

August 3, 2015



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on August 3, 2015 with a briefing at 10:36 a.m. in room 5ES and the public hearing at 1:09 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
Cris Jordan
John Johnson
Joel Maten

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: No one

The following Commissioners were absent for the briefing: No one

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
Laura Morrison
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 rearrange the agenda and take C1-C3 and C5-C18 and to place C19 on the discussion agenda.

Maker: Maten
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Bowers, *Birch, Birrer, Gadberry,
Greenberg Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

**Motion was made to approve C4 following staff recommendation.
*Commissioner Greenberg recused herself and did not hear or vote on this matter.**

Maker: Tapscott
Second: *Birch
Results: 14/0

Ayes: - 14 Amonett, Bowers, *Birch, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

Motion was made to approve C1-C3, C5-C18 and C20 and C21 following staff recommendation.

Maker: Maten
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Bowers, *Birch, Birrer, Gadberry,
Greenberg Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

Motion was made to rearrange the agenda and take C13, C19, D1, D4, D9, D2, D3, D5, D6, D7, D8, D2 on the discussion agenda.

Maker: Maten
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Bowers, *Birch, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

CONSENT ITEMS:

1. 4403 WORTH ST

Peak's Suburban Historic District
CE145-008(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. Approve.

2. 202 S EDGEFIELD AVE

Winnetka Heights Historic District
CE145-009(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. Approve.

3. 3535 GRAND AVE

Fair Park Historic District
CA145-531(MD)
Mark Doty

Replace non-historic railing on west facade of Museum of Nature and Science. Approve - Approve drawings dated 7/15/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 6116 REIGER AVE (Voted on separately)

J.L. Long Middle School
CA145-507(MD)
Mark Doty

Install six temporary classroom portable buildings.

***Commissioner Greenberg recused herself and did not hear or vote on this matter.**

Motion:

Install six temporary classroom portable buildings. Approve - Approve drawings dated 7/15/15 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 10.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott
Second: *Birch
Results: 14/0

Ayes:	- 14	Amonett, Bowers, *Birch, Birrer, Gadberry, Johnson, Jordan, Maten, Flabiano, *Sherman, Seale, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 1	Greenberg
Vacancies:	- 2	Dist 7 and 12

5. 703 N GLASGOW DR

Junius Heights Historic District
CA145-532(MP)
Marsha Prior

1. Revise window schedule on east, west, and north elevations on previously approved drawings for interior courtyard. Approve - Approve revised window schedule per drawings dated 7/15/2015 with finding the work is consistent with preservation criteria Section 5.3 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Revise window schedule on east elevation on previously approved drawings to construct detached garage. Approve - Approve revised window schedule per drawings dated 7/15/2015 with finding the work is consistent with preservation criteria Section 9 for accessory structures and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint front door yellow instead of previously approved gray, Brand: Sherwin Williams. SW 6690 "Gambol Gold. Approve - Approve paint specifications dated 07/15/2015 with the finding the proposed work is consistent with preservation criteria Section 4.8 for paint colors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 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 51A-4.501(i)(8)(A)(iii).

7. 6115 WORTH ST

Junius Heights Historic District
CA145-524(MP)
Marsha Prior

Construct one-story detached garage. Approve - Approve plans dated 07/15/2015 with the finding the work is consistent with preservation criteria Section 9 for accessory structures and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 1607 LYTE ST

Magnolia Station Historic District
CA145-512(MD)
Mark Doty

Construct six-story multi-family apartment structure. Approve - Approve drawings dated 7/15/15 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Section 5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 5528 JUNIUS ST

Junius Heights Historic District
CA145-527(MP)
Marsha Prior

1. Construct detached garage and paint, Brand: Sherwin Williams. Main Body: SW 2822 "Downing Sand." Brand: Valspar. Trim: 2007-9C "Lyndhurst Timber". Approve with conditions – Approve plans and specifications dated 07/15/2015 with condition that roof pitch match the main structure, trim board be 5 inches wide, lap siding to have 3 to 4 inches lap, and overhang to match the house with the finding the proposed work is consistent with preservation criteria Section 9 for accessory structures and meets the criteria for City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front door of main structure with Craftsman style door. Approve with conditions – Approve plans dated 07/10/2015 with condition that door have three narrow windows and shelf on top portion with the finding that plans are consistent with preservation criteria Section 5.2 for openings and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 2608 HIBERNIA ST

State Thomas Historic District
CA145-520(JKA)
Jennifer Anderson

Amend window configuration for previously approved addition in rear of the main structure. Approve - Approve plans submitted 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-225.109(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 6020 BRYAN PKWY

Swiss Avenue Historic District
CA145-521(JKA)
Jennifer Anderson

Paint main structure. Brand: Behr. Body: N470-7 "Submarine Gray;" trim: PR-W15 "Ultra Pure White."
Approve - Approve paint specifications dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5112 SWISS AVE

Swiss Avenue Historic District
CA145-530(JKA)
Jennifer Anderson

1. Install wood window on west elevation of main structure. Approve - Approve plans and photo dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Approve door and window location for proposed addition in rear of the main structure. Approve - Approve plans dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct porch on proposed rear addition of the main structure. Approve - Approve plans dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 5500 SWISS AVE (Moved to Discussion)

Swiss Avenue Historic District
CA145-515(JKA)
Jennifer Anderson

1. Install 8' board on board wood fence.
2. Install Nellie R. Stevens hollies in rear of the main structure.
3. Repair cracks and stabilize brick wall.

Speakers: For: Windy Hanson
Against: No one

Motion

1. Install 8' board on board wood fence. **Approve** site plan and photograph dated 7-14-15 with the condition that the design of the new fence matches the design of the existing fence and along the interior side yard the wood fence may be located on the property line. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
2. Install Nellie R. Stevens hollies in rear of the main structure. **Approve** site plan with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Repair cracks and stabilize brick wall. **Approve with conditions** - Approve proposed work with the conditions that the mortar used matches the existing mortar, that the existing brick is reused, and that the wall's height and footprint are not altered. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(5)(B)(xiv).

Maker: Tapscott
Second: Flabiano
Results: 15/0

Ayes: - 15 Amonett, Bowers, *Birch, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

14. 1124 E 11TH ST

Tenth Street Historic District
CA145-502(MD)
Mark Doty

1. Paint main structure. Brand - Sherwin Williams. Trim - SW 7005 'Pure White'. Porch floor - SW 2832 'Col Gray'. Approve - Approve paint specification dated 7/15/15 with the finding the proposed work is consistent with the criteria for colors, finishes, and cleaning in the preservation criteria Sections 2.7 and 2.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install composition shingle roof to match in material. Color - 'Charcoal'. Approve - Approve roof specification dated 7/15/15 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 2.18 and 2.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install wood, multi-light-over-multi-light windows. Approve - Approve window specification dated 7/15/15 with the finding the proposed work is consistent with the criteria for colors, finishes, and cleaning in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Repair/replace front porch railings. Approve - Approve proposed work with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 2.22, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 1216 E 8TH ST

Tenth Street Historic District
CA145-503(MD)
Mark Doty

Install two sections of sidewalk at Harlee Elementary. Approve – Approve site plans dated 7/15/15 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 1.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 1777 N RECORD ST

West End Historic District
CA145-508(MD)
Mark Doty

Install accent lighting on five-story residential building. Approve – Approve drawings and specifications dated 7/15/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 201 N MONTCLAIR AVE

Winnetka Heights Historic District

CD145-027(MD)

Mark Doty

Demolish accessory structure using standard 'imminent threat to public health and safety'. Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

18. 306 S ROSEMONT AVE

Winnetka Heights Historic District

CA145-509(MD)

Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 2845 'Bunglehouse Gray'. Trim - SW 2846 'Roycroft Bronze Green'. Accent - SW 2839 'Roycroft Copper Red'. Approve – Approve paint specification dated 7/15/15 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. 105 S WILLOMET AVE (Moved to Discussion)

Winnetka Heights Historic District

CA145-523(MD)

Mark Doty

1. Paint main structure. Brand - Sherwin Williams. Body - SW 0078 'Sunbeam Yellow'. Trim - SW 0051 'Classic Ivory'. Accent - SW 0010 'Wickerwork'.
2. Install composition shingle roof to match in material. Color - Timberline HD 'Charcoal'.
3. Remove existing ribbon driveway and Install solid driveway.

Speakers: For: No one
Against: No one

Motion:

1. Paint main structure. Brand - Sherwin Williams. Body - SW 0078 'Sunbeam Yellow'. Trim - SW 0051 'Classic Ivory'. Accent - SW 0010 'Wickerwork'. Approve paint specifications dated 7/15/15 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).
2. Install composition shingle roof to match in material. Color - Timberline HD 'Charcoal'. Approve shingle specification dated 7/15/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Sections 51P-87.111(a)(8)(E) and 51P-87.111(a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove existing ribbon driveway and Install solid driveway. Deny without prejudice with the finding of fact that the ribbon driveway is a character defining feature, Secretary of the Interior's Standard #6.

Maker: *Sherman

Second: Tapscott

Results: 13/2

Ayes: - 13 Amonett, Bowers, *Birch, Birrer, Gadberry,

		Greenberg, Johnson, Jordan, *Sherman, Seale, Tapscott, Thomas-Drake, Williams Flabiano, Maten
Against:	- 2	
Absent:	- 0	
Vacancies:	- 2	Dist 7 and 12

20. 225 S WINDOMERE AVE

Winnetka Heights Historic District
CA145-510(MD)
Mark Doty

Install composition shingle roof to match in material. Color - GAF Timberline 'Hickory'. Approve - Approve shingle specification dated 7/15/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Sections 51P-87.111(a)(8)(E) and 51P-87.111(a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

21. 411 S WINNETKA AVE

Winnetka Heights Historic District
CA145-511(MD)
Mark Doty

Paint main structure. Brand - Sherwin Williams. Option #1 - Body - SW 7069 'Iron Ore'. Trim - SW 7649 'Silverplate'. Option #2 - Body - SW 7048 'Urbane Bronze'. Trim - SW 7649 'Silverplate'. Approve - Approve both paint specification options dated 7/15/15 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. 611 N GLASGOW DR

Junius Heights Historic District
CA145-525(MP)
Marsha Prior

1. Remove roof and add second story addition.
2. Remove vinyl window on east elevation and replace with wood, three-over-one window.
3. Remove all Hardie board siding and install pine wood siding to original structure and proposed addition.
4. Demolish and re-build rear addition that was burned in fire.
5. Replace existing front door with Craftsman-style door.
6. Install wood three-over-one windows on all elevations of second-story addition.
7. Remove front fence (both wood and chain link portions), supporting brick column, and gates.
8. Remove door on rear elevation and install two French wood hinged patio doors.
9. Install French wood hinged patio doors on east side elevation.
10. Extend front elevation of house to be flush with current front door/entryway projection.
11. Remove window on lower story, front elevation and install three wood, three-over-one windows.

Speakers: For: Vince Leibowitz
Against: No one

Motion #1:

1. Remove roof and add second story addition. **Approve with conditions** - Approve plans dated 07/15/2015 with condition that a horizontal wood band be installed at the juncture between the

original first story and new second story to distinguish between the original and the new second story addition, and that new roof use Owens Corning 3-tab shingles in Estate Gray with the finding the proposed work is consistent with preservation criteria Sections 8.1, 8.3(d), 8.4, and 8.14 for additions, Section 6.2 for roofs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Remove vinyl window on east elevation and replace with wood, three-over-one window. **Approve** specifications dated 07/15/2015 with the finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove all Hardie board siding and install pine wood siding to original structure and proposed addition. **Approve** specifications dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Section 4.1(b) Section for restoring historic integrity of facades and meets the standards of City Code Section 51A-4.501(g)(6)(C)(ii).
4. Demolish and re-build rear addition that was burned in fire. **Approve with conditions** - Approve plans dated 7/15/2015 with condition that existing footprint remain the same and wood siding replace the existing Hardie board and match new wood siding with the finding the proposed work is consistent with preservation criteria Sections 4.3 and 4.10 for wood siding and restoration, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Replace existing front door with Craftsman-style door. **Approve with conditions** - Approve specifications dated 07/15/2015 with condition that door has no sidelights with the finding the proposed work meets preservation criteria Section 5.2 to replace non-historic doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install wood three-over-one windows on all elevations of second-story addition. **Approve** drawings and specifications dated 07/15/2015 with finding that proposed work is consistent with preservation criteria Sections 8.1, 8.3(d), and 8.5 for additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Remove front fence (both wood and chain link portions), supporting brick column, and gates. **Approve** proposed work with the finding the work is consistent with preservation criteria Section 3.6 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Remove door on rear elevation and install two French wood hinged patio doors. **Approve** drawings and specifications dated 07/15/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install French wood hinged patio doors on east side elevation. **Approve** drawings and specifications dated 07/15/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Extend front elevation of house to be flush with current front door/entryway projection. **Approve** drawings dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Sections 8.1, 8.3(d), and 8.5 for additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Remove window on lower story, front elevation and install three wood, three-over-one windows. **Approve** specifications dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano
Second: Tapscott
Results: 13/2

Ayes: - 13 Amonett, Bowers, Birrer, Gadberry, Johnson,
Jordan, Maten, Flabiano, *Sherman, Seale,
10

Against: - 2 Tapscott, Thomas-Drake, Williams
Absent: - 0 *Birch, Greenberg
Vacancies: - 2 Dist 7 and 12

Motion #2:

1. Remove roof and add second story addition. **Deny without prejudice** – with the finding of fact that the construction violates preservation criteria Section 8.6 and is more floors than the other structures on the blockface.
2. Remove vinyl window on east elevation and replace with wood, three-over-one window. **Approve** specifications dated 07/15/2015 with the finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove all Hardie board siding and install pine wood siding to original structure and proposed addition. **Approve** specifications dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Section 4.1(b) Section for restoring historic integrity of facades and meets the standards of City Code Section 51A-4.501(g)(6)(C)(ii).
4. Demolish and re-build rear addition that was burned in fire. **Approve with conditions** - Approve plans dated 7/15/2015 with condition that existing footprint remain the same and wood siding replace the existing Hardie board and match new wood siding with the finding the proposed work is consistent with preservation criteria Sections 4.3 and 4.10 for wood siding and restoration, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Replace existing front door with Craftsman-style door. **Approve with conditions** - Approve specifications dated 07/15/2015 with condition that door has no sidelights with the finding the proposed work meets preservation criteria Section 5.2 to replace non-historic doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install wood three-over-one windows on all elevations of second-story addition. **Deny without prejudice, the second story was not approved for item #1.**
7. Remove door on rear elevation and install two French wood hinged patio doors. **Approve** drawings and specifications dated 07/15/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Install French wood hinged patio doors on east side elevation. **Approve** drawings and specifications dated 07/15/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Extend front elevation of house to be flush with current front door/entryway projection. **Approve** drawings dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Sections 8.1, 8.3(d), and 8.5 for additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Remove window on lower story, front elevation and install three wood, three-over-one windows. **Approve** specifications dated 07/15/2015 with finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-historic windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: *Birch
Second: Greenberg
Results: 2/14

Ayes: - 2 *Birch, Greenberg
Against: - 14 Amonett, Bowers, Birrer, Gadberry, Johnson,
Jordan, Maten, Flabiano, *Sherman, Seale,

Absent: - 0 Tapscott, Thomas-Drake, Williams
Vacancies: - 2 Dist 7 and 12

*Motion Failed.

Motion was made to rearrange the agenda and take D9 after D4 next on the agenda.

Maker: Maten
Second: Amonett
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

2. 5821 TREMONT ST

Junius Heights Historic District
CA145-526(MP)
Marsha Prior

Replace skirting with Hardie board lap siding, wood grain finish. Work initiated without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Replace skirting with Hardie board lap siding, wood grain finish. Work initiated without a Certificate of Appropriateness. **Approve** - Bottom two courses to be Hardie board smooth side out, drip board to be installed, remainder to be [wood] lap siding.

Maker: Amonett
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

3. 5010 JUNIUS ST

Munger Place Historic District

CA145-533(JKA)

Jennifer Anderson

1. Construct addition in rear of the main structure.
2. Install wood columns on front of main structure.
3. Install railing on front second floor balcony of main structure.
4. Remove exterior door on rear of main structure and replace with interior door.
5. Stain front door on main structure.
6. Paint main structure. Brand: Sherwin Williams. Body: SW2821 "Downing Stone;" trim: SW2851 "Sage Green Light;" Accent 1: SW2846 "Roycroft Bronze Green;" Accent 2: SW0050 "Classic Light Buff."
7. Install 6' cedar fence.
8. Install landscaping in front of the main structure

Speakers: For: No one

Against: No one

Motion:

1. Construct addition in rear of the main structure. **Approve** plans dated 7-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wood columns on front of main structure. **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-97.111(c)(1)(J)(iii) stating that columns must be typical of the style and period of the main building and the district.
3. Install railing on front second floor balcony of main structure. **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-97.111(c)(1)(N) stating that railings on front entrances and porches must be typical of the style and period of the main building.
4. Remove exterior door on rear of main structure and replace with interior door. **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-97.111(c)(1)(C) stating that materials and decorative elements must be typical of the style and period of the main building and inconsistent with City Code Section 51A-4.501(e)(4)(B) stating that the removal of distinctive materials that characterize a property will be avoided.
5. Stain front door on main structure. **Approve** - The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(I)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Paint main structure. Brand: Sherwin Williams. Body: SW2821 "Downing Stone;" trim: SW2851 "Sage Green Light;" Accent 1: SW2846 "Roycroft Bronze Green;" Accent 2: SW0050 "Classic Light Buff." **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-97.111(c)(1)(I)(dd) stating that complimenting color schemes are encouraged throughout the blockface.
7. Install 6' cedar fence. **Approve** specifications and fence location on site plan dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install landscaping in front of the main structure. **Approve** landscaping design detailed on site plan dated 7-14-15 with the finding that the work is consistent with preservation criteria Section 51P-

97.111(c)(2)(C) and 51P-97.111(c)(2)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the finding of fact that masonry scars remain on porch to indicate the nature and size of the original porch.

Maker: Tapscott
Second: Flabiano
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

4. 4942 REIGER AVE

Munger Place Historic District
CA145-516(JKA)
Jennifer Anderson

1. Construct 1678 sq. ft. single family home.
2. Construct 510 sq. ft. accessory structure.
3. Install 6' board on board wood fence.
4. Install 6' wrought iron gate.

Speakers: For: Marc Schwartz
Against: No one

Motion:

1. Construct 1678 sq. ft. single family home. **Approve with conditions** - Approve plans dated 7-14-15 with condition that the brick is modular size only, king size brick not approved. Color to be submitted for approval. The windows are to be simulated divided light. All fascia and trim to be wood. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct 510 sq. ft. accessory structure. **Approve** plans dated 7-14-15 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).
3. Install 6' board on board wood fence. **Approve with conditions** - Approve plans and specifications with the finding of fact that while it is in front of the 50 percent line it is still compatible and not detrimental to the district or structure.
4. Install 6' wrought iron gate. **Approve** plans and specifications dated 7-14-15 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).

Maker: Tapscott
Second: *Birch
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

5. 1108 E 9TH ST

Tenth Street Historic District
CA145-501(MD)
Mark Doty

Install playground equipment on vacant lot. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion #1:

Install playground equipment on vacant lot. Work completed without a Certificate of Appropriateness.
Approve with the finding of fact that the playground equipment is temporary in nature and does not impact historic criteria, Secretary of the Interior's Standard #1.

Maker: *Birch
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

Motion #2:

Install playground equipment on vacant lot. Work completed without a Certificate of Appropriateness.
Landmark Commission is directing staff to put this item on the agenda next month to authorize a hearing.

Maker: Amonett
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0

Vacancies: - 2 Dist 7 and 12

6. 220 N CLIFF ST

Tenth Street Neighborhood Historic District
CA145-504(MD)

Mark Doty

Remove two bathroom windows due to glass safety concerns.

Speakers: For: No one

Against: No one

***Commissioner Greenberg was excused and left the meeting for the day.**

Motion:

Remove two bathroom windows due to glass safety concerns. **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 the preservation criteria that state original door and windows and their openings must remain intact and be preserved. Preservation criteria Section 2.11.

Maker: Johnson

Second: *Sherman

Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams

Against: - 0

Absent: - 1 Greenberg

Vacancies: - 2 Dist 7 and 12

7. 2850 METROPOLITAN AVE

Wheatley Place Historic District

CD145-026(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 with conditions** - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the Applicant 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 **and a detailed survey is completed and that all reasonable efforts be made for available material being reused or provided for reclamation.**

Maker: *Birch
Second: Amonett
Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

8. 220 N CLINTON AVE

Winnetka Heights Historic District
CA145-529(MD)
Mark Doty
Construct new front porch.

Speakers: For: No one
Against: No one

Motion:

Construct new front porch. **Approve option #1 with the railing** drawings dated 7/15/15 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) **with the finding of fact that the task force reviewed both options and found both to be acceptable and that option #1 with the rail gives a more complete and finished appearance.**

Maker: Flabiano
Second: Johnson
Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

9. 127 N WILLOMET AVE

Winnetka Heights Historic District
CA145-522(MD)
Mark Doty

Reconstruct accessory structure in rear yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Sergio Zamudio
Against: No one

Motion:

Reconstruct accessory structure in rear yard. Work completed without a Certificate of Appropriateness. **Approve** with the finding of fact the completed 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).

Maker: *Birch
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, *Birch, Bowers, Birrer, Gadberry,
Greenberg, Johnson, Jordan, Maten, Flabiano,
*Sherman, Seale, Tapscott, Thomas-Drake,
Williams
Against: - 0
Absent: - 0
Vacancies: - 2 Dist 7 and 12

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.

Motion:

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 **with the condition to include a purpose statement for staff and property owner to have meeting in order to have a discussion regarding alternatives to demolition and how their plans will impact the total historic environs.**

Maker: Seale
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams
Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

OTHER BUSINESS ITEMS:

Approval of Minutes from the July 6, 2015 Meeting.

Maker: Johnson
Second: *Birch
Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,

Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams

Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

Appointment of Cheryl Scott to the Swiss Avenue/Munger Place Task Force.

Maker: *Sherman
Second: Tapscott
Results: 14/0

Ayes: - 14 Amonett, *Birch, Bowers, Birrer, Gadberry,
Johnson, Jordan, Maten, Flabiano, *Sherman,
Seale, Tapscott, Thomas-Drake, Williams

Against: - 0
Absent: - 1 Greenberg
Vacancies: - 2 Dist 7 and 12

ADJOURNMENT

Motion was made to adjourn at 2:39 P.M.

Katherine D. Seale

Date