single hung vinyl windows in color "White." **Approve** - Applicant to provide detail of muntin bars.
3. **Replace wood window trim with 4" treated pine. Deny without prejudice.**
4. Install four wrought iron pedestrian gates on southeast and northwest sides of main structure. Approve with conditions - **Approved** in back, denied in front. Front entrance or porch cannot be enclosed **with the finding of fact that the gates were installed after the creation of historic district.**
5. Install 7' tall wrought iron fence on southwest side of main structure. **Approve** specifications dated 6-15-15 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. Install 7' tall wood fence on northeast side of main structure. **Approve** specifications dated 6-15-15 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Replace wood shutters with wood composite raised panel shutters on main structure. **Approve with conditions** - Approve specifications dated 6-15-15 with the condition that the shutters are installed only in locations with existing shutters. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Paint main structure. Brand: Sherwin Williams. Shutters and panels: SW7616 "Breezy;" Trim: SW7004 "Snow Bound;" Railing: SW7019 "Gauntlet Grey" **Approve** paint specifications dated 6-15-15 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Patch cracks and potholes in asphalt parking lot with asphalt to match existing. **Approve with conditions** - **Approved as long as patching is less than 30% of original material with the finding of fact that the parking lot dates to the early 1970's which predates the historic district and that the work constitutes routine maintenance.**

Maker: Flabiano
Second: Tapscott
Results: 12/1

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Greenberg, Johnson, Tapscott, Seale, *Sherman,
Thomas-Drake, Williams
Against: - 1 Gadberry
Absent: - 2 Jordan, Maten
Vacancies: - 2 Dist 7 and 12

5. 2639 ELM ST

Parks Brothers Storage Building
CA145-455(MD)
Mark Doty
Install three wood, one-over-one windows on south façade

Speakers: For: No one
Against: No one

Motion:

Install three wood, one-over-one windows on south facade. **Approve** drawings and specifications dated 6/17/15 with the finding the proposed work meets the criteria for fenestrations and openings in the Preservation criteria Sections 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Williams
Second: Tapscott
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams

Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

6. 4403 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA145-425(JKA)

Jennifer Anderson

Install Oxford Shingle metal roof on accessory structure in color "Buckskin."

Speakers: For: Elizabeth Nelson

Against: No one

**Commissioner Thomas-Drake was excused and left the meeting for the day.*

Motion:

Install Oxford Shingle metal roof on accessory structure in color "Buckskin." **Approve** - Supply sample to LMC. Shingle, although metal, looks more like historic conditions than a modern asphalt shingle. Building is not historic and will sit in rear of the lot.

Maker: Tapscott

Second: Amonett

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

7. 2712 SWISS AVE

Saint Joseph's Catholic Church

CA145-456(MD)

Mark Doty

Install new metal panel shingle roof. Pewter/white.

Speakers: For: Brett Hall

Against: No one

Motion:

Install new metal panel shingle roof. Pewter/white. **Deny without prejudice the sanctuary roof and approve school replacement roof as proposed in Shasta White** with the finding 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 6.2(a) that pressed metal is allowed on the sloped portion of the roof.

Maker: *Birch

Second: Tapscott

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

8. 1012 BETTERTON CIR

Tenth Street Neighborhood Historic District

CD145-022(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). **Approve** - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: *Birch

Second: Tapscott

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

9. 701 COMMERCE ST

West End Historic District

CA145-453(MD)

Mark Doty

Install two, corner mounted attached signs.

Speakers: For: No one

Against: No one

Motion:

Install two, corner mounted attached signs. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because Staff believes that the proposed signage is not appropriate for the structure and will hide architectural features and details. Secretary of Interior Standards 5 and 9.

Maker: Johnson
Second: Bowers
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

10. 328 S EDGEFIELD AVE

Winnetka Heights Historic District
CA145-437(MD)
Mark Doty
Install front door and sidelights.

Speakers: For: No one
Against: No one

Motion:

Install front door and sidelights. **Deny** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E). Secretary of the Interior Standard #3.

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

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

11. 201 N MONTCLAIR AVE

Winnetka Heights Historic District
CA145-436(MD)
Mark Doty

1. Construct rear addition.
2. Remove door on rear second floor facade and install wood window to match.

3. Remove existing waterfall steps and construct retaining wall and fence in cornerside yard.

Speakers: For: Heidi Maher
Against: No one

Motion #1:

1. Construct rear addition. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door on rear second floor facade and install wood window to match. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. **Approve.**

Maker: Williams
Second: Flabiano
Results: 4/8

Ayes: - 4 Flabiano, Greenberg, Johnson, Williams
Against: - 8 Bowers, Gadberry, Birrer, Amonett, Tapscott,
Seale, *Birch, *Sherman
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

***Motion Failed.**

Motion #2:

1. Construct rear addition. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door on rear second floor facade and install wood window to match. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because Staff believes the waterfall steps and retaining wall are original, character defining features and should not be removed. Secretary of the Interior Standards #2.

Maker: Amonett
Second: *Birch
Results: 10/0

Ayes: - 10 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Johnson, Tapscott, Seale, *Sherman,
Against: - 2 Greenberg, Williams
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

12. 314 S ROSEMONT AVE

Winnetka Heights Historic District
CA145-442(MD)
Mark Doty

1. Replace front door.
2. Replace back door.
3. Install French doors on rear facade.
4. Construct wood deck on rear facade.

Speakers: For: Cedric Powell
Against: No one

Motion:

1. Replace front door. **Deny without prejudice** - Proposed front door is not typical of the style of the house.
2. Replace back door. **Approve with conditions** the 2-light door for rear with the finding of fact Sec. of Interior Standard #2.
3. Install French doors on rear facade. **Approve as submitted.**
4. Construct wood deck on rear facade. **Approve as submitted.**

Maker: *Birch
Second: Johnson
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

13. 425 N ROSEMONT AVE

Winnetka Heights Historic District
CA145-448(MD)
Mark Doty
Install 23 A/C units on rooftop with wood screening.

Speakers: For: No one
Against: No one

Motion:

Install 23 A/C units on rooftop with wood screening. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: *Birch
Results: 12/0

Ayes: - 13 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

14. 414 N MONTCLAIR AVE

Winnetka Heights Historic District

CA145-447(MD)

Mark Doty

1. Install two windows on accessory structure. Work completed without a Certificate of Appropriateness.
2. Infill existing openings on accessory structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

Motion:

1. Install two windows on accessory structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state accessory buildings must be compatible with the main building. Preservation criteria 51P-87.111(a)(1).
2. Infill existing openings on accessory structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state accessory buildings must be compatible with the main building. Preservation criteria 51P-87.111(a)(1).

Maker: Amonett

Second: *Sherman

Results: 12/0

Ayes: - 13 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

15. 317 N WINDOMERE AVE

Winnetka Heights Historic District

CA145-449(MD)

Mark Doty

1. Remove rear additions and construct covered porch addition.
2. Rebuild exterior wall on rear facade.
3. Install one door and two windows on rear facade.

4. Paint main structure. Brand - Sherwin Williams. Brick Body - SW 7709 'Copper Pot'. Trim/wood columns/trim. railings/ front brick columns/rear facade - SW 7012 'Creamy'. Concrete foundation wall and front steps - SW 7507 'Stone Lion'. '
5. Add metal steps to west entry.
6. Construct four car parking structure in rear yard. Berridge Buckskin.
7. Install landscaping in front yard and plant three trees in parkway.
8. Install chain link fence

Speakers: For: Alicia Quintans, Shannon Noffendorf
Against: No one

Motion:

1. Remove rear additions and construct covered porch addition. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Rebuild exterior wall on rear facade. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install one door and two windows on rear facade. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure. Brand - Sherwin Williams. Brick Body - SW 7709 'Copper Pot'. Trim/wood columns/trim. railings/ front brick columns/rear facade - SW 7012 'Creamy'. Concrete foundation wall and front steps - SW 7507 'Stone Lion'. ' **Approve** paint specifications dated 6/17/15 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).
5. Add metal steps to west entry. **Approve** drawings dated 6/17/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct four car parking structure in rear yard. Berridge Buckskin. **Approve** drawings and specifications dated 6/17/15 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)(ii).
7. Install landscaping in front yard and plant three trees in parkway. **Approve** site plan dated 6/17/15 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), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) **with the condition that the applicant review parkway appropriate trees that are water wise with the City of Dallas arborist.**
8. Install chain link fence. **Approve** site plan dated 6/17/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(ii)(iii) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano
Second: Amonett
Results: 11/1

Ayes: - 11 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
Williams
Against: - 1 *Sherman
17

Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

16. 9938 Audelia Rd.

McCree Cemetery

Hold a public hearing to consider initiation of historic designation process for McCree Cemetery.

Speakers: For: Victoria Clow, David Preziosi
Against: No one

Motion:

Refer to Designation Committee and authorize a public hearing.

Maker: Tapscott

Second: Amonett

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
*Sherman, Williams
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

17. 409 Guthrie St

McAdams Cemetery

Hold a public hearing to consider initiation of historic designation in process for McAdams Cemetery.

Speakers: For: David Preziosi
Against: No one

Motion:

Refer to Designation Committee and authorize a public hearing.

Maker: Amonett

Second: *Birch

Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
Williams, *Sherman
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

18. DCA 145-007

Consideration of an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to create a historic building demolition delay overlay.

Speakers: For: Nicky DeFreece Emery, David Preziosi
Against: No one

Motion:

Hold under advisement until August, 3, 2015.

Maker: Johnson
Second: Williams
Results: 12/0

Ayes: - 12 Amonett, *Birch, Birrer, Bowers, Flabiano,
Gadberry, Greenberg, Johnson, Tapscott, Seale,
Williams, *Sherman
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

OTHER BUSINESS ITEMS:

Approval of Minutes from the June 1, 2015 Meeting.

Maker: Tapscott
Second: Flabiano
Results: 12/0

Ayes: - 12 Amonett, Bowers, *Birch, Birrer, Gadberry,
Greenberg, Johnson, Tapscott, * Flabiano,
Sherman, Williams, Seale
Against: - 0
Absent: - 3 Jordan, Maten, Thomas-Drake
Vacancies: - 2 Dist 7 and 12

ADJOURNMENT

Motion was made to adjourn at 4:46 P.M.

Katherine D. Seale

Date