

*January 5, 2015*



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on January 5, 2015 with a briefing at 10:37 a.m. in room 5ES and the public hearing at 1:09 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternate

Michael Amonett  
Mike Birrer  
\*Stephen Birch  
Clint Bowers  
\*Sam Childers

Dustin Gadberry  
Paul Fahrenbruch  
Mattia Flabiano  
John Johnson  
Cris Jordan  
Joel Maten

Katherine Seale, Chair  
\*Diane Sherman  
Daron Tapscott  
Kelli Thomas-Drake  
Emily Williams

The following ex-officio member was present for the meeting: None

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

The following Commissioners were absent for the Meeting: No one

The following Commissioners were absent for the briefing: No one

The following Positions are vacant:

District 10 and District 12

The following Staff was present:

Neva Dean  
Mark Doty  
Jennifer Anderson

Casey Burgess  
Trena Law

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

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

**Briefings:**

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

**Motion was made to rearrange the agenda and take the Miscellaneous Item and D18 together and then C1 – C3 and then D5, D8, D9, D10, D15, D19, D20 and the remaining items in their natural order on the agenda.**

Maker: Maten  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Johnson, Jordan, Maten, \*Sherman, Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**Motion was made to approve Consent Items C1 through C3 following staff recommendation.**

Maker: Maten  
Second: \*Birch  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Johnson, Jordan, Maten, \*Sherman, Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**MISCELLANEOUS ITEM:**

**115 S. CLINTON**

Waiver of the one-year waiting period in order to submit an application to consider removal of a door and installation of a new door previously denied with prejudice by Landmark Commission.

Speakers: For: Issac Martinez, Dustin Lauderdale  
Against: No one

**Motion:**

Waiver of the one-year waiting period in order to submit an application to consider removal of a door and installation of a new door previously denied with prejudice by Landmark Commission. **Denied with the finding of fact that there is insufficient evidence of a change in conditions.**

Maker: Tapscott  
Second: Flabiano  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**CONSENT ITEMS:**

**1. 5812 LA VISTA CT**

Edison/La Vista Court Addition Historic District  
CA145-088(JKA)  
Jennifer Anderson

Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness. Approve -The completed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 4949 SWISS AVE**

Swiss Avenue Historic District  
CA145-012(JKA)  
Jennifer Anderson

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

### 3. 5703 SWISS AVE

Swiss Avenue Historic District  
CA145-093(JKA)  
Jennifer Anderson

Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure. Approve photograph dated 12-16-14 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### DISCUSSION ITEMS:

#### 1. 5907 COLUMBIA AVE

Junius Heights Historic District  
CA145-087(JKA)  
Jennifer Anderson

1. Extend gable on front elevation of main structure.
2. Replace 12 steel windows with 1/1 single-hung vinyl windows.
3. Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors.
4. Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window.
5. Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding.
6. Replace front entry door.
7. Replace automatic garage door.
8. Replace garage entry door in rear of main structure.
9. Install GAF Timberline composition shingles in Weathered Wood color on main structure.

Speakers: For: No one  
Against: No one

#### **Motion:**

1. Extend gable on front elevation of main structure. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 6.1 stating that the historic slope, massing, configuration, and materials of the roof must be preserved and maintained. It is also inconsistent with Section 6.3 stating that the historic eaves, coping, roof trim, and gables must be retained.
2. Replace 12 steel windows with 1/1 single-hung vinyl windows. **Approve** specifications with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors. **Approve** specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window. **Approve** specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. **Approve** specifications and drawings dated 12/16/14 with the finding that the partially completed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, 4.5, and 4.7, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. Replace front entry door. **Approve** specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Replace automatic garage door. **Approve** specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Replace garage entry door in rear of main structure. **Approve** specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install GAF Timberline composition shingles in Weathered Wood color on main structure. **Approve** specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 6.2, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: \*Sherman  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 2 Dist 10 and 12

## 2. 5818 WORTH ST

Junius Heights Historic District  
CD145-011(JKA)  
Jennifer Anderson

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

Speakers: For: Andrew Gilbert, Asst. City Attorney  
Against: No one

### **Motion:**

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Staff recommends an initial suspension period as outlined in 51A-4.501(i)(8)(A)(i).

Maker: \*Birch  
Second: Amonett  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams

Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 2 Dist 10 and 12

### 3. 5317 JUNIUS ST

Munger Place Historic District  
CA145-096(JKA)

Jennifer Anderson

Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

#### **Motion:**

Install 7.5 ' wrought iron security gate in front of the main structure. 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)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 51P-97.111(c)(2)(B)(iii)(aa) stating that fences are not permitted in the front yard.

Maker: Tapscott

Second: \*Birch

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 2 Dist 10 and 12

### 4. 5119 WORTH ST

Munger Place Historic District  
CA145-092(JKA)

Jennifer Anderson

1. Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness.
2. Install stone edging in front of main structure to be flush with ground level. Work partially completed without a Certificate of Appropriateness.
3. Install flagstone veneer on walk in front of main structure.
4. Install outdoor fireplace in rear of the main structure.
5. Install wrought iron gate in driveway of main structure.
6. Install wrought iron fence on northeast side of main structure.

Speakers: For: No one  
Against: No one

#### **Motion:**

1. Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness. **Deny –** The work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(F) stating that replacement of a distinctive feature should match the old in design, color, texture, and materials. **Applicant must submit a new CA for a roll step that matches the previous in profile and materials to the Landmark Commission for approval within 60 days.**
2. Install stone edging in front of main structure to be flush with ground level. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice – edging with stone is not consistent with preservation standard – restoration of flat lawn with a rolled terrace to original condition.**
3. Install flagstone veneer on walk in front of main structure. **Deny – with finding of fact that material not allowed.**
4. Install outdoor fireplace in rear of the main structure. **Deny without prejudice – with finding of fact that not enough detail was provided.**
5. Install wrought iron gate in driveway of main structure. **Deny without prejudice with finding of fact that not enough detail was provided.**
6. Install wrought iron fence on northeast side of main structure. **Deny without prejudice - with finding of fact that not enough detail was provided.**

Maker: \*Birch  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 2 Dist 10 and 12

#### 5. 4721 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District  
CA145-090(JKA)  
Jennifer Anderson

Replace clay tile on roof of main structure with DECRA tile in color "Garnet."

Speakers: For: Richard Wincorn  
Against: No one

#### Motion:

Replace clay tile on roof of main structure with DECRA tile in color "Garnet." **Deny without prejudice with the finding of fact that the applicant is going to come back with a routine maintenance to repair the existing clay tile roof.**

Maker: Flabiano  
Second: \*Sherman  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,

Flabiano, Gadberry, Johnson, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams

Against: - 0  
Absent: - 0  
Vacancies: - 2      Dist 10 and 12

## 6. 4622 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District

CA145-091(JKA)

Jennifer Anderson

Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

### Motion:

Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness. **Deny without prejudice** –The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.10 stating that replacement doors must express mullion size, light configuration, and material to match the original windows and **with the condition that the applicant must come back to the Landmark Commission with a new CA within 90 days.**

Maker: Flabiano

Second: Jordan

Results: 15/0

Ayes: - 15      Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 1      Johnson  
Vacancies: - 2      Dist 10 and 12

**\*Commissioner Birrer was excused and left the meeting for the day.**

## 7. 4323 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA145-097(JKA)

Jennifer Anderson

Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

**Motion:**

Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice - with the condition that the applicant must come back to the Landmark Commission with a new CA within 90 days.** The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate.

Maker: \*Birch  
Second: Thomas-  
Drake  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 2 Birrer, Johnson  
Vacancies: - 2 Dist 10 and 12

**8. 2607 STATE ST**

State Thomas Historic District  
CA145-095(JKA)  
Jennifer Anderson

Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers.

Speakers: For: John Armstrong, Gary Skotnicki  
Against: No one

**Motion:**

Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers. **Approve with conditions with the find of fact that the changes are not detrimental and is consistent with Secretary of Interior Standards #9.**

Maker: \*Birch  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**9. 6241 LA VISTA DR**

Swiss Avenue Historic District  
CA145-094(JKA)  
Jennifer Anderson

Install metal roof on existing rear wing of main structure.

Speakers: For: John Chamberlain  
Against: No one

**Motion:**

Install metal roof on existing rear wing of main structure. **Approve as submitted on 1-5-15 with the finding of fact that the metal roof is in the rear facade and not visible from public access; that the slope is minimal; and also that the applicant has stated that he will use wood for the trim and not hardi plank and meets Secretary of Interior Standard #9.**

Maker: Flabiano  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**10. 5640 SWISS AVE**

Swiss Avenue Historic District  
CA145-079(JKA)  
Jennifer Anderson

1. Install skylights in porte cochere.
2. Install roof tile on port cochere to match roof tile on main structure.
3. Install driveway on southwest side of main structure.

Speakers: For: Adrian Callais  
Against: No one

**Motion:**

1. Install skylights in porte cochere. **Deny** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(N)(v) stating that skylights are only permitted in the rear 50% of the roof of a main building on an interior lot or the roof of an accessory building in the rear yard.
2. Install roof tile on port cochere to match roof tile on main structure. **Approve with conditions** - Approve proposed work with the condition that the tile is an exact match to the existing tile on main structure in material, color, profile, and dimension. The work is consistent with preservation criteria Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install driveway on southwest side of main structure. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent

with preservation criteria Section 51P-63.116(2)(G)(ii)(aa) stating that the maximum permitted width of a driveway in front yard is 10 feet.

Maker: Tapscott

Second: Fahrenbruch

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Johnson, Jordan, Maten, \*Sherman, Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

### 11. 218 N CLIFF ST

Tenth Street Historic District

CD145-010(MD)

Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney

Against: No one

#### **Motion:**

Demolish a 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 City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: Flabiano

Second: Tapscott

Results: 14/0

Ayes: - 14 Amonett, \*Birch, Bowers, \*Childers, Fahrenbruch, Flabiano, Gadberry, Jordan, Maten, \*Sherman, Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 2 Birrer, Johnson  
Vacancies: - 2 Dist 10 and 12

### 12. 230 S CLIFF ST

Tenth Street Historic District

CD145-009(MD)

Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney  
Against: No one

**Motion:**

Demolish a 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 City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: Flabiano

Second: Jordan

Results: 10/4

Ayes:	- 10	Bowers, *Childers, Fahrenbruch, Flabiano, Jordan, Maten, Tapscott, Seale, Thomas-Drake, Williams
Against:	- 4	*Birch, Gadberry, Amonett, *Sherman
Absent:	- 2	Birrer, Johnson
Vacancies:	- 2	Dist 10 and 12

**13. 1419 PLUM ST**

Tenth Street Historic District  
CD145-008(MD)

Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney  
Against: No one

**Motion:**

Demolish a 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 City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: \*Birch

Second: Tapscott

Results: 13/1

Ayes:	- 13	Amonett, *Birch, Bowers, *Childers Fahrenbruch, Flabiano, Jordan, Maten, *Sherman, Tapscott, Seale, Thomas-Drake,
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Against: - 1 Williams  
Absent: - 2 Gadberry  
Vacancies: - 2 Birrer, Johnson  
Dist 10 and 12

**14. 1030 E 9TH ST**

Tenth Street Historic District  
CD145-007(MD)  
Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney  
Against: No one

**Motion #1:**

Demolish a 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 City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: Tapscott  
Second: Jordan  
Results: 6/8

Ayes: - 6 Fahrenbruch, Jordan, Maten, Tapscott,  
Thomas-Drake, Williams  
Against: - 8 \*Birch, Bowers, Gadberry, Amonett, Flabiano,  
\*Childers, \*Sherman, Seale  
Absent: - 2 Birrer, Johnson  
Vacancies: - 2 Dist 10 and 12

**\*Motion Failed.**

**Motion #2:**

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

Maker: \*Birch  
Second: Amonett  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, \*Sherman, Tapscott, Seale, Thomas-  
Drake, Williams  
Against: - 0  
Absent: - 2 Birrer, Johnson  
Vacancies: - 2 Dist 10 and 12

**15. 1107 E 11TH ST**

Tenth Street Historic District  
CD145-003(MD)  
Mark Doty

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

Speakers: For: David Preziosi  
Against: No one

**Motion:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). **Enter into extended suspension period to find interested buyer.**

Maker: Amonett  
Second: \*Sherman  
Results: 15/0

Ayes:	- 15	Amonett, *Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Johnson, Jordan, Maten, *Sherman, Tapscott, Seale, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 0	
Vacancies:	- 2	Dist 10 and 12

**16. 2830 TANNER ST**

Wheatley Place Historic District  
CD145-005(MD)  
Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney  
Against: No one

**Motion:**

Demolish a 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 City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: \*Birch  
Second: Tapscott

Results: 13/1

Ayes:	- 13	Amonett, *Birch, Bowers, *Childers Fahrenbruch, Flabiano, Jordan, Maten, *Sherman, Tapscott, Seale, Thomas-Drake, Williams
Against:	- 1	Gadberry
Absent:	- 2	Birrer, Johnson
Vacancies:	- 2	Dist 10 and 12

### 17. 2835 TANNER ST

Wheatley Place Historic District

CD145-006(MD)

Mark Doty

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

Speakers: For: Andrew Gilbert, Asst. City Attorney

Against: No one

#### **Motion:**

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

Maker: Tapscott

Second: \*Sherman

Results: 14/0

Ayes:	- 14	Amonett, *Birch, Bowers, *Childers Fahrenbruch, Flabiano, Gadberry, Jordan, Maten, *Sherman, Tapscott, Seale, Thomas- Drake, Williams
Against:	- 0	
Absent:	- 2	Birrer, Johnson
Vacancies:	- 2	Dist 10 and 12

### 18. 115 S CLINTON AVE

Winnetka Heights Historic District

CA145-086(MD)

Mark Doty

Remove door on front facade and replace with window.

Speakers: For: Issac Martinez, Dustin Lauderdale

Against: No one

#### **Motion:**

Remove door on front facade and replace with window. **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 that state the total number of door openings in the front facade must be equal or

greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17)(A). Secretary of the Interior Standard #3.

Maker: Tapscott  
Second: Maten  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Johnson, Jordan, Maten, \*Sherman, Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**19. 215 S. Clinton Avenue**

Winnetka Heights Historic District  
CA134-510(MD)  
Mark Doty

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness.

Speakers: For: Jane Rogers  
Against: No one

**Motion#1:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness. **Deny** - The completed 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 that state all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building. Preservation criteria Section 51P-87.117.3 (a)(17)(F)(iii).

Maker: \*Birch  
Second: Gadberry  
Results: 5/10

Ayes: - 5 \*Birch, Gadberry, Thomas-Drake, Birrer, Maten  
Against: - 10 Amonett, Bowers, Fahrenbruch, Flabiano, Johnson, Jordan, \*Sherman, Tapscott, Seale, Williams  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

**\*Motion Failed**

**Motion#2:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - Applicant instructed to work with staff and come back to commission.

Maker: Tapscott  
Second: Flabiano  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 10 and 12

## 20. 114 S WILLOMET AVE

Winnetka Heights Historic District  
CA145-085(MD)  
Mark Doty

Install nine vinyl windows on south and east second floor facades.

Speakers: For: Norma Gutierrez  
Against: No one

### **Motion:**

Install nine vinyl windows on south and east second floor facades. **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 that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).

**\*Commissioner Johnson was excused and left the meeting for the day.**

Maker: \*Birch  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers  
Fahrenbruch, Flabiano, Gadberry, Jordan, Maten,  
\*Sherman, Tapscott, Seale, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 2 Dist 10 and 12

## **OTHER BUSINESS ITEMS:**

Approval of Minutes from the December 1, 2014 Meeting.

Maker: Flabiano  
Second: \*Sherman

Results: 14/0

Ayes:	- 14	Amonett, *Birch, Bowers, *Childers Fahrenbruch, Flabiano, Gadberry, Jordan, Maten, *Sherman, Tapscott, Seale, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 2	Birrer, Johnson
Vacancies:	- 2	Dist 10 and 12

**ADJOURNMENT**

Motion was made to adjourn at 4:34 P.M.

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Katherine D. Seale

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Date