

July 2, 2018



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on July 2, 2018 with a briefing at 11:04 a.m. in room 5ES. and the public hearing at 1:14 p.m. both in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

* John Allender
Diane Bumpas
Krista De La Harpe
Mattia James Flabiano, Vice Chair
Evelyn Montgomery

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

*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 from the Meeting: *Sam Childers

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

The following Position is vacant: District 3

The following Staff was present:

Neva Dean
Mark Doty
Marsha Prior
Shombray Irby

Liz Casso
Melissa Parent
Theresa Pham
Jennifer Anderson

Anna Lamberti Holmes

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 Items C15, C19 and C22 to discussion items.

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

Motion was made to approve Consent Items C1 through C14, C16, C17, C20, C21, C23 through C27, 29 following staff recommendations. Except for 29 with a condition that the infill material is river pebbles.

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

Motion was made to approve Consent Item C28 following staff recommendation.

Maker:	Flabiano				
Second:	Allender				
Results:	12/0				
		Ayes:	-	12	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Swann, Williams

		Against:	-	0	
		Absent:	-	5	*Childers, Amonett, Hinojosa, *Sherman, Strickland
		Vacancies:	-	1	Dist. 3

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

Motion was made to approve Consent Item C18 following staff recommendation.

Maker:	Flabiano				
Second:	Montgomery				
Results:	12/0				
		Ayes:	-	12	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Seale, *Sherman, Spellicy, Swann, Williams
		Against:	-	0	
		Absent:	-	5	*Childers, Amonett, Hinojosa, Richter, Strickland
		Vacancies:	-	1	Dist. 3

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

CONSENT ITEMS

1. 4710 SWISS AVENUE

Peak's Suburban Addition Historic District
CE178-009(MD)
Mark Doty

Approval of the Certificate of Eligibility and approval of \$61,345 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 4725 WORTH STREET

Peak's Suburban Addition Historic District
CE178-010(MD)
Mark Doty

Approval of the Certificate of Eligibility and approval of \$86,221 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 1300 S ERVAY STREET

Ambassador Hotel
CE178-011(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. 1309 MAIN STREET

Republic National Bank (Davis) Building
CA178-682(LC)

Liz Casso

1. Convert door to window openings on east and west elevations of Cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 5 for fenestration, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove existing exterior lighting and install new exterior lighting on Cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for lighting, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify height of Conservatory addition on roof. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 8 for new construction and additions, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 1923 N EDGEFIELD AVE

Struck Residence
CA178-662(LC)

Liz Casso

Install a concrete driveway and parking pad. – Approve – Approve site plan dated 6/13/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 6116 GASTON AVE

Junius Heights Historic District
CA178-678(MP)

Marsha Prior

Construct swimming pool in rear yard – Approve – Approve site plan and renderings dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 727 LIPSCOMB AVE

Junius Heights Historic District
CA178-657(MP)

Marsha Prior

Plant Asian jasmine beneath tree in front yard – Approve – Approve site plan dated 6/20/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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).

8. 711 SKILLMAN ST

Junius Heights Historic District
CA178-661(MP)

Marsha Prior

Replace two windows on accessory structure – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 5316 WORTH ST

Junius Heights Historic District
CA178-658(MP)

Marsha Prior

Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 5523 WORTH ST

Junius Heights Historic District

CA178-656(MP)

Marsha Prior

Construct second story addition on accessory structure – Approve – Approve drawings and specifications dated 6/20/18 with the finding the work is consistent with preservation criteria Sections 9.2, 9.5, and 9.6 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 119 E 6TH ST

Lake Cliff Historic District

CA178-691(JKA)

Jennifer Anderson

1. Replace approximately 40% siding with 4” wood lap siding– Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 100% of skirting with 6” lap siding – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove window #5 – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

12. 418 E 5TH ST

Lake Cliff Historic District

CA178-688(JKA)

Jennifer Anderson

Construct accessory structure in rear yard – Approve – Approve site plan dated 6-19-18 with the finding that the proposed work is compatible with preservation criteria Section 9.1 and 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 4918 JUNIUS ST

Munger Place Historic District

CA178-680(MLP)

Melissa Parent

Replace rear door with French doors and transom – Approve – Approve specifications dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Remove window #5 – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

14. 5212 WORTH ST

Munger Place Historic District

CA178-685(MLP)

Melissa Parent

Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen – Approve – Approve site plan and photos dated 6-18-18 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii), 51P-97.111(c)(2)(E)(iii), 51P-97.111(c)(2)(B)(i) and 51P-97.111(c)(2)(B)(ii) and it meets the standards

in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 617 N CARROLL AVE (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic District
CA178-672(MLP)
Melissa Parent

Speakers: For: No One

Against: No One

Motion:

Deny without prejudice with the finding of fact the homeowner cannot attend this month and if moved to discussion, would want to be moved to the August 6, 2018 hearing to speak in front of the commission.

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

16. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-684(MLP)
Melissa Parent

Install aluminum sign on fencing – Approve – Approve specifications dated 6-18-18 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 7.2 and 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 4422 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-670(MLP)
Melissa Parent

1. Install wood bases on front porch columns – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood siding and trim on porte cochere – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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

20. 4619 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA178-669(MLP)

Melissa Parent

Replace wood stair in rear of main structure – Approve – Approve drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

21. 2516 THOMAS ST

State Thomas Historic District
CA178-665(MLP)

Melissa Parent

Install six lights on front porch. Work initiated without Certificate of Appropriateness – Approve – Approve with the finding the partially completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 1105 E 9TH ST (Moved to Discussion)

Tenth Street Neighborhood Historic District
CD178-015(MP)

Marsha Prior

Speakers: For: City of Dallas Attorney's Office – Allen Griffin
City of Dallas Attorney's Office – Andrew Gilbert

Against: Joe McElroy
Larry Johnson

Motion

Suspend the granting of the Certificate of Demolition until the next Landmark Commission meeting, August 6, 2018 to allow time to find a party interested in rehabilitating the structure because there may be a feasible option to alleviate the nuisance in a timely manner.

Maker:	Peach				
Second:	Swann				
Results:	13/0				

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

23. 208 N MARKET ST

West End Historic District
CA178-679(LC)
Liz Casso

Install a double-sided video monitor at DART station. – Approve – Approve drawings dated 6/13/18 with the finding the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

24. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-709(JKA)
Jennifer Anderson

1. Replace front door with wood door – Approve – Approve image labeled “Option A” 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).
2. Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra-Pure White;" N180-7 "Oiled Teak” – Approve – Approve paint specifications dated 6-19-18 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).

25. 121 S MONTCLAIR AVE

Winnetka Heights Historic District
CA178-687(JKA)
Jennifer Anderson

1. Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve." – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install Timberline composition shingles in color "Hickory." – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 8' board-on-board fence and stain using RediSeal in color "Pecan." – Approve – Approve site plan and specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

26. 315 S MONTCLAIR AVE

Winnetka Heights Historic District
CA178-693(JKA)
Jennifer Anderson

Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine" – Approve – Approve paint specifications dated 6-19-18 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).

27. 408 S MONTCLAIR AVE

Winnetka Heights Historic District
CD178-017(JKA)
Jennifer Anderson

Demolish accessory structure using the standard "non-contributing 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.

28. 221 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-694(JKA)
Jennifer Anderson

Install Timberline composition shingles in color "Weathered Wood"

Speakers: Against: No One

For: No One

Motion

Install Timberline composition shingles in color "Weathered Wood" – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Flabiano				
Second:	Allender				
Results:	12/0				
		Ayes:	-	12	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Seale, Spellicy, Swann, Williams
		Against:	-	0	
		Absent:	-	5	Amonett, *Childers, Hinojosa, *Sherman, Strickland
		Vacancies:	-	1	Dist. 3

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

29. 406 S WILLOMET AVE

Winnetka Heights Historic District
CA178-690(JKA)
Jennifer Anderson

Install gravel infill between driveway ribbons and side yard – Approve with conditions – Approve site plan and image dated 6-19-18 with the condition that the infill material is river pebbles with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEMS

1. 909 1ST AVE

Fair Park Historic District

CR178-016(MD)

Mark Doty

Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site. - Approve conceptually with the condition that the final lighting plan and specifications are submitted for final review by the Landmark Commission.

Speakers: For: Jill Klores
Julia Rapport

Against: No One

*There was no formal motion made on this request.

DISCUSSION ITEMS

1. 401 N CARROLL AVE

Crockett Elementary School

CA178-664(LC)

Liz Casso

1. Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness.
2. Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness.
3. Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness.
4. Install unit number signage on gym building.
5. Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness.
6. Install mailbox unit at north elevation of main building.
7. Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness.
8. Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness.
9. Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness.

Speakers: For: Kathy Delavergne
Nasar Nayeb

Against: No One

Motion

1. Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness. Approve images dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness. Approve image dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 5 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness. Approve drawings and images dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install unit number signage on gym building. Approve image dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness. Approve with the condition that the dumpster enclosure is painted to match the brick color of the existing historic building.
6. Install mailbox unit at north elevation of main building. Approve with the conditions that the mailbox enclosure have a stucco finish, painted to match the existing trim color.
7. Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness. Approve with the condition that the Hardie board installed in the opening be replaced with a stucco finished panel that is recessed within the opening.
8. Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness. Approve with the condition that the Hardie board installed in the opening be replaced with faux wood doors similar to the original doors.
9. Install four HVAC units at north and south elevation of main building. Approve with the condition that a planter box or fence to screen the units is not required.

Maker:	Flabiano				
Second:	Montgomery				
Results:	10/3				
		Ayes:	-	10	Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Spellicy, Swann, Williams
		Against:	-	3	*Allender, Seale, *Sherman
		Absent:	-	4	Amonett, *Childers, Hinojosa, Strickland
		Vacancies:	-	1	Dist. 3

2. 5616 TREMONT ST

Junius Heights Historic District
CA178-660(MP)

Marsha Prior

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

Speakers Against: No One
 For: Richard Senger

Motion

Replace front door with wood Craftsman-style door and stain. Brand: Minwax 'Natural.' Work completed without a Certificate of Appropriateness. – Approve - Approve as shown understanding that the original door may have been the original built door but no evidence to support it and the craftsman style door installed is acceptable.

Maker:	Williams				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Seale, *Sherman Spellicy, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Amonett, *Childers, Hinojosa, Strickland
		Vacancies:	-	1	Dist. 3

3. 5422 VICTOR ST

Junius Heights Historic District
CA178-659(MP)

Marsha Prior

Install 6-foot wood fence in side yards.

Speakers: For: Pamela St. Clair
 Against: No One

Motion #1 FAILED

I Install 6-foot wood fence in side yards – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(C)(6)(ii) because fences within the front 50% of the side yard and the tops of fences or gates that are not horizontal are not compatible with the historic overlay district.

Maker:	Williams				
Second:	Flabiano				
Results:	15/0				

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

Motion #2

Install 6-foot wood fence in side yards. – Approve with conditions – that the fence remain in the rear 50% of the side yard adjoining the neighboring home and the fence or gate is horizontal.

Maker:	Williams				
Second:	Flabiano				
Results:	15/0				
		Ayes:	-	13	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Seale, *Sherman Spellicy, Swann, Williams
		Against:	-		
		Absent:	-	4	Amonett, *Childers, Hinojosa, Strickland
		Vacancies:	-	1	Dist. 3

4. 103 E 6TH ST

Lake Cliff Historic District
CA178-695(JKA)
Jennifer Anderson

Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness.

Speakers: Against: No One

For: Lidia Baeza
 Juan Baeza

Motion

Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness. – Approve with conditions – Approve with the condition that 100% of the siding is replaced and that all trim around the windows match existing details.

Maker:	Flabiano				
Second:	Williams				
Results:	13/0				
		Ayes:	-	13	*Allender, Bumpas, De La Harpe, Flabiano,

					Montgomery, Payton, Peach, Richter, Seale, *Sherman Spellicy, Swann, Williams
		Against:	-		
		Absent:	-	4	Amonett, *Childers, Hinojosa, Strickland
		Vacancies:	-	1	Dist. 3

5. 5010 JUNIUS ST

Munger Place Historic District
CA178-666(MLP)

Melissa Parent

1. Install new wood casing in front dormer.
2. Replace door #3 with solid double-pane window. Remove steps.
3. Install new brick foundation wall in rear.
4. Regrade slope of driveway and yard away from foundation.
5. Construct front porch.
6. Enclose rear balcony.

Speakers: Against: No One

For: Laurel Wright

Motion

1. Install new wood casing in front dormer – Approve - The proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii) (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door #3 with solid double-pane window. Remove steps – Approve with conditions –The jeloise window is replaced with a single pane window and hardware is removed and stored on the premises.
3. Install new brick foundation wall in rear – Approve - The proposed work is consistent with the criteria for façade materials in the preservation criteria Section 51P-97.111(c)(1)(L)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Regrade slope of driveway and yard away from foundation – Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct front porch – Approve – Approve with condition that second floor newel posts are equal or smaller in width than first floor columns and that railings are constructed out of wood with the requirement that the applicant submit final details of the railings. drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-97.111(c)(1)(N)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Enclose rear balcony – Approve – Approve Option #1 with the finding of fact the work does not represent an adverse effect on the historic district. Approved drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

*Applicant is reminded that a site plan and landscape plan is to be submitted for approval.

Maker:	Allender				
Second:	Sherman				

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

6. 1132 BETTERTON CIR

Tenth Street Neighborhood Historic District
CA178-677(MP)
Marsha Prior

1. Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness.
3. Remove Window #6 on rear elevation and infill with wood siding.
4. Remove Window #s 9 and 10 and install vinyl window.
5. Install French Doors on rear elevation.
6. Infill void on left side elevation. Work completed without a Certificate of Appropriateness.
7. Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness.
8. Replace concrete front porch and steps.
9. Replace missing retaining wall with stone to match existing.

Speakers: For: Nayeli Perez

Against: No One

Motion

1. Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
2. Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the size, mullion size, and light configuration of the original window, thus, it is inconsistent with preservation criteria Section 2.11 which states that original windows and their openings must remain intact.
3. Remove Window #6 on side elevation and infill with wood siding – 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 2.11 which states that original doors and windows and openings must remain intact.
4. Remove Window #s 9 and 10 and install vinyl windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is

insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. The applicant is to provide more detail on window placement, trim detailing and size of windows.

5. Install French Doors on rear elevation – Approve – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(C)(6)(i).
6. Infill void on left side elevation. Work completed without a Certificate of Appropriateness – Approve – Approve infilling void because it is not detrimental to the historic overlay district.
7. Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve initiated work with the condition that original wood siding is retained as much as possible and that replacement wood is an exact match in material, dimension, and profile with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Replace concrete front porch and steps – Approve with conditions – Approve proposed work with the condition that concrete flooring, and stone walls and columns retain the exact same footprint, design, and material as original with the finding the work is consistent with preservation criteria Sections 2.21, 2.22, and 2.24 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Replace missing retaining wall with stone to match existing – Approve with conditions – Approve proposed work with the condition that original stones are used to the extent possible, that any replacement stone needed is an exact match in material, dimension, and profile, and that the same footprint and original height is maintained with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 1107 E 11TH ST

Tenth Street Neighborhood Historic District

CD178-014(MP)

Marsha Prior

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

Speakers: Against: Larry Johnson

For: City of Dallas Attorney’s Office – Allen Griffin
 City of Dallas Attorney’s Office – Andrew Gilbert

Motion

Suspend granting of the certificate of demolition until the next Landmark Commission meeting, August 6, 2018, to allow time to find a party interested in rehabilitating the structure because there may be a feasible option to alleviate the nuisance in a timely manner with the finding of fact that an interested party, Mr. Larry Johnson did testify in front of the Landmark Commission that he was interested in rehabilitating the structure and/or purchasing the property.

Maker:	Flabiano				
Second:	Swann				
Results:	13/0				

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

8. 3708 S MALCOLM X BLVD

Wheatley Place Historic District
CD178-013(MP)
Marsha Prior

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

Against: No One

Speakers: For: No One

Motion

Suspend granting of the certificate of demolition until the next Landmark Commission meeting, August 6, 2018, to allow time to find a party interested in rehabilitating the structure because there may be a feasible option to alleviate the nuisance in a timely manner. We do note that this is first suspension of this property to give time to find an interested party.

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

9. 1414 W DAVIS ST

Winnetka Heights Historic District
CA178-692(JKA)
Jennifer Anderson

Install mural on rear facade. Work completed without a Certificate of Appropriateness.

Speakers: For: Alexis De La Fuente
 Carlos De La Fuente
 Eliseo Ruiz

Against: No One

Motion

Approve – The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is compatible with the historic overlay district due to the 4 following findings of fact: this work covers no significant architectural details or ornamentation, this work does enhance the pedestrian streetscape, this work is not located within a heavily trafficked area and is not readily visible from any major residential corridor nor any major boulevard in Winnetka Heights and, it does not have an adverse effect upon the district nor upon the relationship of the buildings within close proximity.

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

10. 214 N WINNETKA AVE

Winnetka Heights Historic District
CA178-708(JKA)
Jennifer Anderson

1. Install columns and railing on front porch.
2. Remove deck extension on front porch.
3. Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor:"
4. Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor:"
5. Install GAF Royal Sovereign composition shingles in color "Charcoal."

Speakers: For: No One
Against: No One

Motion

1. Install columns and railing on front porch. – Approve – Approve drawings dated 6-19-18 with the finding that the work 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).
2. Remove deck extension on front porch – Approve – Approve with the finding that the work 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. Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(A) stating that brick surfaces not previously painted must not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick or that the color and texture of replacement brick cannot be matched with the existing brick surface.

4. Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor" – Approve – Approve specifications dated 6-19-18 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).
5. Install GAF Royal Sovereign composition shingles in color "Charcoal." 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) – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

11. 3614 MEADOW ST

Wheatley Place Historic District
CA178-487(MP)
Marsha Prior

1. Replace all windows.
2. Replace aluminum siding with Hardie board.

Speakers: For: Darron Banks
David Ghaazee
Trelia Ghaazee

Against: No One

Motion

Approve Item #1, replacement of all windows with vinyl windows with the finding of fact the applicant testified and provided information of the cost differential between wood windows and vinyl windows. Wheatley Place is a unique district and has a clause for economic burden to the applicant. Approve the replacement of the existing aluminum siding with hardie board with finding of fact the applicant testified and provided information of the cost differential between wood siding and harie siding with the condition that the hardie siding is a 5^{1/4}-inch narrow profile and the hardie board trim 5/4-inch be used for all trim (Doors, Windows, and Edge trim) All hardie board will be used with the smooth out. Wheatley Place is a unique district and has a clause for economic burden to the applicant that allows the use of alternative materials.

Maker:	Sherman				
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Second:	Montgomery				
Results:	12/1				
		Ayes:	-	12	*Allender, Bumpas, De La Harpe, Flabiano, Montgomery, Payton, Peach, Richter, Seale, *Sherman, Spellicy, Williams
		Against:	-	1	Swann
		Absent:	-	4	Amonett, *Childers, Hinojosa, Strickland
		Vacancies:	-	1	Dist. 3

OTHER BUSINESS ITEMS

Motion

Approval of June Minutes.

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

ADJOURNMENT

Motion was made to adjourn at 6:36 P.M.

Katherine Seale, Chair

Date