

September 4, 2018



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on September 4, 2018 with a briefing at 10:09 a.m. in room 5ES and the public hearing at 1:20 p.m. both in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett	Evelyn Montgomery	Courtney Spellicy
Diane Bumpas	Donald Payton	Renee Strickland
Krista De La Harpe	Leigh Richter	Robert Swann
Mattia James Flabiano, Vice Chair	Katherine Seale - Chair	Emily Williams
Rosemary Hinojosa	*Diane Sherman	

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

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

The following Commissioners were absent from the Meeting:

*John Allender
*Sam Childers
Courtney Peach

The following Commissioners were absent from the briefing:

John Allender
Sam Childers
Courtney Peach

The following Position is vacant: District 3

The following Staff was present:

Jennifer Anderson	Marsha Prior
Liz Casso	Melissa Parent
Neva Dean	Anna Lamberti Holmes
Mark Doty	Kris Sweckard
Elaine Hill	

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 C13 to Discussion agenda.

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

Motion was made to approve Consent Items C1 through C12, C14, C15 and C18 -24 following staff recommendations.

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

Motion was made to approve Consent Item C16 and C17 following staff recommendations.

Maker:	Flabiano				
Second:	Strickland				
Results:	13/0				
		Ayes:	-	13	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Spellicy, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	4	*Allender, *Childers, Peach, *Sherman
		Vacancies:	-	1	Dist. 3

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

Motion was made to rearrange the agenda and take CR1, D1, D2, D3, D4, D6, Consent Item 13, D11, D12, D13, D14 and the remaining items will be heard in their natural order.

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

CONSENT ITEMS

1. 313 SOUTH WILLOMET AVE

Winnetka Heights Historic District
CE178-014(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 - Approval of the Certificate of Eligibility. Approval.

2. 2036 COMMERCE ST

Bluitt Sanitarium-Aspley
CA178-856(LC)
Liz Casso

Install painted sign on west elevation - Approve – Approve drawings dated 8/9/18 with the finding the proposed work is consistent with preservation criteria Section 9 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 2501 FLORA ST

Booker T Washington
CA178-839(LC)
Liz Casso

Install statue at south elevation - Approve – Approve drawings dated 8/13/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 1601 CHALKHILL RD

Eagle Ford School
CA178-840(LC)
Liz Casso

1. Install landscape and hardscape. – Approve – Approve drawings dated 8/10/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install exterior lighting. – Approve – Approve drawings dated 8/10/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 1910 PACIFIC AVE

Harwood Historic District
CA178-837(LC)
Liz Casso

Install exterior lighting at north elevation. – Approve – Approve site plan and specifications dated 8/8/18 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 5010 REIGER AVE

Munger Place Historic District
CA178-850(MLP)
Melissa Parent

Construct new accessory structure in rear yard. – Approve – Approve site plan and image dated 8/14/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in the criteria preservation Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), and 51P-97.111(c)(1)(A)(iii), and it meets the standards in City Code Sections 51A-4.501(g)(6)(C)(ii).

8. 4720 GASTON AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-846(MLP)
Melissa Parent

1. Modify fourteen window openings on main structure. Work completed without Certificate of Appropriateness – Approve - Approve with the finding that although the completed work does not comply with Section 3.10 that prohibits the alteration of original door and window 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 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.

2. Modify all window trim from previously approved CA. Work completed without Certificate of Appropriateness – Approve – Approve images dated 8/14/2018 with the finding the completed work is consistent with the criteria for facades in the preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 4722 GASTON AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-875(MLP)
Melissa Parent

1. Replace existing asphalt driveway with new concrete driveway – Approve - Approve site plan dated 08/20/18 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new 8'-0" iron gate at rear of porte-cochere – Approve – Approve gate image dated 08/20/18 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 4706 JUNIUS ST

Peak's Suburban Addition
Neighborhood Historic District
CA178-848(MLP)
Melissa Parent

1. Install new wood columns on front porch – Approve with conditions - Approve proposed work with the condition that a final detail drawing of the column indicating 1x trim at top and bottom of column be submitted for staff review with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace existing wood siding with new yellow pine 117 siding on main structure – Approve – Approve specification dated 8/16/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Modify front door with new door and infill with siding – Approve with conditions – Approve images dated 08/20/2018 with the condition that a final detail elevation drawing is submitted to staff review with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Relocate rear door opening and replace existing door with wood door – Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 4711 SWISS AVE

Peak's Suburban Addition
Neighborhood Historic District
CA178-857 (MLP)
Melissa Parent

Install cast iron mailbox adjacent to front walkway – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 4829 SWISS AVE

Peak's Suburban Addition
Neighborhood Historic District

CA178-847 (MLP)

Melissa Parent

Install new landscaping – Approve – Approve landscape plan dated 8/16/2018 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 228 S CLIFF ST (Moved to Discussion)

Tenth Street Neighborhood Historic District

CD178-018(MP)

Marsha Prior

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers:	For:	Myra Fain
	Against:	Rosa Medrano Larry Johnson Shaun Montgomery

Motion

Move to an initial thirty (30) day suspension of the demolition of the structure with the finding of fact that an interested party did present themselves and is interested in rehabbing and purchasing and/or moving the structure.

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

14. 603 MUNGER AVE

West End Historic District

CA178-838(LC)

Liz Casso

1. Install canopy on east elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work is consistent with Section 5 for construction and renovation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door on south elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install steel window counters in five windows on south elevation. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Install railing with gates on dock at west and south elevations. – Approve – Approve drawings dated 8/8/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

15. 3628 DUNBAR ST

Wheatley Place Historic District
CA178-853(MP)

Marsha Prior

Construct single-story house – Approve with conditions –

Approve drawings and specifications dated 8/15/18 with the condition that the existing grade shall not be raised or infilled, the front yard setback aligns with adjacent main structures, the rolled steps match the style on the street, and the finished side of the fence faces out if visible from the street with the finding the work is consistent with preservation criteria Sections 9.2, 9.3, 9.7, 9.8. 9.11(a) for new construction and 3.13, 3.14, and 3.15 for fences and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

16. 110 N CLINTON AVE

Winnetka Heights Historic District
CA178-869(JKA)

Jennifer Anderson

Install GAF Timberline Natural Shadow composition shingles in color "Pewter Gray" – Approve – Approve specifications dated 8-13-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 203 N CLINTON AVE

Winnetka Heights Historic District
CA178-862(JKA)

Jennifer Anderson

Remove set of French doors and replace with one 15-light glass door – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 342 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-860(JKA)

Jennifer Anderson

Install landscaping in front yard – Approve – Approve site plan and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

19. 319 N EDGEFIELD AVE

Winnetka Heights Historic District
CA178-867(JKA)

Jennifer Anderson

Remove tree in rear yard – Approve – Approve the proposed work with the finding that it meets the standards in Code Section 51A-4.501(g)(6)(C)(i).

20. 201 N MONTCLAIR AVE

Winnetka Heights Historic District
CA178-870(JKA)

Jennifer Anderson

Install 8' wood board-on-board fence in side yard – Approve- Approve site plan and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

21. 211 N ROSEMONT AVE

Winnetka Heights Historic District

CA178-872(JKA)

Jennifer Anderson

1. Construct two-story addition – Approve – Approve drawings and specifications dated 8-13-18 with the 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).
2. Relocate door on south side – Approve – Approve drawings and specifications dated 8-13-18 with the finding that the work meets City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace window on front facade with French doors – Approve – Approve drawings and specifications with the finding that the work meets preservation criteria section 51P-87.111(a)(17)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct accessory structure – Approve – Approve drawings and specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 310 S WILLOMET AVE

Winnetka Heights Historic District

CA178-859(JKA)

Jennifer Anderson

1. Paint main structure. Brand: Sherwin Williams. Body: SW6239 "Upward;" Trim: SW0050 "Classic Light Buff;" Accent: SW7505 "Manor House" – Approve – Approve specifications dated 8-13-18 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 Owens Corning composition shingles in color "Driftwood" – Approve – Approve specifications dated 8-13-18 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).

23. 125 N WINDOMERE AVE

Winnetka Heights Historic District

CA178-864(JKA)

Jennifer Anderson

Install GAF Timberline Natural Shadow composition shingles in color "Slate" – Approve – Approve specifications dated 8-13-18 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).

24. 214 N WINDOMERE AVE

Winnetka Heights Historic District

CA178-868(JKA)

Jennifer Anderson

Install two overhead doors on garage – Approve – Approve specifications dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEMS

1. 4817 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CR178-018(MLP)
Melissa Parent

Courtesy Review- Construct new single-family residence. – Staff is not supportive of the new construction because the style of the building is not consistent with preservation criteria Sections 4.1 and 4.2 stating that the color, details, form, materials, and general appearance of the proposed structure must be compatible with the existing historic structures.

Speakers: For: Taylor Perrine
Chase Bentley
Against: No One

*There was no formal motion made on this request.

DISCUSSION ITEMS

1. 1300 S ERVAY ST

Ambassador Hotel
CA178-841(LC)
Liz Casso

1. Paint exterior of structure.
2. Install frosted window film on four windows on 6th floor.

Speakers: For: Paul Baca
Against: No One

Motion

1. Paint exterior of structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5 for color and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install frosted window film on four windows on 6th floor. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

		Vacancies:	-	1	Dist. 3
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2. 1825 ABRAMS PKWY

Lakewood Theater
CA178-842(LC)
Liz Casso

1. Install a marquee sign above marquee on northeast elevation.
2. Install flat attached sign on east elevation.
3. Install projecting sign at the northeast corner of structure.

Speakers: For: Norman Alston
Against: No One

Motion

1. Install a marquee sign above marquee on northeast elevation – Approve as submitted with the finding of fact that the proposed sign is not detrimental to the historic overlay district and that the sign does not attach to the façade but is floating above the lower patio and is sensitive to the historic facade with the attachment details.
2. Install flat attached sign on east elevation - Approve with the condition that if the City of Dallas sign ordinance is reviewed and found to approve a sign that is animated, is not a detriment to the historic overlay district.
3. Install projecting sign at the northeast corner of structure - Approve with the condition that the submitted sign is reduced in scale by 25% to meet the sign ordinance and is not detrimental to the historic overlay district.

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

3. 1907 ELM ST

Harwood Historic District
CA178-836(LC)
Liz Casso

Install three trees at south elevation. Work completed without Certificate of Appropriateness.

Speakers: For: John Kirkland

Against: No One

Motion

Install three trees at south elevation. Work completed without Certificate of Appropriateness – Approve with the finding that it will not have an adverse effect on the architectural features of the structure or on the future preservation maintenance and use of the structure.

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

4. 123 E 6TH ST

Lake Cliff Historic District
CA178-865(JKA)

Jennifer Anderson

1. Install columns on front porch.
2. Install railing on front porch.
3. Install 1'x4' tongue-and-groove porch flooring on front porch and stain using Olympic semi-transparent stain in color "Coffee Stain."

Speakers: For: Tyler Guffey
Against: No One

Motion

1. Install columns on front porch – Approve – Approve drawings dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 7.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install railing on front porch – Approve with conditions – Approve drawings dated 8-13-18 with the condition that the slats must be spaced 3 5/8” apart.
3. Install 1'x4' tongue-and-groove porch flooring on front porch and stain using Olympic semi-transparent stain in color "Coffee Stain" – Approve – Approve drawings dated 8-13-18 with the finding that the work is consistent with preservation criteria Section 7.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Sherman				
Second:	Flabiano				
Results:	14/0				
		Ayes:	-	14	Amonett, Bumpas, De La Harpe, Flabiano,

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

5. 401 E 6TH ST

Lake Cliff Historic District

CA178-871(JKA)

Jennifer Anderson

1. Install wood screens on windows and paint using Sherwin Williams SW6342 "Spicy Hue."
2. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue."
3. Paint accent color in front gable using Sherwin Williams SW6342 "Spicy Hue."

Speakers: For: No One
Against: No One

Motion #1

1. Install wood screens on windows and paint using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.
2. Install wood screens on doors and paint using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.
3. Paint accent color in front gable using Sherwin Williams SW6342 "Spicy Hue" – Deny without Prejudice – The 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 4.8(c) stating that colors must be complimentary to each other and the overall character of the district and because the proposed color is not complimentary of the structure's existing body and trim colors.

Maker:	Williams				MOTION FAILED
Second:	Flabiano				
Results:	0/11				
		Ayes:	- 0	Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams	
		Against:	- 11		
		Absent:	- 6	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett	
		Vacancies:	- 1	Dist. 3	

7. 4803 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA178-845(MLP)

Melissa Parent

1. Install porcelain tile on front facade. Work completed without Certificate of Appropriateness.
2. Paint brick. Work completed without Certificate of Appropriateness.
3. Install faux greenery on front facade. Work completed without Certificate of Appropriateness.

Speakers: For: No One

Against: No One

Motion

1. Install porcelain tile on front facade. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.
2. Paint brick. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that painted brick is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.
3. Install faux greenery on front facade. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that faux greenery on the facade is not compatible with the historic overlay district and would have an adverse effect on the architectural features of the structure.

Maker:	Montgomery				
Second:	Strickland				
Results:	10/0				
		Ayes:	-	10	Bumpas, De La Harpe, , Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

8. 2516 THOMAS ST

State Thomas Historic District

CA178-844(MLP)

Melissa Parent

1. Replace rear second-story door with new window. Infill with siding. Work completed without Certificate of Appropriateness.
2. Replace rear first floor door and transom with new door. Work completed without Certificate of Appropriateness.

3. Replace front door and transom with new door. Work completed without Certificate of Appropriateness.

Speaker: For: Judy Smith Hearst
Nancy Starr

Against: No One

Motion

1. Replace rear second-story door with new window. Infill with siding. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace rear first floor door and transom with new door. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with the condition that more appropriate glass is installed to meet preservation criteria Section 51P-225.109(a)(16)(B) that states reflective, tinted, opaque, translucent, and mirrored glass and plastic are prohibited, and with the finding the completed work will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace front door and transom with new door. Work completed without 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 requires all windows, doors, and lights on the front façade of a main building be typical of the style and period of the building, and that the transom needs to be returned to front door and the door trim needs to match the window trim per the original door and transom. Preservation criteria Section 51P-225.109(a)(16)(F)(iii).

Maker:	Flabiano				
Second:	Swann				
Results:	11/0				
		Ayes:	-	11	Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	6	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett
		Vacancies:	-	1	Dist. 3

9. 1129 BETTERTON CIR

Tenth Street Neighborhood Historic District
CA178-851(MP)

Marsha Prior

1. Enclose front porch. Work completed without a Certificate of Appropriateness.
2. Cut existing front yard wood fence to 3.5' tall, install 6.5' wood return fence on right side yard 10' from front corner of house, and paint entire wood fence. Brand: Glidden, OOOY 07/093 'Earth Brown.'
3. Install concrete drive/parking area; install 16' long walkway; and repair existing walkway, steps, and sidewalk.

Speakers: For: Rosa Medrano
Against: No One

Motion

1. Enclose front porch. 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 preservation criteria Section 2.23 which encourages that existing enclosed porches be restored to their original appearance.
2. Cut existing front yard wood fence to 3.5' tall, install 6.5' wood return fence on right side yard 10' from front corner of house, and paint entire wood fence. Brand: Glidden, OOOY 07/093 'Earth Brown' – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 1.11 which states that side yard fences above 3'-6" must be located a minimum of 10' back from the front elevation of the main building and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install concrete drive/parking area; install 16' long walkway; and repair existing walkway, steps, and sidewalk – Approve with the conditions that the concrete drive way be replaced to align with the 13-foot-wide gate and approve repair of concrete sidewalks and walkways.

Maker:	Flabiano				
Second:	Williams				
Results:	13/0				
		Ayes:	-	13	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	4	*Allender, *Childers, Peach, Spellicy
		Vacancies:	-	1	Dist. 3

10. 1132 BETTERTON CIR

Tenth Street Neighborhood Historic District
CA178-852(MP)
Marsha Prior

1. Install eight vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install one wood window on front elevation. Work initiated without a Certificate of Appropriateness.
3. Remove one window on left side elevation. Work initiated without a Certificate of Appropriateness.
4. Remove three windows on right side elevation.

Speakers: For: Nayeli Perez
Against: No One

Motion

1. Install eight vinyl windows. Work initiated without a Certificate of Appropriateness – Approve with conditions - Approve with the condition that wood trim is put in place with the finding of fact the vinyl windows will not have an adverse effect on the historic overlay district.

2. Install one wood window on front elevation. Work initiated without a Certificate of Appropriateness – Approve with conditions - Approve new window with the condition that casing match other [original] 10th St district details of 1x4 with a capital on top of window.
3. Remove one window on left side elevation. Work initiated without a Certificate of Appropriateness – Approve - Approve removal of window #3 on left elevation.
4. Remove three windows on right side elevation – Approve - Approve removal of three windows on right elevation.

Maker:	Flabiano				
Second:	Williams				
Results:	11/1				
		Ayes:	-	11	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Williams
		Against:	-	1	Swann
		Absent:	-	4	*Allender, *Childers, Peach, Spellicy, *Sherman
		Vacancies:	-	1	Dist. 3

11. 1220 NORTH ST

Tenth Street Neighborhood Historic District

CD178-019(MP)

Marsha Prior

Demolish main structure using the standard 'imminent threat to public health/safety.'

Speakers	For:	No One
	Against:	Rosa Medrano Demetria McCain Shaun Montgomery

Motion

Demolish main structure using the standard 'imminent threat to public health/safety' - Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(h)(4)(C) because the engineer’s report does not prove that the structure is a major and imminent threat, that demolition is the only means to alleviate the threat, and that demolition is the only means for eliminating the threat in a timely manner.

Maker:	Flabiano				
Second:	Strickland				
Results:	14/0				
		Ayes:	-	14	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann, Williams

		Against:	-	0	
		Absent:	-	3	*Allender, *Childers, Peach
		Vacancies:	-	1	Dist. 3

12. 486 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-866(JKA)
Jennifer Anderson
Install park sign.

Speakers: For: Stefan Kesler
Against: No One

Motion

Approve with Conditions – Approve site plan and specifications dated 8-13-18 with the condition that the Parks Department communicate with the Winnetka Heights Neighborhood Association to see if they wish to have a new sign or not and if they do that the sign be reduced in size.

Maker:	Williams				
Second:	Flabiano				
Results:	13/0				
		Ayes:	-	13	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Spellicy, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	4	*Allender, *Childers, Peach, *Sherman,
		Vacancies:	-	1	Dist. 3

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

13. 214 N WINNETKA AVE

Winnetka Heights Historic District
CA178-858(JKA)
Jennifer Anderson

1. Remove window on north side.
2. Remove four windows on rear facade and install one wood window.
3. Install one wood window and trim on rear facade.
4. Relocate door on rear facade.

Speakers: For: Isaac Martinez
Against: No One

Motion

1. Remove window on north side – Approve – Approve drawing and image dated 8-13-18 with the finding that the work meets the standards in Code Section 51A-4.501(g)(6)(C)(i)

- Repair and paint existing brick. Brand: Benjamin Moore. Color: HC-110 "Wethersfield Moss" – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.

Maker:	Williams				
Second:	Montgomery				
Results:	13/0				
		Ayes:	-	13	Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale *Sherman, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	4	*Allender, *Childers, Peach, Spellicy
		Vacancies:	-	1	Dist. 3

15. 105 S WINNETKA AVE

Winnetka Heights Historic District
CA178-863(JKA)
Jennifer Anderson

- Replace rear sliding glass door with sliding glass doors.
- Construct pergola in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

Speakers: For: Jeanne Wilgus

Against: No One

Motion

- Replace rear sliding glass door with sliding glass doors – Approve – Approve specifications dated 8-13-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Construct pergola in rear of the main structure. Work partially completed without a Certificate of Appropriateness – Approve the construction of the pergola including the poly carbonate top layer with the finding of fact the pergola was previously constructed and that the applicant will need to seek City of Dallas approval from the Board of Adjustment to get building permit as the pergola was built within the side yard setback.

Maker:	Williams				
Second:	Montgomery				
Results:	11/0				
		Ayes:	-	11	Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams

		Against:	-	0	
		Absent:	-	4	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett
		Vacancies:	-	1	Dist. 3

16. 5020 VICTOR ST

Munger Place Historic District
CA178-849(MLP)
Melissa Parent
Install railing on front porch.

Speakers: For: No One
Against: No One

Motion

Install railing on front porch door – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(1)(N)(i) that states railings on front entrances and porches must be typical of the style and period of the main building, and inconsistent with City Code Section 51A-4.501(e)(4)(C) that states the addition of conjectural features or architectural elements from other buildings will not be undertaken.

Maker:	Swann				
Second:	Williams				
Results:	8/2				
		Ayes:	-	8	Bumpas, De La Harpe, Montgomery, Payton, Richter, Strickland, Swann, Williams
		Against:	-	2	Hinojosa, Seale
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

17. Discussion and consideration of City of Dallas historic designation initiation, designation an appeals procedure.

Motion

That the board accept the Landmark and appeals Identify document proposed September 4, 2018 by the committee with the proposed language by Commissioner Spellicy on page 9 under the statement of content: Explore new and existing tools that encourage preservation.

Maker:	Williams				
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Second:	Strickland				
Results:	10/0				
		Ayes:	-	10	Bumpas, De La Harpe, Hinojosa Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

Maker:	Swann				
Second:	Williams				
Results:	9/1				
		Ayes:	-	8	Bumpas, De La Harpe, Montgomery, Payton, Richter, Strickland, Swann, Williams
		Against:	-	1	Hinojosa, Seale
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

OTHER BUSINESS ITEMS

Motion

Approval of August Minutes.

Maker:	Williams				
Second:	Swann				
Results:	10/0				
		Ayes:	-	10	Bumpas, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

Motion

Approval of new Task Force member, Jennifer Picquet-Reyes to Fair Park and State-Thomas Task Forces

Maker:	Montgomery				
Second:	Strickland				
Results:	10/0				
		Ayes:	-	10	Bumpas, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Seale, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	7	*Allender, *Childers, Peach, Spellicy, *Sherman, Amonett, Flabiano
		Vacancies:	-	1	Dist. 3

ADJOURNMENT

Hearing was adjourned at 6: 43 P.M.

Katherine Seale, Chair

Date