

October 1, 2018



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on October 1, 2018 with a briefing at 10:05 a.m. in room 5ES, the public hearing at 1:16 p.m. and an executive session at 5:36 p.m. all in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Krista De La Harpe	Donald Payton	Courtney Spellicy
Mattia James Flabiano, Vice Chair	Courtney Peach	Robert Swann
Rosemary Hinojosa	Leigh Richter	Emily Williams
Evelyn Montgomery	Katherine Seale - Chair	*Sam Childers
*John Allender	*Diane Sherman	

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

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

The following Commissioners were absent from the Meeting:

Michael Amonett
Diane Bumpas
Renee Strickland

The following Commissioners were absent from the briefing:

Michael Amonett
Diane Bumpas
Renee Strickland

The following Position is vacant: District 3

The following Staff was present:

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

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

Briefings:

The Commissioners were briefed on the consent and individual discussion items.

Motion was made to move Discussion Item D3 to Consent agenda and approve following staff recommendations.

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

Motion was made to move Consent Item C10 and C12 to Discussion agenda.

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

Motion was made to approve Consent Items C1, C2, C5 through C9, C11, C13, C14, C16, C18 – C 23 and D3 following staff recommendations.

Maker:	Flabiano				
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Landmark Commission Minutes
Monday October 1, 2018

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

Motion was made to approve Consent items C17 and C22 following staff recommendations.

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

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

Motion was made to approve Consent items C3, C4 and C15 following staff recommendations.

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

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

Motion was made to rearrange the agenda and take C10, C12, D1, D4, D6, D7, D8, D11, D16, D17 and the remaining items will be heard in their natural order.

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

CONSENT ITEMS

1. 710 DUMAS ST

Junius Heights Historic District
CE178-015(MD)
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years - Approval of the Certificate of Eligibility.

2. 703 LIPSCOMB ST

Junius Heights Historic District
CE178-016(MD)
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years - Approval of the Certificate of Eligibility.

3. 2557 ELM ST

Knights of Pythias
CA178-927(LC)
Liz Casso

1. Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and Section 3.6 for public improvements, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install fencing. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.5 for fencing and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify door openings and add new openings on east elevation of hotel addition. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Convert three window openings to door openings on east elevation of historic structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5.3 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct kitchen addition on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.1, 8.2 and 8.3 for new construction and additions on elevation D and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct outdoor shade structure at patio on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in in City Code Section 51A-4.501(g)(6)(C)(i).

4. 5646 MILTON ST

Meadows Building

CA178-935(LC)

Liz Casso

1. Install flat attached signs on east elevation of Greenville Ave Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install flat attached sign on south elevation of Milton St. Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install monument sign in southeast corner of plaza. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 2618 WARREN AVE

Juanita Craft Home

CA178-929(LC)

Liz Casso

Remove diseased tree in side yard and replace with pecan tree. – Approve – Approve photos and tree risk assessment with the finding the proposed work is consistent with preservation criteria Section 3.7, 3.8 and 3.9 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 710 DUMAS ST

Junius Heights Historic District

CA178-949(MP)

Marsha Prior

1. Construct two-story addition to rear – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that siding on addition is wood and matches original wood siding on front gables in style, profile, and dimension, and that a horizontal trim board is added on the rear elevation at the bottom of the two-story addition to demarcate the new addition from original single story with the finding the work is consistent with preservation criteria Sections 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Enclose rear porch – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that removed wood panels will be infilled with brick that is an exact match to existing brick siding in profile, dimension, color, and texture with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Construct accessory structure – Approve – Approve drawings dated 9/19/18 with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new concrete drive – Approve with conditions – Approve site plan dated 9/19/18 with the condition that the driveway is brush finish concrete 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).
5. Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut" – Approve with conditions – Approve with conditions – Approve site plan and specifications dated 9/19/18 with the condition that the top of the fence is horizontal and the finished side faces out if visible from the street with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), 3.6(c)(3), and 3.6(c)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove tree in right side yard – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

7. 710 DUMAS ST

Junius Heights Historic District
CD178-023(MP)
Marsha Prior

1. Modify fourteen window openings on main structure. Work completed without Certificate of Appropriateness – Approve - Approve with the finding that although the completed work does not comply with Section 3.10 that prohibits the alteration of original door and window openings, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the work is historically accurate, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
2. Modify all window trim from previously approved CA. Work completed without Certificate of Appropriateness – Approve – Approve images dated 8/14/2018 with the finding the completed work is consistent with the criteria for facades in the preservation criteria Section 3.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 5723 VICTOR ST

Junius Heights Historic District
CA178-947(MP)
Marsha Prior

1. Replace front door with Craftsman-style wood door – Approve – Approve specifications dated 9/19/18 with the finding the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood deck in rear yard – Approve – Approve survey plat, drawings, and specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct rear brick patio and flower beds – Approve – Approve survey plat dated 9/19/18 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).

9. 216 E 6TH ST

Lake Cliff Historic District
CA178-959(JKA)
Jennifer Anderson

Install wood columns on front porch. Work completed without a Certificate of Appropriateness – Approve – Approve drawings dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 4513 GASTON AVE (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic District
CA178-941(MLP)

Melissa Parent

1. Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness.
2. Replace twenty-five windows on main structure with new wood windows.
3. Restore enclosed front porch to historic open porch.
4. Remove two rear non-historic additions and replace with new rear addition.
5. Install new wood door on second story front facade.
6. Install new metal door and handrail on side facade.
7. Install new landscaping.

Motion

1. Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness - Approve with the finding that although the work does not comply with Section 3.12 that prohibits exterior mounted burglar bars on the front and side façades, 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 completed work is temporary and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
2. Replace twenty-five windows on main structure with new wood windows. Windows - Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Restore enclosed front porch to historic open porch – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 3.21 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove two rear non-historic additions and replace with new rear addition – Approve drawings dated 9/17/18 with the finding the proposed 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).
5. Install new wood door on second story front facade – Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new metal door and handrail on side facade – Approve specifications with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new landscaping – Deny without prejudice – More information on access easement needed. Proposed work will have an adverse effect on future use of neighboring contributing structures.

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

11. 4615 JUNIUS ST

Peak’s Suburban Addition Neighborhood Historic District
CA178-942(MLP)
Melissa Parent

Construct two-story rear addition on main structure. – Approve with conditions – Approve drawings and specifications dated 9/18/18 with the condition that the new siding profile match the historic wood siding found underneath the existing vinyl siding, with the finding the proposed work is consistent with the preservation criteria for new construction and additions in the preservation criteria Section 4.2, 4.3, 4.4 and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 4817 JUNIUS ST (Moved to Discussion)

Peak’s Suburban Addition Neighborhood Historic District
CA178-938(MLP)
Melissa Parent
Construct new single-family home on vacant lot.

Motion

Construct new single-family home on vacant lot. residence – Approve with conditions - Approve drawings and specifications dated 9/18/18 with the condition that standard sized brick be used, with the finding that although the proposed work does not comply with Section 4.6(a) that prohibits a front façade width exceeding 42 feet, 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.

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

		Absent:	-	3	Amonett, Bumpas, Strickland
		Vacancies:	-	1	Dist. 3

13. 2631 PARK ROW AVE

South Blvd/Park Row Historic District
CA178-952(MP)
Marsha Prior

1. Change roof shingles from gray to black. Brand: GAF "Charcoal" – Approve specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8' wood fence and stain. Brand: Ready Seal 'Dark Walnut' – Approve with conditions – Approve survey plat and specifications dated 9/19/18 with the condition that the top of the fence is horizontal with the finding the work is consistent with preservation criteria Section 3(b)(7)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 6000 BRYAN PKWY

Swiss Avenue Historic District
CA178-937(MLP)
Melissa Parent

1. Remove six windows on main structure and infill with siding to match existing – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

15. 601 ELM ST

West End Historic District
CA178-931(LC)
Liz Casso

Install signage fastening system on east elevation – Approve with conditions – Approve drawings dated 9/12/18 with the condition that the fastening system be located below the parapet, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 603 MUNGER AVE

West End Historic District
CA178-934(LC)
Liz Casso

1. Install four new storefront door and window openings on east elevation – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
2. Install new storefront door on south elevation – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 203 N CLINTON AVE

Winnetka Heights Historic District
CD178-022(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.

18. 318 S CLINTON AVE

Winnetka Heights Historic District
CA178-965(JKA)
Jennifer Anderson

Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;" Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt" – Approve specifications dated 9-17-18 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).

19. 304 S MONTCLAIR AVE

Winnetka Heights Historic District
CD178-021(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.

20. 418 S WILLOMET AVE

Winnetka Heights Historic District
CA178-962(JKA)
Jennifer Anderson

Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White" – Approve specifications dated 9-17-18 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).

21. 102 N WINNETKA AVE

Winnetka Heights Historic District
CA178-957(JKA)
Jennifer Anderson

Install 6' board-on-board fence and gate – Approve site plan and specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

22. 101 S WINNETKA AVE

Winnetka Heights Historic District
CA178-958(JKA)
Jennifer Anderson

Paint main and accessory structure. Body: Benjamin Moore HC-105 "Rockport Grey" – Approve – Approve specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

23. 411 S WINNETKA AVE

Winnetka Heights Historic District
CA178-954(JKA)
Jennifer Anderson

1. Construct addition – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove tree in front yard – Approve proposed work with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEMS

1. 507 S HARWOOD ST

Harwood Historic District
CA178-926(LC)
Liz Casso

1. Construct elevator penthouse addition and roof deck.
2. Install landscaping.

Speakers: For: Shawn Todd
Against: No One

Motion

1. Construct elevator penthouse addition and roof deck – Approve with conditions that the Penthouse be clad in actual stucco or other appropriate panels (not EIFS) and must be painted to match the color of the stone on the historic building and with the finding that the addition is a penthouse and not a vertical extension of the existing roof.
2. Install landscaping - Approve with conditions – Approve drawings dated 9/12/18 with the condition that landscape plan option 1 is approved with the finding the proposed work meets preservation criteria Section 2.4 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Landscape option 2 that would include the addition of 19 street trees is not appropriate and not approved.

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

2. 1910 PACIFIC AVE

Harwood Historic District
CA178-928(LC)
Liz Casso
Install banner sign on east elevation

Speakers: For: No One
Against: No One

Motion

Install banner sign on east elevation – Deny without prejudice per applicant request so that they may return with a new application at a later date.

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

3. 426 E 5TH ST (Moved to Consent)

Lake Cliff Historic District
CA178-968(JKA)
Jennifer Anderson

1. Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness – Approve with the condition that the remaining historic 6 ½” siding on the side and rear facades is installed on the front facade with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness – Approve – Approve drawing dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace 100% of soffits and fascia. Work partially completed without a Certificate of Appropriateness – Approve – Approve image dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.8(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-939(MLP)
Melissa Parent

1. Install cementitious trim on main structure. Work completed without Certificate of Appropriateness.
2. Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness.

Speakers: For: Doug Batts
Against: No One

Motion

1. Install cementitious trim on main 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(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6 that prohibit imitation materials on a main structure.
2. Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness – Approve with the condition that all trim sizes match, with the finding that although the completed work does not comply with Section 6.2 that states accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building, 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 this is a non-contributing accessory structure and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

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

5. 4617 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-943(MLP)
Melissa Parent
Remove one mature tree from front parkway.

Speakers: For: No One

Against: No One

Motion

Remove one mature tree from front parkway. – 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 inconsistent with the Preservation Criteria Section 2.8 that prohibit the removal of mature trees unless deemed unhealthy or damaged.

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

6. 2317 SOUTH BLVD

South Boulevard/Park Row Historic District
CA178-951(MP)
Marsha Prior

1. Rebuild exterior wall on west elevation addition with Hardie board siding.
2. Install vinyl window on west elevation addition.

Speakers: For: Hakim Abubakar
Ed Whitaker

Against: No One

Motion

1. Rebuild exterior wall on west elevation addition with Hardie board siding – Approve replacing the painted Masonite material with 117 wood siding. As 117 wood siding is an approved material in the ordinance.
2. Install vinyl window on west elevation addition – Approve the replacement of wood windows for the existing damaged windows. The wood windows can be submitted to staff under routine maintenance.

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

7. 1024 E 10TH ST

Tenth Street Neighborhood Historic District
CA178-950(MP)
Marsha Prior
Construct two-story house

Speakers: For: Saro DiFrisco
Against: Rosa Medrano
Larry Johnson

Motion

Construct two-story house – Approve with the conditions that foundation be concrete piers as detailed in drawings DX-15; that all siding be #117 wood siding, that all windows be wood; that second-floor front façade porch door be balanced by a second matching door so as to create a symmetrical appearance consistent with the front façade overall.

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

8. 805 ELM ST

West End Historic District
CA178-930(LC)
Liz Casso

1. Install building tenant super graphic sign on east elevation.
2. Install off-premise commercial super graphic sign on east elevation.

Speaker: For: Robert Fiedler
Against: No One

Motion

1. Install building tenant super graphic sign on east elevation. – Deny without prejudice – The proposed sign does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.6 for signs, inconsistent with Section 51A-7.1007.2(c)(B) for super graphic signs in the Antioch Church Subdistrict, which states that super graphic signs are intended to be creative and artful and not strictly a representation of an advertised product and is intended to encourage the use of illustrative images or other non-repetitive design elements, encourage visually interesting, vibrant, and colorful designs, and discourage use of solid colors.
2. Install off-premise commercial super graphic sign on east elevation. – Approve – Approve drawings dated 9/12/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for super graphic signs in the Antioch Church Subdistrict and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

9. 412 S CLINTON AVE

Winnetka Heights Historic District
CA178-956(JKA)
Jennifer Anderson

1. Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White."
2. Install GAF Timeberline composition shingles in color "Charcoal" on the main structure.

Speakers: For: No One
Against: No One

Motion

1. Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White"- Approve specifications dated 9-17-18 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 GAF Timeberline composition shingles in color "Charcoal" on the main structure - Approve specifications dated 9-17-18 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:	Williams				
Second:	Flabiano				
Results:	14/0				
		Ayes:	-	14	*Allender, *Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale *Sherman, Spellicy, Swann, Williams
		Against:	-	0	
		Absent:	-	3	Amonett, Bumpas, Strickland
		Vacancies:	-	1	Dist. 3

10. 304 S MONTCLAIR AVE

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

1. Construct accessory structure.
2. Install 8' cedar fence in side and rear yard.

Speakers: For: Jeff Hurst

Against: No One

Motion

1. Construct accessory structure – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8' cedar fence in side and rear yard – Approve – Approve site plan dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

13. 118 N WINDOMERE AVE

Winnetka Heights Historic District
CA178-955(JKA)
Jennifer Anderson

Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster."

Speakers: For: No One
Against: No One

Motion

Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster" – Approve specifications dated 9-17-18 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).

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

14. 301 S WINDOMERE AVE

Winnetka Heights Historic District
CA178-967(JKA)
Jennifer Anderson

Install 8' wood fence in side and rear yard.

Speakers: For: No One
Against: No One

Motion

Install 8' wood fence in side and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since the fence design is not typical of the period of significance or with other fence designs in the historic overlay district

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

16. 316 S WINNETKA AVE

Winnetka Heights Historic District
CA178-961(JKA)
Jennifer Anderson

1. Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness.
2. Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness.
3. Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness.
4. Install stone walkway. Work completed without a Certificate of Appropriateness.

Speakers:	For:	Andrea Peterson Lee Hewett
	Against:	No One

Motion

1. Install wood shingles in front gable and transom opening and stain. 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 not consistent with preservation criteria Section 51P-87.111(a)(3) stating that decorative elements and the manner in which they are applied or joined together must be typical of the style and period of the main building and compatible with the other buildings of the block face and because the trim piece underneath the gable was removed and because wood shingles are not typically applied in transom openings.
2. Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that doors and lights in the front façade of the main building must be typical of the style and period of the building.
3. Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(b)(8) stating that retaining walls must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, style, with the main building and because the completed retaining wall is constructed of wood which is not an approved material.
4. Install stone walkway. 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 the stone material used is not consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) stating that all private sidewalks must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style of the main building.

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

17. 228 S CLIFF ST

Tenth Street Neighborhood Historic District
CD178-018(MP)
Marsha Prior

Initial Suspension

Speakers:

For:

Myra Fain
Norris Fain

Against:

Rosa Medrano
Shaun Montgomery
Larry Johnson

Motion

10-01-2018 – Landmark Commission moved to enter the extended suspension period.

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

18. 1105 E 9TH ST

Tenth Street Neighborhood Historic District
CD178-015(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).

Extended Suspension

Speakers:	For:	Norris Fain
	Against:	Shaun Montgomery Larry Johnson Rosa Medrano Demetria McCain Jennifer Rangel

Motion

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court has issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

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

10-1-2018 - Landmark Commission denied the application.

19. 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).

Extended Suspension

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

Motion

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker:	Flabiano				
Second:	Allender				
Results:	7/5				
		Ayes:	-	7	*Allender, Flabiano, Hinojosa, Peach, Richter, Seale, Williams
		Against:	-	5	De La Harpe, Montgomery, Payton, Spellicy, Swann
		Absent:	-	5	Amonett, Bumpas, Strickland, Sherman, Childress
		Vacancies:	-	1	Dist. 3

20. 3708 S MALCOLM X BLVD

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

Extended Suspension

Speakers: For: No One
Motion Against: No One

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker:	Flabiano				MOTION FAILED
Second:	Allender				
Results:	6/6				

		Ayes:	-	6	*Allender, Flabiano, Hinojosa, Montgomery, Richter, Williams
		Against:	-	6	De La Harpe, Payton, Peach, Seale, Spellicy, Swann
		Absent:	-	5	Amonett, Bumpas, Strickland, Childers, Sherman
		Vacancies:	-	1	Dist. 3

10/01/2018 – Landmark Commission motion for approval failed on a split vote; therefore, the request was denied.

OTHER BUSINESS ITEMS

Motion

Approval of September Minutes.

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

Motion

Approval of new Task Force members, James Adams and Morgan Harrison to West End Individual Central Business District, Ann Piper to Fair Park Task Force and Aimee Sanborn to the Peak’s Suburban Task Force.

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

Landmark Commission Minutes
Monday October 1, 2018

		Absent:	-	5	Amonett, Bumpas, Strickland, *Childers*Sherman
		Vacancies:	-	1	Dist. 3

Motion

Approval of the 2019 Landmark Commission Meeting Calendar

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

ADJOURNMENT

Hearing was adjourned at 7: 39 P.M.

Katherine Seale, Chair

Date