

**October 5, 2015**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on October 5, 2015 with a briefing at 10:06 a.m. in room 5ES and the public hearing at 1:15 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  
Amie Parsons

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: **Joel Maten**

,

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

The following Position is vacant: District 7

The following Staff was present:

Neva Dean  
Mark Doty

Jennifer Anderson  
Marsha Prior

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 approve C1, C2, C3, C5, C6, 7,8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, C19, C20, C21, C23 following staff recommendation with the changes noted being made on C6 and C10.**

Maker: Flabiano  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**Motion was made to move C22 to the Discussion agenda.**

Maker: Flabiano  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**Motion was made to approve C4 following staff recommendation.**

**\*Commissioners Gadberry and Greenberg recused themselves and did not hear or vote on this matter.**

Maker: Flabiano  
Second: \*Birch  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Johnson, Jordan, Parsons, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Gadberry, Greenberg, Maten  
Vacancies: - 1 12

**Motion was made to rearrange the agenda and take D11, D1, D2, D3, D4, D10 and the remaining items in their natural order on the agenda including C22 .**

Maker: Flabiano  
Second: Johnson  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**CONSENT ITEMS:**

**1. 2424 Park Row**

South Blvd/Park Row Historic District  
CE145-010(MD)  
Mark Doty

Approval of the Certificate of Eligibility and approval of \$14,764.38 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 1217 Annex Avenue**

Peak's Suburban Historic District  
CE145-011(MD)  
Mark Doty

Approval of the Certificate of Eligibility.

**3. 6000 Bryan Parkway**

Swiss Avenue Historic District

CE145-012(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$22,160.64 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**4. 5125 Swiss Avenue (Voted on Separately)**

Swiss Avenue Historic District

CE145-013(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$294,819 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**\*Commissioners Gadbery and Greenberg recused themselves and did not hear or vote on this matter.**

Maker: Flabiano

Second: \*Birch

Results: 13/0

Ayes:	- 13	Amonett, *Birch, Birrer, Bowers, Flabiano, Johnson, Jordan, Parsons, *Sherman, Seale, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 3	Gadberry, Greenberg, Maten
Vacancies:	- 1	12

**5. 1621 ABRAMS RD**

Junius Heights Historic District

CA145-661(MP)

Marsha Prior

Install sign for Junius Heights Historic District in Triangles Park on Abrams Road. Approve - Approve plans and specifications dated 09/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**6. 703 N GLASGOW DR**

Junius Heights Historic District

CA145-674(MP)

Marsha Prior

Construct cedar wood deck in interior courtyard and apply translucent stain. Approve - Approve drawings and specifications dated 09/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 718 PARKMONT ST**

Junius Heights Historic District

CA145-675(MP)

Marsha Prior

1. Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve completed work with condition that replacement siding is an exact match of the profile, dimensions, material, and color of existing wood siding with the finding the work is consistent with preservation criteria Section 4.2 for alterations and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate. Approve with conditions - Approve specifications dated 09/14/2015 with condition that gate is installed within the rear 50 percent of house with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and 3.6(c)(1) for the location and construction of fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **8. 5818 VICTOR ST**

Junius Heights Historic District  
CD145-032(MP)  
Marsha Prior

Demolish carport on left side of main structure using standard: 'noncontributing structure because newer than period of significance.' Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **9. 4938 TREMONT ST**

Munger Place Historic District  
CA145-671(JKA)  
Jennifer Anderson

1. Install four lights on front porch of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two fans on front porch of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Stain fence using Thompson's Water Seal stain in color "Acorn Brown." Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **10. 4300 JUNIUS ST AKA 4304 JUNIUS**

Peak's Suburban Addition Neighborhood Historic District  
CA145-681(JKA)  
Jennifer Anderson

1. Install entry door and sidelights on main structure. Approve - Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3. Install security lights on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install security cameras on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 4300 JUNIUS ST AKA 4310 JUNIUS**

Peak's Suburban Addition Neighborhood Historic District  
CA145-682(JKA)

Jennifer Anderson

1. Install entry door and sidelights on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3. Install entry light on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install columns on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install door surround on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install four security cameras on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**12. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA145-683(JKA)

Jennifer Anderson

1. Install entry door and sidelights on front of main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3. Install security light fixtures on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install four security cameras on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**13. 4814 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA145-665(JKA)

Jennifer Anderson

Replace garage door with two wood double-hung windows and infill with siding to match existing.  
Approve - Approve plans dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**14. 5614 SWISS AVE**

Swiss Avenue Historic District  
CA145-684(JKA)  
Jennifer Anderson

1. Install door on addition to main structure. Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install lighting on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(C) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut." Approve - Approve site plan and specifications dated 9-14-15 with the finding that 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).
4. Install house numbers on front of the main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install mailbox on front of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**15. 5736 SWISS AVE**

Swiss Avenue Historic District  
CA145-664(JKA)  
Jennifer Anderson

Install clay tile flooring on front facade balconies on main structure. Approve - Approve photograph dated 9-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**16. 509 ELM ST**

West End Historic District  
CA145-662(MD)  
Mark Doty

Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade. Approve - Approve drawings dated 9/16/15 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).

**17. 1701 N MARKET ST 110**

West End Historic District  
CA145-678(MD)  
Mark Doty

1. Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights. Approve - Approve drawings dated 9/16/15 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).
2. Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights. Approve - Approve drawings dated 9/16/15 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).

**18. 303 S CLINTON AVE**

Winnetka Heights Historic District  
CA145-656(MD)  
Mark Doty

Replace two garage doors with new door style. Approve - Approve specification dated 9/16/15 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)(i).

**19. 201 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA145-657(MD)  
Mark Doty

Construct accessory structure in rear yard. Approve – Approve drawings dated 9/16/15 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).

**20. 228 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA145-680(MD)  
Mark Doty

1. Construct two-story rear addition to main structure. Approve – Approve drawings dated 9/16/15 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 six windows on rear facade and install four new windows. Approve – Approve drawings dated 9/16/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**21. 303 N WINDOMERE**

Winnetka Heights Historic District  
CD145-033(MD)  
Mark Doty

Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**22. 303 N WINDOMERE (Move to Discussion)**

Winnetka Heights Historic District  
CA145-679(MD)  
Mark Doty

1. Construct accessory structure in rear yard.
2. Remove existing ribbon driveway and install solid driveway.

Speakers: For: Richard Lewis  
Against: No one

**Motion:**

1. Construct accessory structure in rear yard. **Approve** drawings and specifications dated 9/16/15 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. Remove existing ribbon driveway and install solid driveway. **Approve with conditions that the driveway be replaced with a ribbon from 5 feet off walk to the front elevation of the porch, drive may be solid, curb may be added to the left side of driveway, with the finding of fact that this** and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Secretary of Interiors Standard #2.

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

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

**23. 308 S WINDOMERE**

Winnetka Heights Historic District  
CA145-654(MD)  
Mark Doty

Install front door and sidelights in existing opening. Approve - Approve specifications dated 9/16/15 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).

**COURTESY REVIEW:**

**1. 6119 BRYAN PKWY**

Swiss Avenue Historic District  
CR145-009(JKA)  
Jennifer Anderson  
Enclose porch in rear of the main structure.

Speakers: For: Robert Cox  
Against: No one

**Motion:**

Enclose porch in rear of the main structure. **Approve** conceptually with the condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.

Maker: Tapscott  
Second: Amonett  
Results: 14/0

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

**DISCUSSION ITEMS:**

**1. 300 N AKARD ST**

Fidelity Union Life Complex  
CA145-578(MD)  
Mark Doty  
Install exterior lighting.

Speakers: For: Mark Reed, Larry Cam  
Against: No one

**Motion:**

Install exterior lighting. **Approve** drawings and specifications dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for landscaping in Section 3.4(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and with the finding that the installation and bracket components meet the handout as of October 5, 2015.

Maker: Johnson  
Second: Flabiano  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**2. 5601 EAST SIDE AVE**

Junius Heights Historic District  
CA145-677(MP)  
Marsha Prior

1. Remove low-lying concrete retaining wall from front and left side elevations.
2. Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations.

Speakers: For: Suzy Batiz, Michael Karnowski  
Against: No one

**Motion:**

1. Remove low-lying concrete retaining wall from front and left side elevations. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.5(b) for landscaping.
2. Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations. **Approve fence in the location as submitted on the site plan on 10-5-2015 with the condition that it does not sit on a limestone base, is mounted on a concrete base and with the finding of fact that the applicant has security issues with the property.**

Maker: Flabiano  
Second: \*Birch  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**3. 5830 REIGER AVE**

Junius Heights Historic District  
CA145-673(MP)  
Marsha Prior

Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680 -Sedona Clay.

Speakers: For: Anita Stevenson  
Against: No one

**Motion:**

Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680-Sedona Clay. **Approve with the finding of fact that allowing synthetic wood is a secondary background material not visible to the public.**

Maker: Johnson  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**4. 707 SKILLMAN ST**

Junius Heights Historic District  
CA145-382(MP)  
Marsha Prior

Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness.

Speakers: For: Melanie Till  
Against: No one

**Motion:**

Approve Little Gem Magnolias with the condition that the applicant provides staff evidence that they are Little Gem Magnolias.

Maker: Williams  
Second: Amonett  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano, Gadberry, Greenberg, Johnson, Jordan, Parsons, \*Sherman, Seale, Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**5. 5733 WORTH ST**

Junius Heights Historic District  
CA145-658(MP)  
Marsha Prior

1. Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house.
2. Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety.

Speakers: For: Ramior Araiza  
Against: No one

**Motion:**

1. Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house. Approve with conditions the survey plat dated 09/14/2015 with the condition that the fence is located five feet behind the porch and that the finished side faces out if visible from a street or alley with the finding the proposed work is consistent with preservation criteria Section 3.6(c)(4) for fence construction and Section 3.6(a)(2) that states the Landmark Commission may allow a fence that is located five feet behind the porch for additional privacy, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety. **Deny without prejudice** -The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 3.6(a)(1) **which prohibits fences in the front yard with the suggestion that the applicant keep and repair the existing fence and fill the 5 foot gap between the item one replacement fence and the existing grand fathered iron fence.**

Maker: Flabiano  
Second: Tapscott  
Results: 14/0

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

## 6. 4720 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA145-666(JKA)  
Jennifer Anderson

1. Install entry door and sidelights in place of door and window on front facade.
2. Remove seven windows from the left (southwest) side of main structure.
3. Remove five windows on the right (northeast) facade of main structure.
4. Remove door from rear facade of the main structure.
5. Remove three windows from the rear facade of the main structure.
6. Install window on rear facade of the main structure.
7. Install 6' wrought iron gate in driveway.
8. Remove tree in front yard of main structure.
9. Install magnolia tree in front yard in main structure.

Speakers: For: No one  
Against: No one

### Motion:

1. Install entry door and sidelights in place of door and window on front facade. **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 3.10 stating that original doors and windows and their openings must remain intact and be preserved. The applicant has not provided evidence that the entry door was originally located in the proposed location or that the existing doors and window openings are not original to the structure.
2. Remove seven windows from the left (southwest) side of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
3. Remove five windows on the right (northeast) facade of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because

it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.

4. Remove door from rear facade of the main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
5. Remove three windows from the rear facade of the main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
6. Install window on rear facade of the main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
7. Install 6' wrought iron gate in driveway. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(i) because it is not consistent with preservation criteria Section 2.11 stating that side yard fences must be located in the rear 50% of the side facade or 5 feet back from the corner of the house measured from the back wall of the front porch if the commission deems appropriate.
8. Remove tree in front yard of main structure. **Deny** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i), **Sections 2.6, 2.8, 2.11, 3.10** because it is not consistent with preservation criteria Section 2.8 stating that existing mature trees in the front yard must be maintained and because the SE District Arborist has determined that the tree is healthy.
9. Install magnolia tree in front yard in main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.6 stating that landscaping must not obscure significant views of or from the main building.

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

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

## 7. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA145-669(JKA)  
Jennifer Anderson  
Install 12" trim to outer edges of main structure.

Speakers: For: No one  
Against: No one

**Motion:**

Install 12" trim to outer edges of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.2 stating that reconstruction of the opaque elements of the protected facade must employ materials similar to the original materials, because the applicant has failed to demonstrate that trim board was an original feature on the structure, and because a plan to replace any asbestos siding that is cracked in the process of installation has not been indicated.

Maker: \*Sherman

Second: \*Birch

Results: 14/0

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

**8. 916 MORELAND AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA145-667(JKA)  
Jennifer Anderson

1. Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring.
2. Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness.
3. Paint front porch floor in custom color to match existing.

Speakers: For: Elias Cedillo  
Against: No one

**Motion:**

1. Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring. **Approve** –The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The partially completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.20 stating that original railings that are a part of the porch must be preserved and because the reconstructed railing does not match the previous railing in profile.
3. Paint front porch floor in custom color to match existing. **Approve** – The proposed work is consistent with preservation criteria Section 3.22 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Amonett

Results: 14/0

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

### 9. 1408 W DAVIS ST., STE B

Winnetka Heights Historic District  
CA145-653(MD)  
Mark Doty

1. Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'.
2. Paint over sign on west elevation. Brand - Behr. MS-31 'White'.
3. Install canopy over storefront.

Speakers: For: No one  
Against: No one

#### Motion:

1. Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'. **Approve –** Approve paint specification dated 9/16/15 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. Paint over sign on west elevation. Brand - Behr. MS-31 'White'. **Deny without prejudice with the finding the proposed work is not consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C). The applicant is requested to find another paint color more appropriate to the existing brick.**
3. Install canopy over storefront. **Deny without prejudice** proposed work due to lack of information provided to Staff. Applicant is requested to provide additional information to staff and the Commission.

Maker: Flabiano  
Second: \*Sherman  
Results: 14/0

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

### 10. 201 N MONTCLAIR AVE

Winnetka Heights Historic District  
CA145-655(MD)  
Mark Doty

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

Speakers: For: Heidi Maher  
Against: No one

\*Commissioner Johnson was excused and left the meeting for the day.

**Motion:**

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's Standard #2 and with the finding of fact that the side waterfall steps are character defining to the neighborhood.

Maker: \*Birch  
Second: Williams  
Results: 14/0

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

\*Motion was made to amend the agenda and take D5, CR1, C22 and then D8 next on the agenda.

Maker: Flabiano  
Second: Gadberry  
Results: 14/0

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

**11. Z145-337(MD)**

5500 Swiss Avenue  
Swiss Avenue Historic District  
Mark Doty

An application for modifications to and creation of a new subdistrict within Historic Overlay 1, Swiss Avenue, on the northeast corner of Parkmont Street and Swiss Avenue.

Speakers: For: Robert Baldwin, Elizabeth Gunby, Virginia McAlester, Mark Aldredge, Larry Offett,  
Barenda Hino, Lindalyn Adams, David Preziosi, Jim Anderson  
Against: Charles Hamilton, James Dunkerley, Stephanie Stanley

**Motion:**

Approval of an application for modifications to and creation of a new subdistrict within Historic Overlay 1, Swiss Avenue, on the northeast corner of Parkmont Street and Swiss Avenue, with modification of the stair hall as proposed.

Maker: Tapscott

Second: \*Birrerr

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Johnson, Jordan,  
Parsons, \*Sherman, Seale, Tapscott, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Maten  
Vacancies: - 1 12

**OTHER BUSINESS ITEMS:**

Approval of Minutes from the September 8, 2015 Meeting.

Maker: \*Sherman

Second: Thomas-  
Drake

Results: 14/0

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

Approval of the 2016 Landmark Commission Calendar with the January meeting being held on Tuesday the 5<sup>th</sup> of January and the January meeting being held on Tuesday the 6<sup>th</sup>.

Maker: Tapscott

Second: \*Sherman

Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Greenberg, Jordan, Parsons,  
\*Sherman, Seale, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 2 Johnson, Maten  
Vacancies: - 1 12  
18

**ADJOURNMENT**

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

---

Katherine D. Seale

---

Date