

June 4, 2018



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on June 4, 2018 with a briefing at **10:15 a.m.** in room 5ES. and the public hearing at **1:15 p.m.** both in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

* John Allender
Michael Amonett
Diane Bumpas
Krista De La Harpe
Mattia James Flabiano, Vice Chair
Rosemary Hinojosa

Evelyn Montgomery
Courtney Peach
Donald Payton
Leigh Richter
Katherine Seale, Chair
Courtney Spellicy

Renee Strickland
*Diane Sherman
Robert Swann
Emily Williams

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

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

The following Commissioners were absent for the Meeting: *Sam Childers and *Diane Sherman

The following Commissioners were absent for the briefing: *Sam Childers

The following Position is vacant: District 3

The following Staff was present:

Neva Dean
Mark Doty
Marsha Prior
Elaine Hill

Liz Casso
Melissa Parent
Theresa Pham
Jennifer Anderson

Jennifer Algair

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 C15 to discussion items.

| | | | | | |
|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Williams | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

Motion was made to approve Consent Items C1, C2, C3, C4, C6, C8, through C14, and C16 through C18 following staff recommendation. Except C4, approval is pending with the condition of the City of Dallas Arborist review and approval.

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|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Amonett | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

Motion was made to approve Consent Items C5 and C7 following staff recommendation.

| | | | | | |
|----------|----------|-------|---|----|---|
| Maker: | Flabiano | | | | |
| Second: | Amonett | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 14 | Amonett Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |

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

Motion was made to rearrange the agenda and take C15 followed by CR1, CR2, D1, D4, D6, D7, D9, D10, D14, D15, D16 and the remaining items in their natural order. Friendly amend to D5 after D4.

| | | | | | |
|----------|----------|------------|---|----|---|
| Maker: | Flabiano | | | | |
| Second: | Amonett | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 14 | Amonett Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 3 | *Childers, *Sherman*Allender |
| | | Vacancies: | - | 1 | Dist. 3 |

CONSENT ITEMS

1. 4805 SWISS AVENUE

Peak's Suburban Addition Historic District
CE178-006(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$50,106.25 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 5326 JUNIUS STREET

Junius Heights Historic District
CE178-007(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$58,432 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 308 SOUTH WINDOMERE AVENUE

Winnetka Heights Historic District
CE178-008(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$90,028 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 1300 S ERVAY ST

Ambassador Hotel
CA178-582(LC)

Liz Casso

1. Install new canopies at north, south and west entries. – Approve with conditions – Approve drawings dated 5/17/18 with the condition that canopy design option 4 or option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct elevator enclosure addition at 6th floor terrace. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify elevator addition roof and hoistway wall at east elevation. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new drains and downspouts. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct patios, steps, and ramps. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new fencing. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new landscape and hardscape. Approve with condition – Approval is pending City of Dallas Arborist review and approval.
8. Install exterior lighting. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work is consistent with preservation criteria Section 6 for lighting and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Install new exterior entry doors and hardware. – Approve – Approve drawings dated 5/17/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5506 MILLER AVE

Bella Villa Apartment
CD178-010(LC)
Liz Casso

Demolish accessory structure using the standard for demolition of a non-contributing structure because it is newer than the period of significance. – Approve – The proposed demolition meets 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.

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

6. 4503 REIGER AVE

Bianchi House
CA178-556(LC)
Liz Casso

Install temporary barrier to enclose front porch. – Approve with conditions – Approve drawings and images dated 5/9/18 with the condition that a wedge or kicker is used to support the base of the enclosure, not an adhesive, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5646 MILTON ST

Meadow's Building

CA178-569(LC)

Liz Casso

1. Replace first floor balcony guardrail on west elevation of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct patio at west elevation of Milton St Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install access control gates and landscaping at southeast corner of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Alter areaways, install stairs and bridge connections at west elevation of Greenville Ave Building. – Approve – Approve drawings dated 5/9/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

8. 1933 ELM ST

Harwood Historic District

CA178-568(LC)

Liz Casso

Remove door opening on west elevation. – Approve – Approve drawings dated 5/9/18 with the finding that while the proposed work is inconsistent with preservation criteria Section 3.2(a) for fenestration and openings, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

9. 1621 ABRAMS RD

Junius Heights Historic District

CA178-581(MP)

Marsha Prior

Install landscaping and park amenities at Abram's Triangle Park in Junius Heights – Approve with conditions – Approve site plan and specifications dated 5/16/18 with the condition that the walkway is a minimum of ten feet from existing fences with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 707 N. GLASGOW DR

Junius Heights Historic District

CA178-572(MP)

Marsha Prior

Expand landscaping in front yard – Approve – Approve landscape plan dated 5/16/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5123 VICTOR ST

Munger Place Historic District
CA178-560(MLP)
Melissa Parent

Replace skirting on main structure with brick. Paint to match existing – Approve – Approve with the finding that the proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.

12. 4837 WORTH ST

Peak's Suburban Addition
Neighborhood Historic District
CA178-558(MLP)
Melissa Parent

Repair and replace rotted wood siding, trim and soffits on main structure with new wood – Approve – Approve with the finding that the proposed work is consistent with the criteria for facades in preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 4837 WORTH ST

Peak's Suburban Addition
Neighborhood Historic District
CD178-011(MLP)
Melisa Parent

Demolish two rear accessory structures under demolition standards "Imminent threat to public health/safety" and "Demolition non-contributing structure because newer than period of significance". Work completed without Certificate of Demolition – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C) and (D). The structures constitute 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 and the structures are noncontributing to the historic overlay district; the structures are newer than the period of historic significance for the historic overlay district; and demolition of the structures will not adversely affect the historic character of the property or the integrity of the historic overlay district.

14. 2208 ROUTH ST

State Thomas Historic District
CA178-561(MLP)
Melissa Parent

Paint masonry on front porch columns and chimney. Brand: Sherwin Williams. Color: SW7068 "Grizzle Gray". Work completed without Certificate of Appropriateness – Approve – Approve with the finding that although the completed work does not comply with Section 51P-225.109(a)(9)(B) that prohibits painting brick that has not been previously painted, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code 51A-4.501(g)(6)(B) because the completed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

15. 509 MAIN ST (Moved to Discussion)

West End Historic District

CA178-579(LC)

1. Modify existing entrance and construct stairs and ramp at first floor of Records Building, east elevation.
2. Install new door opening at first floor of Annex, west elevation.
3. Reconstruct the penthouses at the Criminal Courts Building.
4. Remove one-story mechanical penthouse at Records Building
5. Remove exterior elevator/stair penthouse at Annex Building.
6. Construct addition between Criminal Courts Building and Records Building on south elevation.
7. Construct addition between Criminal Courts Building and Annex on west elevation.
8. Construct a vertical addition on the Records Building and Annex Building.

Speakers: For: Elba Garcia
Marcel Quimby
Brian Nicodewns
Against: No One

Motion:

1. Modify existing entrance and construct stairs and ramp at first floor of Records Building, east elevation. – Approve with condition – Approve per drawings dated 5/18/18 with the condition that the applicant submits more details to staff to review the historic entrance and transom.
2. Install new door opening at first floor of Annex, west elevation. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reconstruct the penthouses at the Criminal Courts Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove one-story mechanical penthouse at Records Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Remove exterior elevator/stair penthouse at Annex Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct addition between Criminal Courts Building and Records Building on south elevation. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that the green glass become clear glass and the green glass spandrel become clear spandrel glass and with the finding of fact that it is acceptable for the height of the addition to exceed the West End Historic District ordinance requirement because the project is for the County and will be used for public benefit.
7. Construct addition between Criminal Courts Building and Annex on west elevation. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that the green glass become clear glass and the green glass spandrel become clear spandrel glass and with the finding of fact that it is acceptable for the height of the addition to exceed the West End Historic District ordinance requirement because the project is for the County and will be used for public benefit.
8. Construct a vertical addition on the Records Building and Annex Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that the green glass become clear glass and the green glass spandrel become clear spandrel glass and with the finding of fact that it is acceptable for the height of the addition to exceed the West End Historic District ordinance requirement because the project is for the County and will be used for public benefit.

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

16. 800 ROSS AVE

West End Historic District
CA178-563(LC)
Liz Casso

Install metal fence with pedestrian gate at south elevation. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Sections 51A-7.1005(a) and 51A-7.1005(c) for flat attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 407 N WILLOMET AVE

Winnetka Heights Historic District
CA178-580(JKA)
Jennifer Anderson

Paint main structure. Brand: Sherwin Williams. Body: SW6235 "Foggy Day;" Trim: SW7011 "Natural Choice;" Accent: SW6992 "Inkwell" – Approve – Approve specifications dated 5-14-18 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).

18. 311 N WINNETKA AVE

Winnetka Heights Historic District
CD178-012(JKA)
Jennifer Anderson

Demolish accessory structure using the standard "noncontributing because newer than period of significance" Work completed without a Certificate of Appropriateness – Approve – Approve with the finding that 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.

COURTESY REVIEW ITEMS

1. 1801 N. LAMAR ST

West End Historic District
CR178-015(LC)
Liz Casso

1. Courtesy Review – Improvements to pedestrian Hord Street section at south elevation. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

*There was no formal motion made on this request.

2. Courtesy Review – Improvements to parking lot and sidewalks at south elevation. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: David Newman
Against: No One

*There was no formal motion made on this request.

2. 208 N MARKET ST

West End Historic District
CR178-014(LC)
Liz Casso

Courtesy Review – Install a pole mounted video monitor at DART station. – Approve conceptually with the recommendation that materials and design of existing West End DART station features be incorporated into the design of the support structure for the video monitor, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Ken Caswell
Against: No One

*There was no formal motion made on this request.

DISCUSSION ITEMS

1. 1825 ABRAMS PKWY

Lakewood Theater
CA178-583(LC)
Liz Casso
Install clear panels over interior protected murals.

Speakers: For: Norman Alston
Against: No One

Motion

Install clear panels over interior protected murals. – Approve with condition - Approve the request for temporary protective covering of protected interior murals per drawings dated 6-4-18.

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|----------|----------|-------|---|----|---|
| Maker: | Flabiano | | | | |
| Second: | Allender | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe |

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|--|--|------------|---|---|--|
| | | | | | Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

2. 5646 MILTON ST

Meadows Building
CA178-590(LC)
Liz Casso

1. Construct vestibule addition between Milton Building and Greenville Ave Building.
2. Convert storefront window to door opening on south elevation of Milton St Building.
3. Enlarge existing opening on first floor, north elevation, of Greenville Ave Building.
4. Install steel frame trellis canopy feature at east and west elevations of proposed vestibule addition.
5. Enlarge existing opening on second floor, north elevation, of Greenville Ave Building.
6. Modify window openings at first floor, south elevation, of Greenville Ave Building.
7. Replace existing metal doors with new storefront doors at first floor, south elevation, of Greenville Ave Building.
8. Modify window openings at second floor, south elevation, of Greenville Ave Building.
9. Install exterior stair at second floor of Greenville Ave Building.

Speakers: For: Marcel Quimby, Lauren Amos

Against: No One

Motion

1. Construct vestibule addition between Milton Building and Greenville Ave Building. – Approve with conditions – Approve drawings dated 6/4/18 with the condition that storefront system option 2 be used with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Convert storefront window to door opening on south elevation of Milton St Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Enlarge existing opening on first floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install steel frame trellis canopy feature at east and west elevations of proposed vestibule addition. – Deny without prejudice – The dark trellis color and the applicant will relook at the color of canopy/trellis.
5. Enlarge existing opening on second floor, north elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 5/18/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Modify window openings at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 6/4/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-

- 4.501(g)(6)(C)(i).
7. Replace existing metal doors with new storefront doors at first floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 6/4/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 8. Modify window openings at second floor, south elevation, of Greenville Ave Building. – Approve with conditions – Approve drawings dated 6/4/18 with the condition that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 9. Install exterior stair at second floor of Greenville Ave Building. – Approve – Approve drawings dated 5/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Swann | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

3. 5835 REIGER AVE

Junius Heights Historic District
CA178-573(MP)
Marsha Prior

Paint brick on front and side elevations, and chimney. Brand: Sherwin Williams, SW 7008 “Alabaster White.”

Speakers for: No One
Against: No One

Motion

Paint brick on front and side elevations, and chimney. Brand: Sherwin Williams, SW 7008 “Alabaster White” Painting brick is approved with finding of fact that painting brick on a noncontributing structure of 1979 period will not have an adverse effect on the neighborhood.

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|----------|------------|-------|---|----|--|
| Maker: | Allender | | | | |
| Second: | Montgomery | | | | |
| Results: | 13/2 | | | | |
| | | Ayes: | - | 13 | *Allender, Amonett, Bumpas, De La Harpe, |

| | | | | | |
|--|--|------------|---|---|--|
| | | | | | Flabiano, Montgomery, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 2 | Hinojosa, Payton |
| | | Absent: | - | 2 | , *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

4. 5815 REIGER AVE

Junius Heights Historic District
CA178-571(MP)
Marsha Prior

Construct two story house and accessory structure.

Speakers: For: Brian Chuck
Against: No One

Motion

Construct two story house and accessory structure – Approve with conditions – Approve with conditions that wood windows are on entire main structure; vinyl windows on accessory structure; proposed setbacks and heights must meet ordinance requirements; need measurements on setback and on heights; no carport per 8.11; approve wood siding as shown (1x8). Applicant to supply details of door to staff. Suggestion – add drip lines on sides.

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|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Swann | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

5. 300 E COLORADO

Lake Cliff Historic District
CA178-565(JKA)

Jennifer Anderson

1. Plant 15 trees. Work completed without a Certificate of Appropriateness.
2. Plant 150 trees to create a tree grove. Work completed without a Certificate of Appropriateness.
3. Remove 4 trees.
4. Replace 13 trash cans with Victor Stanley trash cans.
5. Install 6 picnic tables.
6. Install 9 plainwell benches.

Speakers For: David Lopez
Against: No One

Motion

1. Plant 15 trees. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 12.3(a) and 12.3(d) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant 150 trees to create a tree grove. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with preservation criteria Section 12.3(a) and 12.3(d) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove 4 trees – Approve – Approve site plan dated 5-14-18 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace 13 trash cans with Victor Stanley trash cans – Approve – Approve site plan and specifications dated 5-14-18 with the finding that although the proposed work does not comply with Section 12.4(e) that prohibits metal as a primary material for park furniture, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
5. Install 6 picnic tables – Approve – Approve site plan and specifications dated 5-14-18 with the finding that the work is consistent with preservation criteria Section 12.4(e) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install 9 plainwell benches – Approve – Approve site plan and specifications dated 5-14-18 with the finding that the work is consistent with preservation criteria Section 12.4(e) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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|----------|----------|------------|---|----|---|
| Maker: | Allender | | | | |
| Second: | Williams | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

6. 619 N MARSALIS AVE

Lake Cliff Historic District
CA178-587(JKA)
Jennifer Anderson
Construct main structure on empty lot.

Speakers: For: Devyn Mountain
Against: No One

Motion

Construct main structure on empty lot – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district and it is not consistent with preservation criteria Section 9.5 which states that new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios and because the proposed materials, detailing, and solid-to-void ratios are not appropriate. The applicant did submit a new front elevation which is more acceptable as a decision direction. The applicant will need to submit full detailed plans to landmark commission and City building inspection.

| | | | | | |
|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Allender | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

7. 4121 JUNIUS ST

Peak’s Suburban Addition Neighborhood
Historic District
CA178-578(MLP)
Melissa Parent

Replace damaged iron railing and columns on front porch with wood. Work completed without Certificate of Appropriateness

Speakers: Against: Dale McEowen
 For: No One

Motion

Replace damaged iron railing and columns on front porch with wood. Work completed without Certificate of Appropriateness – Approve with condition that the four interior smaller columns to match the larger columns and paint to match the color of the house.

| | | | | | |
|----------|----------|-------|---|----|--|
| Maker: | Williams | | | | |
| Second: | Swann | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, |

| | | | | | |
|--|--|------------|---|---|---------------------|
| | | | | | Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

8. 4516 JUNIUS ST

Peak’s Suburban Addition
Neighborhood Historic District
CA178-562(MLP)
Melissa Parent

1. Construct new rear porch. Work completed without Certificate of Appropriateness.
2. Repair and relocate existing iron gate to rear of structure. Work completed without Certificate of Appropriateness.
3. Install fencing/screening around A/C unit in rear of main structure. Work completed without Certificate of Appropriateness.
4. Install new window opening on rear of main structure. Work completed without Certificate of Appropriateness.
5. Replace trim around rear door and rear windows on main structure. Work completed without Certificate of Appropriateness.

Speakers: For: Jackie Staley
Against: No One

Motion

1. Construct porch on rear of main structure. Work completed without Certificate of Appropriateness – Approve - Approve with the finding that the completed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2 and 4.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Repair and relocate existing iron gate to rear of structure. Work completed without Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken and the fact that the photos of the gate moved do not match. Check the decorative elements and stabilizer bar for height.
3. Install fencing/screening around A/C unit in rear of main structure. Work completed without Certificate of Appropriateness – Approve – Approve with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.7 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new window opening on rear of main structure. 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).
5. Replace trim around rear door and rear windows on main structure. 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).

| | | | | | |
|---------|----------|--|--|--|--|
| Maker: | Williams | | | | |
| Second: | Swann | | | | |

| | | | | | | |
|----------|------|------------|--|---|----|--|
| Results: | 11/4 | | | | | |
| | | Ayes: | | - | 11 | *Allender, Amonett, Bumpas, De La Harpe Hinojosa, Montgomery, Payton, Peach, Richter, Spellicy, Williams |
| | | Against: | | - | 4 | Flabiano, Seale, Strickland, Swann |
| | | Absent: | | - | 2 | *Childers, *Sherman |
| | | Vacancies: | | - | 1 | Dist. 3 |

9. 4820 SYCAMORE ST

Peak’s Suburban Addition
 Neighborhood Historic District
 CA178-567(MLP)
 Melissa Parent
 Replace existing ribbon driveway with concrete pad driveway.

Speakers: For: Marshall Reed
 Against: No One

Motion

Replace existing ribbon driveway with concrete pad driveway – Approve – Approve 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).

| | | | | | | |
|----------|----------|------------|--|---|----|--|
| Maker: | Spellicy | | | | | |
| Second: | Williams | | | | | |
| Results: | 14/1 | | | | | |
| | | Ayes: | | - | 14 | *Allender, Amonett, Bumpas, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | | - | 0 | |
| | | Absent: | | - | 2 | *Childers, De La Harpe, *Sherman |
| | | Vacancies: | | - | 1 | Dist. 3 |

10. 2733 SOUTH BLVD

South Blvd/Park Row Ave
 CA178-577(MP)
 Marsha Prior
 Construct accessory structure in rear yard.

Speakers: For: Eunice Diaz
 Against: No One

Motion

Construct accessory structure in rear yard. - Approve with condition that the following are provided for Landmark - shingle type, door material and hardware, paint color, and photos of site. The tool shed (temporary structure) with the applicant statement that shed would be 7".0" off the side property line. The applicant provided detailed information on the shed which is not visible from the front yard.

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|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Swann | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 2 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

11.341 LEADS ST

Tenth Street Neighborhood
Historic District
CA178-575(MP)
Construct addition to rear of main structure.

Speakers: For: Felipe
Against: No One

Motion

Construct addition to rear of main structure. – Approve with conditions that the applicant uses 117 wood siding, and that vinyl windows and metal doors per materials submitted in the package are acceptable with the finding of fact it is an addition and not detrimental to the historic overlay district.

| | | | | | |
|----------|----------|------------|---|----|--|
| Maker: | Flabiano | | | | |
| Second: | Allender | | | | |
| Results: | 15/0 | | | | |
| | | Ayes: | - | 15 | *Allender, Amonett, Bumpas, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 3 | *Childers, *Sherman |
| | | Vacancies: | - | 1 | Dist. 3 |

12. 3711 HAVANA ST

Wheatley Place Historic District
CA178-574(MP)
Marsha Prior
Install burglar bars on windows.

Speakers: For: No One
Against: No One

Motion:

Install burglar bars on windows. 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 5.5 which states that burglar bars are not permitted over windows or doors on protected facades, although interior mounted bars are permitted if appropriate.

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

13. 405 S CLINTON AVE

Winnetka Heights Historic District
CA178-566(JKA)
Jennifer Anderson
Install a "Little Free Library" in parkway.

Speakers: For: No One
Against: No One

Motion

Install a "Little Free Library" in parkway. Approve with condition that the "Library" be mounted in the front yard not in the parkway with the finding of the fact this Library is under 4 square feet and the finding of the fact that although the request does not strictly comply with the preservation criteria, the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

OTHER BUSINESS ITEMS

Motion

Approval of Minutes from May 7, 2018.

| | | | | | | |
|----------|----------|------------|--|---|----|--|
| Maker: | Flabiano | | | | | |
| Second: | Williams | | | | | |
| Results: | 15/0 | | | | | |
| | | Ayes: | | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | | - | 0 | |
| | | Absent: | | - | 2 | *Childers, *Sherman |
| | | Vacancies: | | - | 1 | Dist. 3 |

Motion

Approval of Task Force Members for Wheatley/Tenth Street.

| | | | | | | |
|----------|----------|------------|--|---|----|--|
| Maker: | Allender | | | | | |
| Second: | Payton | | | | | |
| Results: | 15/0 | | | | | |
| | | Ayes: | | - | 15 | *Allender, Amonett, Bumpas, De La Harpe Flabiano, Hinojosa, Montgomery, Payton, Peach Richter, Seale, Spellicy, Strickland, Swann, Williams |
| | | Against: | | - | 0 | |
| | | Absent: | | - | 2 | *Childers, *Sherman |
| | | Vacancies: | | - | 1 | Dist. 3 |

ADJOURNMENT

Motion was made to adjourn at 6:44 P.M.

Katherine Seale, Chair

Date