

June 5, 2017



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on June 5, 2017 with a briefing at 10:09 a.m. in room 5ES and the public hearing at 1:06 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

*John Allender
Michael Amonett
Mike Birrer
Diane Bumpas
*Sam Childers

Cris Jordan
Adam McGill
Evelyn Montgomery
Katherine Seale, Chair
*Diane Sherman

Robert Swann
Daron Tapscott
Sean Tate
Emily Williams

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

The following ex-officio member was absent for the meeting: **Paul Ridley**

The following Commissioners were absent for the Meeting: **Clint Bowers and Mattia Flabiano**

The following Commissioners were absent for the briefing: **Clint Bowers and Mattia Flabiano**

The following Position is vacant: District 3, and District 12

The following Staff was present:

Neva Dean
Mark Doty
Jennifer Anderson

Marsha Prior
Eric Hill
Liz Casso

Theresa Pham
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 move Discussion Item #2 to the Consent Agenda.

Maker: Birrer
Second: Amonett
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

Motion was made to move Consent Item #13 to the Discussion Agenda.

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

Motion was made to approve Consent Items C1 through C3, C5 through C12, C14 through C17, C19 through C22, and Discussion Item #2 following staff recommendation.

Maker: Birrer
Second: Tapscott

Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

Motion was made to approve Consent Item #C4 and C18 following staff recommendation. *Commissioners Allender and Montgomery recused themselves and did not hear or vote on these matters, respectively.

Maker: Birrer
Second: Amonett
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

Motion was made to rearrange the agenda and take D20, D21, CR1, D1, D4, D5, C13, D6, D8 through D12, D15, D16 and the remaining items in their natural order on the agenda.

Maker: Birrer
Second: Tapscott
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

CONSENT ITEMS:
1. 1321 COMMERCE ST
Adolphus Historic District
CA167-522(LC)
Liz Casso

Replace portions of Commerce Street sidewalk with Unilock limestone pavers. – Approve drawings dated 5/10/17 with the finding the proposed work is consistent with preservation criteria Section 3.5 for right-of-way improvements, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 2214 BRYAN ST

Crozier Tech
CA167-527(LC)
Liz Casso

Install exterior lighting. – Approve the drawings dated 5/19/17 with the finding the proposed work is consistent with preservation criteria Section 3.7(a) for outdoor lighting, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 1520 ELM ST

Stone Street Place
CA167-511(LC)
Liz Casso

Remodel Stone Street kiosk. Work completed without Certificate of Appropriateness. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(C)(i).

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

4. 3300 MAIN ST (Voted on Separately)

Texas Farm and Ranch Building
CA167-540(LC)
Liz Casso

Replace non-original double doors on west elevation with a roll-up overhead door. Approve drawings dated 5/10/17 with the finding the proposed work is consistent with preservation criteria Section 3.12 for fenestration and openings, and meets the standards in City Code City 51A-4.501(g)(6)(C)(i).

5. 2821 TURTLE CREEK BLVD

King Mansion
CA167-512(LC)
Liz Casso

Construct an amenities deck above underground garage. Approve drawings dated 5/10/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 100 S GLASGOW DR

Woodrow Wilson High School
CA167-526(LC)
Liz Casso

Construct a three-story addition. Approve drawings dated 5/10/17 with the finding the proposed work is consistent with Sections 2.3, 2.4 & 2.5 for site and site elements, Sections 4.1, 4.2, 4.4, 4.7 & 4.8 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 714 HUNTLEY ST

Junius Heights Historic District
CA167-542(MP)
Marsha Prior

1. Construct second story addition – Approve – Approve revisions dated 5/17/17 with the finding the work is consistent with preservation criteria Sections 8.3 and 8.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add Hardie board siding around perimeter – Approve with conditions – Approve proposed work with condition that Hardie board is used for the bottom two laps of skirting only with the finding that although the proposed work is inconsistent with the Preservation Criteria Section 4.3 that protects wood siding, 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.

8. 5402 JUNIUS ST

Junius Heights Historic District
CD167-015(MP)
Marsha Prior

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

9. 5402 JUNIUS ST

Junius Heights Historic District
CA167-541(MP)
Marsha Prior

1. Construct accessory structure in rear – Approve with conditions – Approve plans dated 5/17/17 with the condition the accessory structure does not exceed the main structure in height and the roof shingles match that of the main structure in material, color, and style with the finding the work is consistent with preservation criteria Sections 9.2, 9.4, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron gate within front 50% of right side yard – Approve – Approve site plan, survey plat, and drawing dated 5/17/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 5832 REIGER AVE

Junius Heights Historic District
CD167-014(MP)
Marsha Prior

Demolish accessory structure using the 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.

11. 5832 REIGER AVE

Junius Heights Historic District
CA167-508(MP)
Marsha Prior

1. Construct accessory structure in rear – Approve with conditions – Approve plans dated 5/17/17 with the condition the accessory structure does not exceed the main structure in height and the roof

shingles match that of the main structure in material, color, and style with the finding the work is consistent with preservation criteria Sections 9.2, 9.4, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install concrete ribbon driveway – Approve with conditions – Approve site plan dated 5/17/17 with the condition that the concrete is brush finish and that the solid portion of driveway begin in the rear 50% of side yard with the finding the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5403 VICTOR ST

Junius Heights Historic District
CA167-515(MP)
Marsha Prior

1. Install two motion lights on side elevations of house – Approve – Approve lighting specifications dated 5/17/17 with the finding the work is consistent with preservation criteria Section 3.5(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install camera near front door – Approve – Approve camera specifications dated 5/17/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 5605 VICTOR ST (Moved to Discussion)

Junius Heights Historic District
CA167-514(MP)
Marsha Prior
Remove pine tree from front yard.

Speakers: For: Nyda Faith
Against: No one
For the City: Phil Erwin, Arborist

Motion:

Remove pine tree from front yard. Approve pending report from an arborist with the finding the removal of the tree is consistent with preservation criteria Section 3.5(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Jordan
Second: Williams
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

14. 5108 VICTOR ST

Munger Place Historic District
CA167-537(EH)
Eric Hill

Construct accessory structure in rear yard. Work completed without Certificate of Appropriateness – Approve plans dated 05-16-17 with the finding the completed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 5011 WORTH ST

Munger Place Historic District
CA167-534(EH)
Eric Hill

Install concrete and brick driveway – Approve with conditions - Approve proposed site plan with the condition that the front section is brushed finish concrete and the rear section of the driveway and walkway are brick with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 4502 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-535(EH)
Eric Hill

Install detached sign in corner yard – Approve with conditions - Approve drawings and site plan dated 05-16-17 with the condition that the sign is at least 20' setback from the property line, is not located within the visibility triangle and is not internally lit, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-539(EH)
Eric Hill

1. Install steel railing at rear entrance – Approve - Approve drawing dated 05-16-17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct metal balconies on rear of main structure – Approve - Approve drawing dated 05-16-17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

18. 4602 SWISS AVE (Voted on Separately)

Peak's Suburban Addition Neighborhood Historic District
CA167-548(EH)
Eric Hill

Install landscaping in front and cornerside yards. Approve landscape plan dated 05-16-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

19. 426 S CLINTON AVE

Winnetka Heights Historic District
CD167-016(JKA)
Jennifer Anderson

Demolish accessory structure using the 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.

20. 406 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-520(JKA)

Jennifer Anderson

Install Timberline composition shingles in color "Mission Brown" – Approve specifications dated 5-16-17 with the finding that the proposed 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).

21. 308 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-524(JKA)

Jennifer Anderson

1. Construct balcony on second floor in rear – Approve drawings dated 5-16-17 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. Replace two windows with two French doors in rear – Approve drawings and specifications dated 5-16-17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
3. Install steps and railing in rear – Approve drawings dated 5-16-17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
4. Remove lean-to addition on the north side – Approve drawings dated 5-16-17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install window on north façade – Approve drawings and specifications dated 5-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install Timberline composition shingles in color "Hickory" – Approve specifications dated 5-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(14)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 201 N WINNETKA AVE

Winnetka Heights Historic District
CA167-516(JKA)

Jennifer Anderson

Construct second story on existing accessory structure – Approve drawings and specifications dated 5-16-17 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)(ii).

COURTESY REVIEW ITEM:

1. 5646 MILTON ST

Meadows Building (Initiated)
CR167-011(LC)

Liz Casso

Courtesy Review - Improvements to the Greenville Avenue Building and site regrading. – Approve – Approve conceptually with the condition that final plans, elevations, and details are submitted for final

Landmark Commission review.

Speakers: For: Matt Omunson, Craig Melde
Against: No one

*There was no formal motion made on this case.

*Commissioner Allender recused himself and did not hear this matter.

DISCUSSION ITEMS:

1. 1954 COMMERCE ST

Harwood Historic District

CA167-513(LC)

Liz Casso

1. Install exterior lighting.
2. Install landscaping.
3. Replace sidewalk on Commerce Street with Pavestone concrete pavers.

Speakers: For: Adam Jones, Nick Smith
Against: No one

Motion:

1. Install exterior lighting. **Approve** drawings dated 5/19/17 with the finding the proposed work is consistent with Section 2.4 for landscape and exterior lighting in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping. **Approve with the condition** that the live oak tree in front of the structure is eliminated from the landscape plan with the finding the proposed work is consistent with Section 2.4 for landscaping and exterior lighting in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace sidewalk on Commerce Street with Pavestone concrete pavers. **Approve** drawings dated 5/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Jordan

Second: McGill

Results: 13/1

Ayes: - 13 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate,

Against: - 1 Williams

Absent: - 2 Bowers, Flabiano

Vacancies: - 2 3, and 12

2. 5516 VICTOR ST (Moved to Consent)

Junius Heights Historic District
CA167-506(MP)
Marsha Prior

1. Construct wood railing on front porch – **Deny without prejudice** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
2. Install composition shingles on roof – **Approve** roof specifications dated 5/17/17 with the finding the work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 5626 WORTH ST

Junius Heights Historic District
CA167-521MP)
Marsha Prior
Replace single light door with Craftsman door.

Speakers: For: No one
Against: No one

Motion:

Replace single light door with Craftsman door – **Deny without prejudice** – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 that states replacement doors must express mullion size, light configuration, and materials to match the original.

Maker: *Sherman
Second: Childers
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams

Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

4. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-529(EH)
Eric Hill

1. Construct full-length porch on front of main structure.
2. Replace front door and install sidelights.
3. Install two lights flanking front door.

4. Install crown molding trim on headers of windows on main structure.
5. Install Hardieboard on skirting around main structure.
6. Alter existing landscaping and hardscaping in front yard.
7. Remove deck in side yard.
8. Extend driveway into rear yard.

Speakers: For: Bill Arngquist, Jay Terpstra, Jackie Staley
Against: No one

Motion:

1. Construct full-length porch on front of main structure – **Deny without prejudice due to lack of documentation.**
2. Replace front door and install sidelights – **Approve with conditions that the front door must be resubmitted and up to 42 inches wide with no side lites.**
3. Install two lights flanking front door – **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has not submitted documentation to show where the fixtures will be located exactly and the proposed fixtures are not appropriate to the structure.
4. Install crown molding trim on headers of windows on main structure – **Approve.**
5. Install Hardieboard on skirting around main structure – **Approve with conditions** - Approve proposed work with the condition that only two laps of Hardie siding are installed, it is smooth finish, and the remainder shall exactly match the existing siding in material, dimension, and profile with the finding that while the proposed work is inconsistent with the preservation criteria Section 3.2, 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.
6. Alter existing landscaping and hardscaping in front yard – **Approve with conditions** - Approve site plan dated 05-23-17 with the condition that the new private walkway is brushed finish concrete with the finding the proposed work is consistent with the preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Remove deck in side yard – **Approve** site plan dated 05-23-17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Extend driveway into rear yard – **Approve with conditions** - Approve site plan dated 05-23-17 with the condition that the driveway is poured as brush finish concrete with the finding the proposed work is consistent with the preservation criteria Section 2.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Williams

Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams

Against: - 0

Absent: - 2 Bowers, Flabiano

Vacancies: - 2 3, and 12

5. 4725 SWISS AVE

Peak's Suburban Addition Neighborhood Historic
District
CA167-533(EH)
Eric Hill
Remove tree from parkway.

Speakers: For: Jo Dick
Against: No one
For the City: Phil Erwin, Arborist

Motion:

Remove tree from parkway. - Approve with condition that an updated arborist statement on the impact that the tree has on city utilities and the city right-of-way is supplied to staff prior to its removal.

Maker: Williams
Second: Jordan
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

6. 4417 WORTH ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-536(EH)
Eric Hill

1. Construct porch balustrade on front facade of main structure.
2. Install two lights flanking front door on main structure.
3. Add windows to side and rear facade of main structure.
4. Construct vertical addition on main structure.
5. Install two paired sets of patio doors on rear of main structure.
6. Install hardscaping and landscaping in front yard including the removal of a tree.
7. Construct 6' pine board-on-board fence.
8. Install wrought iron driveway gate.
9. Construct 24'x22' garage in rear yard.

Speakers: For: Alex Simon
Against: No one

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

Motion:

1. Construct porch balustrade on front facade of main structure – **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii), because the applicant has not provided sufficient information to meet the burden of proof that shows the proposed work is compatible with the historic overlay district.
2. Install two lights flanking front door on main structure - **Approve** specifications dated 05-23-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Add windows to side and rear facade of main structure – **Approve with conditions** - Approve elevations dated 05-23-17 with the condition that the windows vertically align with the adjacent historic windows on the side elevations with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct vertical addition on main structure – **Deny without prejudice** - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not provide adequate information on the proposed addition.
5. Install two paired sets of patio doors on rear of main structure - **Approve** elevation dated 05-23-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install hardscaping and landscaping in front yard including the removal of a tree – **Approve with conditions** - Approve landscape plan dated 05-23-17 with the condition that brick flower bed edging is installed with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Construct 6' pine board-on-board fence – **Approve with conditions** that the fence extends only to 5'-0" behind front most projection on the front façade of main structure.
8. Install wrought iron driveway gate - **Approve** site plan and specifications dated 05-23-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Construct 24'x22' garage in rear yard – **Approve** drawings and site plan dated 05-23-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: *Allender
Second: Tapscott
Results: 13/0

Ayes: - 13 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Seale, *Sherman, Swann,
Tapscott, Tate, Williams
Against: - 0
Absent: - 3 Bowers, Flabiano, Montgomery,
Vacancies: - 2 3, and 12

7. 5614 SWISS AVE

Swiss Avenue Historic District
CA167-538(EH)
Eric Hill

Paint previously painted concrete front porch floor. Brand: Valspar. Color: Cathedral Stone.

Speakers: For: No one
Against: No one

Motion:

Paint previously painted concrete front porch floor. Brand: Valspar. Color: Cathedral Stone – **Deny** - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-63.116(1)(C) which states materials, colors, structural and decorative elements . . . must be typical of the style and period of a main building and compatible with the other buildings on the blockface and is inconsistent with the Secretary of Interior Standard for Rehabilitation No. 5 which states distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Maker: Williams
Second: *Sherman
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers, McGill, Seale, *Sherman, Swann, Tapscott, Williams
Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

8. 225 ANTHONY ST

Tenth Street Neighborhood Historic District
CA167-545(MP)
Marsha Prior

1. Construct two-story house.
2. Install landscaping and construct fence.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct two-story house – Approve with conditions that the width of the upper porch to match primary structure, all Hardi board to be smooth, vinyl windows to be restricted to rear only, 3 columns be across front porch to be arranged as needed, shift entry door to right side to allow for placement of the columns, attempt to vertically align side elevation windows with the finding the work is consistent with preservation criteria Section 3.2 and 3.3 and meets the standard in City Code Section 51A-4.501(g)(g)(C)(ii).
2. Install landscaping and construct fence – **Approve as submitted.**

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

Ayes: - 12 *Allender, Amonett, Birrer, Bumpas, *Childers, Jordan, McGill, Seale, *Sherman, Tapscott, Tate, Williams

Against: - 1 Swann
Absent: - 3 Bowers, Flabiano, Montgomery,
Vacancies: - 2 3, and 12

9. 1128 E 10TH ST

Tenth Street Neighborhood Historic District
CA167-544(MP)

Marsha Prior

1. Construct one-story house.
2. Install landscaping and construct fence.

Speakers: For: Jay Taylor
Against: No one

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

Motion:

1. Construct one-story house – **Deny without prejudice** – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3.
2. Install landscaping and construct fence – **Approve plans submitted on 6-5-2017 with the finding the work is consistent with preservation criteria Section 1.6 and meets the standard in City Code Section 51A04.501(g)(6)(C)(ii).**

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

Ayes: - 12 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Seale, *Sherman, Tapscott,
Tate, Williams

Against: - 0
Absent: - 4 Bowers, Flabiano, Montgomery, Swann
Vacancies: - 2 3, and 12

10. 1220 E 9TH ST

Tenth Street Neighborhood Historic District
CA167-546(MP)

Marsha Prior

1. Construct two-story house.
2. Install landscaping and construct fence.

Speakers: For: Jay Taylor
Against: No one

Motion:

1. Construct two-story house – **Deny without prejudice** – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3.

2. Install landscaping and construct fence – **Deny without prejudice** – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed plan is inconsistent with preservation criteria Section 1.6.

Maker: McGill
Second: Jordan
Results: 13/0

Ayes: - 13 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Seale, *Sherman, Swann
Tapscott, Tate, Williams
Against: - 0
Absent: - 4 Bowers, Flabiano, Montgomery,
Vacancies: - 2 3, and 12

11. 515 ROSS AVE

West End Historic District
CA167-528(LC)
Liz Casso

1. Construct a three-story museum.
2. Install a flat attached sign on south elevation.
3. Install a flat attached sign on north and east elevations.
4. Install a flat attached sign on west elevation.

Speakers: For: Mary Pat Higgins, Vel Hawes, Mark Holsinger, Jason Arbor
Against: No one

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

Motion:

1. Construct a three-story museum. – **Approve** with the finding that while the proposed work is inconsistent with preservation criteria Section 5.3 for façade openings, Section 5.4 for distribution of façade openings, and 5.7 for façade appearance, 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 of the integrity of the historic overlay district.
2. Install a flat attached sign on south elevation. – **Approve** with the finding the proposed work is consistent with preservation criteria Section 5.6 what states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, and Section 51A7.1005(c) for flat attached signs on Type A facades, and it meets the standard in City Code Section 51A-4.501(g)(6)(c)(ii).
3. Install a flat attached sign on north and east elevations. – **Approve** with the finding the proposed work is consistent with preservation criteria Section 5.6 what states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, and Section 51A7.1005(d) for flat attached signs on Type B facades, and it meets the standard in City Code Section 51A-4.501(g)(6)(c)(ii).
4. Install a flat attached sign on west elevation. – **Approve** with the finding that while the proposed sign is inconsistent with preservation criteria Section 5.6, which states proposed signs must be consistent

with regulations in Division 51A7.1000, is inconsistent with Section 51A7.1005(d)(2) for flat attached signs on Type B facades, 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 of the integrity of the historic overlay district.

Maker: *Allender
Second: Amonett
Results: 11/1

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, *Sherman, Swann, Tapscott, Tate,
Williams
Against: - 1 Seale
Absent: - 4 Bowers, Flabiano, Montgomery, Jordan,
Vacancies: - 2 3, and 12

12. 2803 DATHE ST

Wheatley Place Historic District
CA167-507(MP)
Marsha Prior

Install chain link fence around perimeter of property. Work completed without a Certificate of Appropriateness.

Speakers: For: Mat Chakamoi
Against: No one

Motion:

Install chain link fence around perimeter of property. Work completed without a Certificate of Appropriateness. – Approve current fence, but deny taller fence with the finding the work meets the standard in City Code Section 51A04.501(g)(6)(C)(ii).

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

Ayes: - 12 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, *Sherman, Seale, Swann, Tapscott,
Tate, Williams
Against: - 0
Absent: - 4 Bowers, Flabiano, Montgomery, Jordan,
Vacancies: - 2 3, and 12

13. 3502 JEFFRIES ST

Wheatley Place Historic District
CA167-543(MP)
Marsha Prior

Install 4'-0" fence in front yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Francisco Portillo
Against: No one
Translator: Mary Williams (City of Dallas)

Motion:

Install 4'-0" fence in front yard. Work completed without a Certificate of Appropriateness. – **Approve with condition that the spikes at the top of the gate be removed** with the finding of fact that this issue is due to security as evidenced by police reports. That while the work is not in strict compliance with preservation criteria it is not detrimental to the district or future preservation efforts and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott
Second: Williams
Results: 13/0

Ayes: - 13 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Seale, *Sherman, Swann
Tapscott, Tate, Williams
Against: - 0
Absent: - 4 Bowers, Flabiano, Montgomery,
Vacancies: - 2 3, and 12

14. 209 N CLINTON AVE

Winnetka Heights Historic District
CA167-551(JKA)
Jennifer Anderson

Install 5' post and mailbox in front yard.

Speakers: For: No one
Against: No one

Motion:

Install 5' post and mailbox in front yard – **Deny without Prejudice** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the historic overlay district since free-standing mailboxes are not common in the Winnetka Heights district and mailboxes are typically located on the front facade of the main structure.

Maker: *Sherman
Second: Tapcott
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams
Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

15. 426 S CLINTON AVE

Winnetka Heights Historic District
CA167-554(JKA)
Jennifer Anderson

1. Replace 18 wood windows with wood windows.
2. Replace front doors on the main structure.
3. Install detail on front porch column to match existing column on other side.
4. Replace skirting with 4" exposure wood beveled skirting.
5. Replace 40% of wood 117 siding with 117 siding.
6. Construct addition in rear.
7. Install Timberline composition shingles on main structure in color "Charcoal."
8. Paint main structure.
9. Construct accessory structure in rear yard.

Speakers: For: Ryan Holloway
Against: No one

Motion:

1. Replace 18 wood windows with wood windows – **Deny without Prejudice** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since an adequate window survey was not submitted.
2. Replace front doors on the main structure – **Deny without Prejudice because at least one of the doors must be original to the house.**
3. Install detail on front porch column to match existing column on other side – **Deny without Prejudice** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since detailed photographs of the columns were not submitted.
4. Replace skirting with 4" exposure wood beveled skirting – **Approve** proposed work with the finding that it is consistent with preservation criteria Section 51P-87.111(a)(10)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace 40% of wood 117 siding with 117 siding – **Approve with Conditions** – Approve the proposed work with the condition that no more than 40% of the siding is replaced. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(10)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct addition in rear – **Deny without prejudice because it exceeds lot coverage.**
7. Install Timberline composition shingles on main structure in color "Charcoal" – **Approve** specifications dated 5-16-17 with the finding that the proposed 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).
8. Paint main structure. Brand: Sherwin Williams. Body: SW2832 "Colonial Revival Gray;" Trim: SW7006 "Extra White" – **Approve** specifications dated 5-16-17 with the finding that the proposed

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).

9. Construct accessory structure in rear yard – **Approve** drawings and specifications with the finding that the proposed 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).

Maker: *Sherman
Second: Tapscott
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams
Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

16. 414 N MONTCLAIR AVE

Winnetka Heights Historic District
CA167-518(JKA)
Jennifer Anderson

Replace concrete porch floor with tongue-and-groove porch floor and paint using Sherwin Williams paint in color SW6211 "Rainwashed."

Speakers: For: Richard Fitzgerald
Against: No one

Motion:

Replace concrete porch floor with tongue-and-groove porch floor and paint using Sherwin Williams paint in color SW6211 "Rainwashed." **Approve with the finding of fact that the applicant has demonstrated that there was a prior porch.**

Maker: Amonett
Second: Tapscott
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams
Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

17. 322 S ROSEMONT AVE

Winnetka Heights Historic District
CA167-519(JKA)
Jennifer Anderson
Construct addition in rear.

Speakers: For: Stephen Bossay
Against: No one

Motion:

Construct addition in rear. **Approve with the condition that new French doors on the south side do not have arched tops.**

Maker: *Sherman

Second: Tapscott

Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams

Against: - 0

Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,

Vacancies: - 2 3, and 12

18. 403 S WILLOMET AVE

Winnetka Heights Historic District
CA167-552(JKA)
Jennifer Anderson

1. Install burglar bars on rear door and windows and paint white. Work completed without a Certificate of Appropriateness.
2. Install burglar bars on south side windows and paint white. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

1. Install burglar bars on rear door and windows and paint white. Work completed without a Certificate of Appropriateness. – **Approve** site plan and image dated 5-16-17 with the finding that the completed work is consistent with preservation criteria Section 51P-87.111(a)(17)(D) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install burglar bars on south side windows and paint white. Work completed without a Certificate of Appropriateness – **Deny without Prejudice** – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(17)(D) stating that security and ornamental bars are only permitted on an accessory building or the rear facade of the main building.

Maker: *Sherman
Second: Amonett
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams

Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

19. 218 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-549(JKA)
Jennifer Anderson

1. Install columns on front porch. Work completed without a Certificate of Appropriateness.
2. Remove railing from front porch. Work completed without a Certificate of Appropriateness.
3. Install lead walk in front yard.
4. Install waterfall steps in front yard.

Speakers: For: No one
Against: No one

Motion:

1. Install columns on front porch. Work completed without a Certificate of Appropriateness – **Deny** – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(9)(C) stating that columns must be typical of the style and period of the main building; because the paired columns that were removed appeared to be original; and because the work is not consistent with City Code Section 51A-4.501(e)(4)(B) stating that the historic character of a property will be retained and preserved and the removal of distinctive materials or alteration of features that characterize a property will be avoided.
2. Remove railing from front porch. Work completed without a Certificate of Appropriateness – **Approve** – **Approve** the completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lead walk in front yard – **Approve** site plan dated 5-16-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(9)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install waterfall steps in front yard – **Approve with Conditions** - Approve site plan dated 5-16-17 with the conditions that only one step is installed, that the steps are constructed of brush concrete, and that the existing slope of the yard is not significantly altered. Any alteration of the existing slope would require a separate Certificate of Appropriateness for landscape design. The proposed work is consistent with preservation criteria Section 51P-87.111(b)(9)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Amonett
Second: Tapscott
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams

Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

20. 9930, 9934 & 9938 Audelia Road

McCree Cemetery

Liz Casso

A Landmark Commission Authorized Hearing to consider an Historic Overlay for McCree Cemetery, on the east side of Audelia Road, south of Estate Lane and west of Queenswood Lane.

Speakers: For: No one
Against: No one

Motion:

A Landmark Commission Authorized Hearing to consider an Historic Overlay for McCree Cemetery, on the east side of Audelia Road, south of Estate Lane and west of Queenswood Lane. **Approve**, subject to preservation criteria.

Maker: Tapscott
Second: Montgomery
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams

Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

21. 5506 Miller Avenue

Hold a public hearing to consider initiation of historic designation process for 5506 Miller Avenue.

Speakers: For: Seth Bame, Barrett Linburg
Against: No one

Motion:

Hold a public hearing to consider initiation of historic designation process for 5506 Miller Avenue.

Maker: Tapscott
Second: Jordan
Results: 14/0

Ayes: - 14 *Allender, Amonett, Birrer, Bumpas, *Childers,
Jordan, McGill, Montgomery, Seale, *Sherman,
Swann, Tapscott, Tate, Williams
Against: - 0
Absent: - 2 Bowers, Flabiano
Vacancies: - 2 3, and 12

Approval of Minutes from May 1, 2017.

Maker: Tapscott
Second: *Childers
Results: 11/0

Ayes: - 11 *Allender, Amonett, Birrer, Bumpas, *Childers,
McGill, Seale, *Sherman, Swann Tapscott,
Williams
Against: - 0
Absent: - 5 Bowers, Flabiano, Montgomery, Jordan, Tate,
Vacancies: - 2 3, and 12

ADJOURNMENT

Motion was made to adjourn at 7:11 P.M.

Katherine Seale, Chair

Date