

SECTION 5

Transcript of the
July 6, 2020
Landmark Commission
Hearing
425 N. Rosemont Avenue
CA190-351(MLP)

RECORDED PUBLIC HEARING
OF
CASE CA190-351 (MLP)
DISCUSSION ITEM #10 425 NORTH ROSEMONT AVENUE
JULY 6, 2020

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INDEX

1		
2		PAGE
3	Proceedings	3
4	Reporter's Certificate	31
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 P-R-O-C-E-E-D-I-N-G-S

2 THE CHAIR: D --

3 UNIDENTIFIED FEMALE: Ten.

4 THE CHAIR: -- 10? D10?

5 UNIDENTIFIED FEMALE: Discussion Item
6 No. 10, 425 North Rosemont Avenue, Winnetka Heights
7 Historic District, CA190-351MLP.

8 Request No. 1, paint main structure.
9 Brand, Behr. Body, N320-2 Toasty Gray. Trim and
10 columns, No. 75 Polar Bear. Accents, shutters, and
11 doors in N -- N460-7 Space Black.

12 Request No. 2, install new
13 storefront-style entrance door on main structure.

14 Request No. 3 is all new lighting
15 fixtures on main structure.

16 Request No. 4, install new siding on
17 rear accessory structure.

18 Staff Recommendation. Item No. 1,
19 deny without prejudice. The proposed work does not
20 meet the standards in City Code Section
21 51A-4.501(g) (6) (C) (ii), on the basis of the proposed
22 work will have an adverse effect on the future
23 preservation, maintenance, and use of the structure
24 or the historic overlay district.

25 Item No. 2, approve with conditions.

1 Approve drawings and specifications dated 07/06/2020
2 with the condition that clear nonreflective glass be
3 used with the finding the proposed work meets the
4 standards in City Code
5 Section 51A-4.501(g)(6)(C)(ii).

6 Item No. 3, approve with conditions.
7 Approve drawings and specifications dated 07/06/2020
8 with the condition that fixtures are attached
9 through mortar joints or wood and not brick with the
10 finding the proposed work meets the standards in
11 City Code Section 51A-4.501(g)(6)(C)(ii).

12 Item No. 4, deny without prejudice.
13 The proposed work does not meet the standards in
14 City Code Section 54 -- 51A-4.501(g)(6)(C)(ii) on
15 the basis of the proposed work will have an adverse
16 effect on the historic overlay district.

17 THE CHAIR: Thank you. We have no
18 task force recommendation. Do we have -- we have
19 speakers today?

20 UNIDENTIFIED FEMALE: One second.

21 THE CHAIR: Thank you.

22 UNIDENTIFIED FEMALE: Okay. I'm not
23 sure if his audio is -- I show that he does not have
24 audio, but I want to try to -- Mr. Light? Okay.
25 He's -- he's -- hello? He is showing to be a

1 panelist, but he doesn't -- it's -- it's showing he
2 doesn't have audio available on his system.

3 THE CHAIR: Oh.

4 UNIDENTIFIED FEMALE: Let me see if I
5 have the -- the next person.

6 THE CHAIR: Okay.

7 UNIDENTIFIED FEMALE: Let's see. Oh,
8 everybody keeps hanging up before their case is
9 called. I had these two -- I had several people
10 connected for this case. All right. Stand by for
11 just a second.

12 THE CHAIR: Thank you, Jennifer. I
13 guess they don't know how long it takes us to get
14 through these.

15 UNIDENTIFIED FEMALE: Emily, could you
16 say a few words about not hanging up before your
17 case is called and if -- if --

18 THE CHAIR: Yes.

19 UNIDENTIFIED FEMALE: -- more people
20 disconnect, I can't get them -- it's hard to get
21 them back.

22 THE CHAIR: I will. If you are --
23 Yes. If you are signed up and online to be a
24 speaker today, it is taking us a while to get
25 through our agenda, and just a lot of really

1 important things today. Please don't hang up
2 because it's impossible for us to get you back
3 again, so just hang in there. And we are -- we are
4 on D10. After D10, we will be doing 2 -- D2
5 through 8 in order, if you are waiting to speak on
6 one of those.

7 UNIDENTIFIED FEMALE: Okay. And I
8 think I've got Mr. Light now. Mr. Light, are you
9 there?

10 MR. LIGHT: Yes, I am here.

11 UNIDENTIFIED FEMALE: Okay.

12 THE CHAIR: Oh, good.

13 UNIDENTIFIED FEMALE: Can you state
14 your name and --

15 MR. LIGHT: It's Keith Light, 8500
16 North Stemmons Freeway, Dallas, Texas 75247.

17 THE CHAIR: Thank you, Mr. Light. I'm
18 glad that we got -- got you through, and that we can
19 talk to you. I do need to swear you in in front of
20 the commission.

21 MR. LIGHT: Okay --

22 THE CHAIR: So if you would raise your
23 right hand.

24 MR. LIGHT: (Complied.)

25 THE CHAIR: Do you swear or affirm to

1 tell the truth in all matters before the commission
2 today?

3 MR. LIGHT: Yes. Uh-huh.

4 THE CHAIR: Thank you. Go ahead. Do
5 you have anything you want to say to us, or would
6 you like to just take questions from the commission?

7 MR. LIGHT: I've got a few items I'd
8 like to share, just kind of the overall general
9 condition of the property and why we're requesting
10 to do some of the things that we're requesting.

11 THE CHAIR: Go ahead. You --

12 MR. LIGHT: I have --

13 THE CHAIR: You do have three
14 minutes --

15 MR. LIGHT: -- a Power- --

16 THE CHAIR: -- sir.

17 MR. LIGHT: Okay. I've got a
18 PowerPoint that I would like to share with you
19 briefly.

20 THE CHAIR: Okay. All right. Is
21 that -- can we do that, Jennifer?

22 UNIDENTIFIED FEMALE: One second.

23 THE CHAIR: And your three minutes
24 won't get -- it won't start until we can get you
25 going here.

1 MR. LIGHT: No worries. I'll make it
2 quick.

3 THE CHAIR: That's fine.

4 UNIDENTIFIED FEMALE: Okay. You
5 should have the ability to share now.

6 MR. LIGHT: Okay. Can everybody see
7 my screen?

8 UNIDENTIFIED FEMALE: Yes.

9 THE CHAIR: Yes.

10 MR. LIGHT: Okay. Perfect. This is
11 regarding the Rosemont property. This is regarding
12 Request No. 1, to actually paint the brick exterior
13 of the property. When we acquired this property --
14 I'm sure everybody is well aware of the damage that
15 that property had. We've actually -- there was a
16 significant amount of water intrusion through that
17 property. It came from various areas. The roof
18 being one. We've actually got a certificate of
19 appropriateness and replaced the roof already.
20 Another area that's having a lot of water intrusion
21 was actually through the brick itself. Not so much
22 the mortar, but the actual porousness in the brick.
23 Normal bricks should have anywhere between -- an
24 absorption rate anywhere between 12 to 15 percent,
25 on high side of -- of 20. The bricks that were

1 tested and analyzed at that property actually tested
2 well above that 20 percent, which is basically
3 saying the bricks aren't doing a good job keeping
4 the water outside of the property. They need to be
5 encapsulated, and the easiest way to encapsulate
6 them would be through paint. We've actually had a
7 pretty detailed scope of work to put together --
8 that has been put together by Sherwin-Williams, but
9 here's some of the structural damage that we
10 suffered there. We've -- we've -- already did a
11 major foundation repair there, you know, 200
12 linear -- 240 linear, 4-by-6 joists, 940 linear
13 feet, 2-by-6 joists. Like I said, this is all due
14 to water penetration and basically the wood just
15 rotting out over time. I've got different pictures
16 showing various portions of wood -- wood rot because
17 of the water penetration. The interior damage, you
18 know, we've got rotted subfloors. We've got the
19 floor joists that were rotted. We have organic
20 growth, unfortunately. We have, you know, some
21 pretty substantial and major sheetrock damage.
22 Pictures on the left just shows the subfloor being
23 rotted out. Picture on the right actually shows
24 some of the joists that have already been repaired
25 and replaced. That helps support the foundation.

1 We were actually probably pretty close to losing
2 this property entirely based on how bad that
3 foundation was. Here's a professional
4 recommendation by Sherwin-Williams indicating that
5 they would go ahead and, basically, to the best of
6 their abilities, waterproof the exterior through a
7 paint process, and that's the -- a process that we
8 would like to be under consideration for. And to
9 clean all the joists. They treat the porous
10 materials. They repair any cracks in the masonry,
11 install any back-up materials. They would prime it
12 with a pigment primer, and then go ahead and apply
13 that topic- -- a coat with acrylic coating, so that
14 way that -- you know, that whole structure can
15 actually be saved. Because as it sits right now, if
16 we could see the wall of water just seep in through
17 the bricks, through the porousness of the bricks,
18 it -- it -- it, you know, (inaudible) potentially be
19 a loss, and us who is in that property for the long
20 term don't want to see that happen, and --

21 THE CHAIR: Mr. Light, your three
22 minute --

23 MR. LIGHT: -- I don't particularly
24 want to see it happen either.

25 THE CHAIR: Your three minutes,

1 Mr. Light. Your three minutes are up.

2 MR. LIGHT: I -- I'm good. If anybody
3 has questions, I'm happy to answer them --

4 THE CHAIR: Oh.

5 MR. LIGHT: -- at this point or any
6 other one.

7 THE CHAIR: Okay. Great. Do we have
8 questions? Commissioner Richter.

9 COMMISSIONER RICHTER: Yes. Good
10 afternoon. I have a question regarding the proposed
11 treatment by Sherwin-Williams. Did they at any
12 point in time, instead of looking at a primer and a
13 paint color, in (inaudible) to you being able to use
14 a clear waterproof elastomeric sealant, that
15 wouldn't change the exterior color, but it does
16 preserve and protect from water penetration in the
17 future. Did you look into that at all?

18 MR. LIGHT: Yes. We -- we did look
19 into that option. That is a very, very viable
20 option. It's an option that we would -- we -- we
21 wouldn't mind, but the -- another big issue that we
22 have at that property is it's consistently getting
23 tagged by graffiti. And the easiest way to cover up
24 graffiti is by painting it. We've -- we've got
25 areas that we've tried to power wash, and it -- it

1 just does not come clean. They're, you know, spray
2 painting brick with -- with spray paint, and it
3 just -- we just can't get it off. That's why we
4 thought, you know, if it's a nice base white as the
5 proposal would be, it would be pretty easy to cover
6 up as it continues to get tagged. And hopefully
7 once we're done with the entire renovation, you
8 know, people will stop tagging at that point.

9 THE CHAIR: Other questions? I have a
10 question for staff.

11 THE STAFF: Uh-huh.

12 THE CHAIR: What -- what does the
13 ordinance say about painting brick?

14 THE STAFF: Basically, that -- I don't
15 have the ordinance directly in front of me, but
16 directly it states that, un- -- unless it's as a
17 last-ditch preservation effort, that previously
18 unpainted brick should remain unpainted.

19 THE CHAIR: Okay. Thank you. I have
20 a question for the speaker.

21 MR. LIGHT: Yes.

22 THE CHAIR: Yeah. In your
23 presentation -- we may have cut you off short. I
24 may have, as the time element here. You know, the
25 burden of proof of all of this is certainly on the

1 Applicant. Do you have evidence of this on- --
2 ongoing constant tagging that's happening on your
3 building?

4 MR. LIGHT: Yes. On the certificate
5 of appropriateness, that was part of some of the
6 pictures that were included.

7 UNIDENTIFIED FEMALE: I can share
8 my -- I can share my screen. Hold on. If -- let's
9 see.

10 THE CHAIR: I think there were two
11 maybe that were part of the brick.

12 UNIDENTIFIED FEMALE: These ones.
13 Uh-huh.

14 MR. LIGHT: So, yeah, we have -- we
15 have the upper -- the top right-hand picture --

16 THE CHAIR: Uh-huh.

17 MR. LIGHT: -- of some spray paint,
18 and then the lower left-hand picture is the spray
19 paint as well. And we've actually -- we have sent a
20 mason out to the brickyard to see if they could find
21 any bricks that were of similar color, of similar
22 age, similar style, and they found a few, but the
23 amount that they would actually need to replace on
24 that particular building -- and, now, you're just
25 seeing five pictures. We have the vertical

1 stairstep cracks throughout because of the -- the
2 foundation was so poor in that building. We've
3 actually -- could probably provide another
4 twenty-five pictures of vertical cracking like that,
5 but, ultimately, you know, best-case scenario, we
6 could have somebody come in and re- -- replace all
7 those bricks, if we were able to find them, but the
8 cost of doing so was just so extravagant compared to
9 an alternative method.

10 THE CHAIR: Okay. By "alternative
11 method" you mean --

12 MR. LIGHT: I mean simply -- simply
13 repairing everything there, doing the proper brick
14 tucks, you know, filling in the gaps where we need
15 to fill in the gaps. You can replace -- you know,
16 we have similar-styled brick that's a different
17 color that we could replace, you know, fill in those
18 areas of the damaged brick, but then ultimately, you
19 know, to keep everything consistent would be to
20 paint that brick, even after the repairs were made.

21 THE CHAIR: All right. So the
22 alternative method you're talking about is painting
23 the brick?

24 MR. LIGHT: Correct. Yeah, correct.
25 I mean, there's -- I mean, the -- the one method

1 would be to replace them and -- because the brick
2 itself was so porous, it's just going to continue to
3 absorb moisture, so we need to figure out a way to
4 actually encapsulate those bricks so we stop, you
5 know, just weeping water into the property.

6 THE CHAIR: Hit the close screen. Do
7 we have any other questions? Commissioner
8 Montgomery?

9 COMMISSIONER MONTGOMERY: Yeah. Me
10 again. I have a couple of questions. One is, what
11 is this brick -- what has made it so incredibly
12 porous? Is it the -- the ingredients from which it
13 was made? And you've already just said it was kind
14 of a rare brick, which argues against painting it.
15 Because if you can't find any replacements, it's a
16 unique brick, and -- and we might want to save it,
17 you can't do it without painting it, so what is
18 (inaudible) -- is it just poor clay or something?
19 Is that it?

20 MR. LIGHT: So I heard -- I heard the
21 first two questions.

22 COMMISSIONER MONTGOMERY: Okay. The
23 first part was what has made it so poor.

24 MR. LIGHT: So I'm not -- I personally
25 am not a hundred percent sure what the brick --

1 brick is actually made up itself. I don't know if
2 it's a clay brick or if it's just regular cinder
3 brick, but there were some loose bricks that they
4 pulled out and tested. I don't think -- I think
5 it's just due to the age, that it is a rarer brick
6 design. You know, 1961 build. It's a, you know,
7 roughly inch and a half by six inches long, you
8 know. It's not a brick that's used kind of in
9 modern construction. You know, like I said, they
10 did find some, but three -- three-quarters of that
11 building is brick facade, and the -- the design of
12 that building, being a U shape, there's -- there's
13 not enough bricks available that -- that we could
14 find or source locally that we could make all the
15 necessary repairs to -- to make it look
16 aesthetically pleasing, I guess.

17 COMMISSIONER MONTGOMERY: Using a
18 clear coat instead of a paint --

19 MR. LIGHT: A clear coat instead of
20 the paint?

21 COMMISSIONER MONTGOMERY: Yeah. So
22 the paint that you're showing in your drawing,
23 you've got that corner detail of the bricks where
24 they're -- they're (inaudible). It's kind of like
25 coin cornering, but where they're not in depth.

1 It's a decorative thing and it's really hidden by
2 the white paint. You're concerned about graffiti,
3 but don't you think, once you've redone the whole
4 building and it looks much nicer and it's full of
5 people, that you might not have a graffiti problem
6 so much? The nicer --

7 MR. LIGHT: That --

8 COMMISSIONER MONTGOMERY: -- the house
9 looks, the less likely the graffiti, is the reality
10 here.

11 MR. LIGHT: Yeah. That -- yeah.
12 That -- that -- that's really what we're hoping for
13 is that, you know, once we do have more occupants in
14 there -- right now currently, the property is a
15 hundred percent vacant because we didn't feel like
16 it was up to the standards that we want to put any
17 of our families into. You know, basically, you
18 know, showing you some of those interior pictures,
19 you probably agree as well. We're ultimately trying
20 to do the best thing that we possibly can for this
21 property and doing it at your discretion. I mean,
22 we -- we, you know, stubbed our toe out of the gate
23 a little bit and -- and realized that we had messed
24 up a couple things, and now we're making sure that
25 we're following all the proper steps, so that way,

1 you know, at least turn out a lot better.

2 COMMISSIONER MONTGOMERY: I've --
3 okay. I've got to tell you, I would be more
4 inclined to like the idea of a clear coat that
5 pre- -- preserves (inaudible) put together so we can
6 see all the details.

7 MR. LIGHT: So the clear coat --
8 there's not an issue with that, but it -- I mean,
9 understand that that would be an effective means for
10 the solution -- a solution to the means, I should
11 say, but my question is, what do we -- what do we
12 then do with all of the very large cracks that run
13 throughout the entire building in the bricks? You
14 know, people that are -- are going to move in are
15 going to say, Oh, man, this thing's going to fall in
16 on us. What's going on here?

17 COMMISSIONER MONTGOMERY: Yeah.

18 MR. LIGHT: You know, it's -- you
19 know, it's -- there's some aesthetics to safety, so
20 if somebody comes in and something appears to be
21 falling apart, they're going to have the assumption
22 that it is falling apart.

23 COMMISSIONER MONTGOMERY: I will tell
24 you, my advice would be, paint it the way -- I mean,
25 clear coat it the way it is because I like to see

1 age. Even (inaudible) age (inaudible) consult and
2 have an idea about how to make them look better
3 before you clear coat it (inaudible) like it stayed
4 the color it is.

5 MR. LIGHT: No, I understand that. I
6 mean, I totally do. And if there is a way that we
7 could clear coat it and be able to keep as many of
8 the existing bricks as possible, we -- we would love
9 to do that. I just -- you know, with -- with all of
10 the cracking that occurred because of the foundation
11 was so -- so bad -- you know, like I said, it just
12 leaves a lot of doubts in potential tenant --
13 tenants' minds, you know, is -- is this -- is this
14 property structurally safe? Is it structurally
15 sound? You know, ultimately, that's what any
16 tenant's primary concern is going to be is, is this
17 property safe, you know, whether it, you know, comes
18 from just standard security by having lights around
19 the property, by having just a property that is
20 aesthetically pleasing and it doesn't have cracks
21 everywhere.

22 THE CHAIRMAN: Thank you, sir.
23 Mr. Miller?

24 MR. MILLER: Yeah. I would just offer
25 an observation that anytime that there is masonry

1 deterioration, it's very important to have a mason
2 who has experience in dealing with masonry on the
3 appropriate means to repair masonry. I -- I would
4 be very concerned that we might think that a coating
5 will actually resolve something that might be a
6 larger issue, and that larger issue should probably
7 be dealt with appropriately first before any kind of
8 coating, whether that is transparent or translucent.
9 So there are some underlying conditions that really
10 would be helpful to understand. Is the issue of
11 water infiltration, is that localized, where is it
12 coming from, is it across the entire building? The
13 nature of cracking. What is causing it? Is it
14 stabilized? Is it ongoing cracking? Because
15 masonry is typically easy to repair, and then
16 sometimes it may be foundation issues. But I think
17 it's important to have the appropriate disciplines
18 weigh in to these matters before a -- a short-term
19 cosmetic solution is arrived at. Because that's --
20 that cosmetic solution, while it may look good for
21 several years, it may inadvertently attract other
22 maintenance issues that would be much larger than
23 the problem that you're having right now.

24 THE CHAIR: Thank you. Commissioner
25 Renaud? Do you have a question?

1 COMMISSIONER RENAUD: Yeah.

2 MR. LIGHT: Can -- can I address that
3 last statement, please?

4 THE CHAIR: Just -- hold on just a
5 minute, sir. Commissioner Renaud?

6 COMMISSIONER RENAUD: Yes. Well, I
7 was just going to mention that -- that typically
8 face brick is only a rain screen. It's -- it's
9 never a -- a water barrier or a vapor barrier. It's
10 the -- it's the lining on the inside, on the
11 structure before the -- the brick is applied, and I
12 know to repair that surface, really the only way
13 would be to remove the brick and (inaudible) on that
14 and replace the brick, which is, you know,
15 incredibly costly. I -- I -- you know, I know it's
16 a difficult situation, but to -- to then count on,
17 you know, paint being your only water barrier -- and
18 I know that happens in wooden houses, you know, that
19 paint is, in fact, the part that -- that -- that
20 keeps water out of the building. It -- it's not the
21 wood itself, so it's a bit of a Catch 22. I
22 understand also that, you know, brick this era --
23 and, in fact -- in fact, the one that was made like
24 this has -- wasn't fired at the same heat that the
25 other more impervious bricks are, and so it does

1 make it more porous, so, effectively, you're wearing
2 out a sponge around the outside of your house or
3 outside of your -- your building. Anyway, I just
4 wanted to make those -- those observations for the
5 rest of the -- the group.

6 THE CHAIR: Thank you. Are there any
7 more questions for our speaker? No? Thank you.
8 Oh --

9 MR. LIGHT: Can I -- may -- may I
10 address the -- the questions that Commissioner --

11 THE CHAIR: Yeah.

12 MR. LIGHT: -- Miller had?

13 THE CHAIR: We have another question,
14 sir, from Commissioner Richter.

15 COMMISSIONER RICHTER: I guess my
16 question would be, have you had a waterproofing
17 company, not a painting company, but a professional
18 waterproofing company do any type of evaluation
19 for -- of your -- of your roof, your -- your wing
20 walls, I mean, the whole exterior. I would just
21 encourage that. I have been successful in
22 maintaining buildings that were built in the '40s
23 that had issues similar and have been successful in
24 working with a waterproofing company instead of just
25 painting everything.

1 MR. LIGHT: Okay. I'm sorry. Can
2 I -- can I address -- I'm going to get too many and
3 I'm not going to remember them all.

4 THE CHAIR: Well, if it's in answer to
5 a question. And then we kind of have to move on.

6 MR. LIGHT: Okay. Well, Commissioner
7 Miller asked where is the problem originating from,
8 and if he could get more information on that, and
9 I -- I -- we have that information. I'd like to
10 share it with you guys at this point. Is that
11 possible?

12 THE CHAIR: Yes.

13 MR. LIGHT: Okay.

14 THE CHAIR: Can we be brief? Brief?

15 MR. LIGHT: Yes. Yes. Yes. So --

16 THE CHAIR: Okay.

17 MR. LIGHT: -- you're a hundred --
18 you're a hundred percent right, Commissioner Miller.
19 The overall issues need to be addressed first.
20 Those issues actually stem from, one, a bad roof,
21 and, two, the foundation was poor, so we went ahead
22 and we did major foundation repairs already, so that
23 way the brick doesn't continue to move and flux over
24 time. So it wouldn't be a temporary cosmetic
25 repair. It would be more of a supplement that would

1 help sustain the longevity of that structure.

2 THE CHAIR: Oh. All right. Thank
3 you.

4 MR. MILLER: I -- I guess the --
5 the -- the follow-up question would be, what work
6 has been done to address the -- the roof?

7 MR. LIGHT: We've -- we've actually
8 replaced the entire roof, and we're -- we're down to
9 the decking, so it has a brand-new thirty-five-year
10 roof, brand-new decking, brand-new drip edge. The
11 property is also going to get brand-new gutters as
12 well. The gutters won't be on the front of the
13 property, but they're going to be on the sides and
14 on the back of the property. Water remediation is
15 going to be key at that property, keeping the water
16 out.

17 THE CHAIR: Thank you, sir.

18 MR. LIGHT: You're welcome. Thank
19 you.

20 THE CHAIR: Do we have any other
21 questions? If not, I'll entertain a motion.

22 COMMISSIONER SHERMAN: Madam Chair?

23 THE CHAIR: Yes, Commissioner Sherman?

24 COMMISSIONER SHERMAN: I have a
25 motion, and in preparation for that motion, I just

1 wanted to point out that the lens we're having to
2 look through is one of compatibility with the
3 district since it's a noncontributing building.
4 Unfortunately, we only have -- in the entire
5 district of over six hundred structures, we've only
6 got two of these garden apartment-style buildings
7 that came in in the '60s, and one of the things that
8 makes Winnetka Heights remarkable and noteworthy is
9 the fact that it is the largest intact, most
10 (inaudible) of Prairie and Craftsman construction in
11 the state of Texas. All the more reason why we have
12 to tread carefully, I think, on what we decide
13 and -- so that frames my motion today, and I move
14 that with respect to all four items, 1 through 4,
15 that we deny without prejudice. The proposed work
16 does not meet the standards in City Code
17 51A-4.501(g) (6) (C) (ii).

18 COMMISSIONER SWANN: I second the
19 motion.

20 THE CHAIR: Thank you, Commissioner
21 Sherman. Thank you, Commissioner Swann for the
22 second. Do we have any discussion?

23 COMMISSIONER SHERMAN: Can I speak to
24 my own motion?

25 THE CHAIR: Absolutely.

1 COMMISSIONER SHERMAN: I believe that
2 the painting of the brick is not compatible with the
3 district. It specifically says the brick will not
4 be painted, it flattens the surface, it removes the
5 textural interest, and for all the reasons that
6 Mr. Murray -- Mr. Miller highlighted for us, I think
7 the situation needs to be investigated further. I
8 believe that the structure does need some kind of
9 closure there to the entrance for security purposes.
10 I don't think the proposed bulletproof glass is
11 anything other than something that makes the
12 structure appear more commercial in nature and less
13 typical of the district. I think that a painted
14 door with maybe divided side lights, as you see on
15 the garden apartments, some of them on Gaston and
16 some of them on Bandera, which I can certainly tell
17 staff about further (inaudible) what I'm talking
18 about, and I think that the light fixtures that are
19 proposed are way too modern. I think that this
20 building has no mid-century modern flare to it. I
21 think (inaudible) involved are not typical of the
22 period and the light that is going to be cast from
23 those is improper. I think that -- let's see. I
24 forgot No. 4, and I don't have it in front of me,
25 but just kind of the reasons why I think --

1 THE CHAIR: Commissioner Sherman,
2 No. 4 was the siding on the rear accessory
3 structure.

4 COMMISSIONER SHERMAN: Yes. And I
5 think the siding on the rear accessory structure
6 kind of goes without saying since (inaudible) is not
7 allowed, but I understand the intent of the
8 Applicant is to have a fresher, cleaner, more
9 attractive building, but I think that the standard's
10 higher than that, and I think our responsibility is
11 higher than that. Thank you.

12 THE CHAIR: Any -- do we have any
13 other discussions? Oh, Ms. -- Ms. Hill?

14 MS. HILL: Yes? That -- that road
15 you-all just did was on the 425 North Rosemont?

16 THE CHAIR: Yes.

17 MS. HILL: Okay. And so it was deny
18 without prejudice all -- everything on there?

19 THE CHAIR: All four. One through
20 four.

21 MS. HILL: Thank you.

22 THE CHAIR: Thank you, ma'am. Uh-huh.
23 I do have -- I have a comment. I do agree with
24 Commissioner Sherman that -- about the period of
25 significance in the early 1960s, that rather being

1 anywhere near to being mid-century modern, I'm more
2 likely to equate this with -- I'm not sure. I would
3 be more likely to equate it with the -- the
4 buildings -- the multifamily buildings that are -- I
5 guess you could refer to it as behind the pink wall
6 over near Preston Road and Thackery. There are a
7 number of buildings that are very similar to this,
8 and there is -- they retain the brick and they have
9 the very, very similar structure as this, and
10 they're also closed in at the front, which I
11 understand how the Applicant would like to do that,
12 but rather with a clear-glass enclosure, those
13 buildings are used with a more of a -- a double
14 front door to make it more like a -- a home. And
15 I'm not sure I -- as a landscape architect, I can't
16 name that architectural style, but I would put that
17 in a different time frame that fits this. And I'm
18 sure there are a number of them down in the Gaston
19 area as well. And I would say the same thing about
20 the light fixtures, that it's just off a little bit
21 on time. And I would give the brick another chance
22 rather than paint it. Certainly -- and for -- for
23 the reason that was suggested already, the
24 articulation of the brick on the corner is simply
25 gone when you paint it white, and it's so important

1 to that building. It -- it's -- it's a building
2 that we've seen before. I've -- I've only been
3 here -- I've been here seven years, and I can't
4 think how many times this building has come to us,
5 and we've made a number of -- of decisions about it,
6 because it's still an important building. And as
7 Commissioner Sherman said, it's one of only two, she
8 said, in the entire district, so it remains
9 important. And I am -- I am thrilled that the
10 Applicant is here today attempting to move forward
11 with the building to perfect it. It needed it.
12 Thank you. Are there any other discussion items?
13 Commissioner Montgomery? Yes.

14 COMMISSIONER MONTGOMERY: The issue of
15 what -- what style it probably is, it's -- it's sort
16 of the kind of colonial revival you saw in the
17 mid-century in a lot of sub- -- suburban elements,
18 sort of (inaudible) strange, to be elegant, and
19 actually black and white color scheme, not white and
20 gray, but using -- if they're chosen, black and
21 white color scheme -- scheme can work very well with
22 that particular style, so suggesting they pull the
23 original style does not necessarily mean drop
24 everything that they had already decided to do. And
25 did we have a second on -- on the motion, or are we

1 still waiting?

2 THE CHAIR: We did. The second was
3 Commissioner Swann.

4 COMMISSIONER MONTGOMERY: Okay. Good.

5 THE CHAIR: So if we do not have any
6 other discussion, we'll vote. All those in favor
7 say, Aye.

8 THE BOARD: Aye.

9 THE CHAIR: Opposed? Seeing none, the
10 motion carries unanimously. The Applicant does have
11 thirty days to appeal this to the Plan Commission
12 (inaudible), because it was denial without
13 prejudice. Thank you for being here today, sir,
14 and -- and taking the time to meet with us and
15 explain some things to us, and we look forward to
16 seeing you again.

17 (End of proceedings.)

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REPORTER'S CERTIFICATE

I, Sarah Bina, Certified Shorthand Reporter in and for the State of Texas, do hereby certify that the foregoing pages is a transcription of the proceedings of the recorded public hearing in the above-entitled matter.

I further certify that I am neither counsel for, related to, nor employed by any of the parties to the action in which this recorded public hearing was taken, and further that I am not financially or otherwise interested in the outcome of the action.

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My commission expires: 02/28/2022