

**April 6, 2015**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on April 6, 2015 with a briefing at 10:44 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:

\* Alternates

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

Ginger Greenberg  
Paul Fahrenbruch  
Mattia Flabiano  
Cris Jordan  
Joel Maten

\*Diane Sherman  
Katherine Seale, Chair  
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: No one

The following Commissioners were absent for the Meeting: **John Johnson**

The following Commissioners were absent for the briefing: **John Johnson**

The following Position is vacant:

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 approve Consent Items C1 through C9, C12, and C14 through C19 following staff recommendations.**

Maker: Maten  
Second: Tapscott  
Results: 15/0

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

**Motion was made to approve C20 following staff recommendation.**

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

Maker: Maten  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Fahrenbruch,  
Flabiano, Gadberry, Jordan, Maten, Tapscott,  
\*Sherman, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 2 Greenberg, Johnson  
Vacancies: - 1 Dist 12

**Motion was made to move C10, C11 and C13 to the Discussion Agenda.**

Maker: Maten  
Second: Tapscott

Results: 15/0

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

**Motion was made to rearrange the agenda and take CR1, C13, D2, D4, D5, D6, D8, D9, D11, D1, D3, D7, D10, C10, and C11.**

Maker: Maten

Second: Tapscott

Results: 15/0

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

**CONSENT ITEMS:**

**1. 1321 COMMERCE ST**

Adolphus Hotel  
CA145-220(MD)  
Mark Doty

Remove 18 windows and decorative metal railing to install temporary construction lift on south facade. Approve with conditions – Approve drawings dated 3/18/15 with the condition that the existing windows and metalwork are removed as gently as possible, documented, and stored appropriately to be re-installed at a later date after the temporary lift is removed, no later than March 1, 2016, with the finding the proposed work is consistent with the criteria for surface materials in the preservation criteria Section 2 and embellishments and detailing in the preservation criteria Section 5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 1419 WASHINGTON ST**

Fair Park Historic District  
CD145-016(MD)  
Mark Doty

Demolish structure using standard: 'noncontributing structure because newer than period of significance'. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**3. 3500 S FITZHUGH AVE**

Fair Park Historic District

CA145-236(MD)

Mark Doty

Remove 49 existing signs and install 28 parking and way finding signage. Approve with conditions - Approve drawing package dated 4/6/2015 with the condition that the approval is for the signage size and location only, with the final verbiage requiring Landmark Commission approval, and a social app is considered in tandem with this program, with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**4. 2000 ELM ST**

Harwood Historic District

CA145-238(MD)

Mark Doty

Replace three antennae, install three antennae, and install nine RRH equipment rooftop of non-contributing parking garage. Approve - Approve drawings dated 3/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**5. 5601 EAST SIDE AVE**

Junius Heights Historic District

CA145-241(JKA)

Jennifer Anderson

Install 3 garage doors on north side of main structure. Approve - Approve specifications submitted 3-16-2015 with finding that the work is consistent with the preservation criteria Section 4.2, 4.8, and 9.7 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**6. 5921 WORTH ST**

Junius Heights Historic District

CA145-243(JKA)

Jennifer Anderson

Install landscaping in parkway. Approve with conditions - Approve landscaping plans dated 3-16-2015 with condition that no hardscaping is installed. 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).

**7. 401 E 6TH ST**

Lake Cliff Historic District

CA145-224(MD)

Mark Doty

Install 48" wide concrete sidewalk. Approve - Approve site plan dated 3/18/15 with the finding the proposed work meets the criteria for building site and landscaping in the preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 5001 JUNIUS ST**

Munger Place Historic District

CA145-248(JKA)

Jennifer Anderson

Install composition shingles on main structure. Brand: Owens Corning, Color: "Driftwood" Approve - Approve specifications submitted on 3-16-15 with the finding that the work is consistent with

preservation criteria Section 51P-97.111(c)(1)(P)(i)(aa) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 4902 TREMONT ST**

Munger Place Historic District  
CA145-247(JKA)  
Jennifer Anderson

Install two light fixtures in rear of main structure. Work completed without a Certificate of Appropriateness. Approve - Approve specifications submitted 3-16-15 with the finding that the completed work is consistent with preservation criteria Section 51P-97.111(c)(2)(D) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 4703 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA145-264(JKA)  
Jennifer Anderson

Construct 1187 sq ft accessory structure in rear of main structure.

Speakers: For: No one  
Against: No one

**Motion:**

Construct 1187 sq ft accessory structure in rear of main structure. **Deny without prejudice due to conflicts within the drawings including building code issues as well as multiple dimensions for the same item.**

Maker: Tapscott  
Second: Jordan  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

**11. 4703 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CD145-017(JKA)  
Jennifer Anderson

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."

Speakers: For: No one  
Against: No one

**Motion:**

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance." **Approve** work with the finding that it meets the standards in City Code Section 51A-

4.501(h)(4)(D). The structure is non-contributing to the historic overlay district; structure is newer than the period of significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the historic overlay district.

Maker: Tapscott  
Second: Jordan  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

## 12. 2501 STATE ST

State Thomas Historic District  
CA145-244(JKA)  
Jennifer Anderson

Install cast stone detailing to facade of previously approved (CA123-276[CH]) new construction. Approve – Approve plans dated 3-19-15 with the finding that the work is compatible with the historic overlay district, consistent with preservation criteria Section 51P-225.109(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

## 13. 6107 BRYAN PKWY (Moved to Discussion)

Swiss Avenue Historic District  
CA145-246(JKA)  
Jennifer Anderson

1. Replace 100% siding on main structure with 12" x 12' fiber cement boards.
2. Replace 100% siding on accessory structure with 12" x 12' fiber cement boards

Speakers: For: Thomas Uraz  
Against: No one

### Motion:

1. Replace 100% siding on main structure with 12" x 12' fiber cement boards. **Approve with conditions** specifications dated 3-16-15 with the conditions that fiber cement boards used are smooth texture only and that they match the existing in profile and dimensions. The proposed work is consistent with preservation criteria Section 51P-63.119(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 100% siding on accessory structure with 12" x 12' fiber cement boards. **Approve with conditions** specifications dated 3-16-15 with the conditions that fiber cement boards used are smooth texture only and that they match the existing in profile and dimensions. The proposed work is consistent with preservation criteria Section 51P-63.119(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Maten  
Second: Flabiano  
Results: 13/2

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

#### 14. 5622 SWISS AVE

Swiss Avenue Historic District  
CA145-240(JKA)  
Jennifer Anderson

1. Remove modern additions on accessory structure. Approve - Approve site plan dated 3-16-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct addition in rear of accessory structure. Approve - Approve plans dated 3-16-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(A), 51P-63.115(d) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install stairs on exterior of accessory structure. Approve - Approve plans dated 3-16-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 15. 1113 E 9TH ST

Tenth Street Historic District  
CA145-229(MD)  
Mark Doty

Plant one peach tree in front yard. Approve - Approve site plan and images dated 3/18/15 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 1.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 16. 1130 E 9TH ST

Tenth Street Historic District  
CA145-230(MD)  
Mark Doty

Remove existing accessible ramp and construct accessible ramp on north facade. Approve - Approve site plan and description dated 3/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 17. 311 LEADS ST

Tenth Street Historic District  
CA145-233(MD)  
Mark Doty

Install two handrails on front steps. Approve – Approve rail design dated 3/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**18. 1323 W DAVIS ST**

Winnetka Heights Historic District

CA145-225(MD)

Mark Doty

Install 3'-0" X 8'-0" attached sign over storefront on south facade. Approve – Approve drawing dated 3/18/15 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 51P-87.117.3(a)(1)(H), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**19. 414 N WINDOMERE AVE**

Winnetka Heights Historic District

CA145-226(MD)

Mark Doty

1. Install two garage doors on accessory structure. Approve - Approve drawings and specifications dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two doors on accessory structure. Approve - Approve drawings and specifications dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct balcony and railing on accessory structure. Approve - Approve drawings and specifications dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install wood, one-over-one windows on accessory structure. Approve - Approve drawings and specifications dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install cedar shingles in gable of accessory structure. Approve - Approve drawings and specifications dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and stain color in the preservation criteria Section 51P-87.111(a)(8)(F)and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install exterior lighting on accessory structure. Approve - Approve specifications dated 3/18/15 with the finding the proposed work is consistent with the criteria outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Paint main and accessory structure. Brand - Sherwin Williams. Main - SW 2811 'Rookwood Blue Green'. Trim - SW 7566 'Westhighland White'. Accent - SW 2809 'Rookwood Shutter Green'. Approve - Approve paint specifications dated 3/18/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**20. 100 S GLASGOW DR (Voted on Separately due to Commissioner conflict)**

Woodrow Wilson High School

CA145-221(MD)

Mark Doty

1. Install four canopy trees and move crepe myrtle trees. **Approve** drawings dated 3/18/15 with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.5, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct 48" chain link fence along Glasgow Drive, west of athletic field and south side of parking lot. **Approve** drawings dated 3/18/15 with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**COURTESY REVIEW ITEM:**

**1. 6025 BRYAN PKWY**

Swiss Avenue Historic District

CR145-005(JKA)

Jennifer Anderson

Courtesy Review – Construct second story addition in rear of main structure.

Speakers: For: No one

Against: No one

**Motion:**

Courtesy Review – Construct second story addition in rear of main structure. **Approve** conceptually with the condition that 1/1 windows are used in the addition and that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.

Maker: Tapscott

Second: Flabiano

Results: 15/0

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

**DISCUSSION ITEMS:**

**1. 4946 VICTOR ST**

Munger Place Historic District

CA145-252(JKA)

Jennifer Anderson

1. Construct 2,504 sq. ft. single family home.
2. Construct 484 sq. ft. accessory structure in rear of single family home.

Speakers: For: No one

Against: No one

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

**Motion:**

1. Construct 2,504 sq. ft. single family home. **Approve with conditions that the king size brick will be changed to standard size brick and the indicated skylight be moved to the rear 50% of the house (roof plan) or deleted completely** – Approve plans and specifications dated 3-16-15 with condition that the lap siding is wood only. The work is compatible with the historic overlay district and consistent with preservation criteria Section 51P-97.111(c)(1). The vinyl windows do not comply with Section 51P-97.111(c)(1)(S)(iii) that specifies that windows must be vinyl-clad or Section 51P-97.111(c)(1)(S)(vii)(cc) stating that all windows on the side facades of a main building must have at least two panes, but 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 it is consistent with the Secretary of Interior standards stating that new construction should be distinguishable from historic structures, it is consistent with the intent of the preservation criteria, and it will not adversely affect the integrity of the historic overlay district.
2. Construct 484 sq. ft. accessory structure in rear of single family home. **Approve** – Approve plans dated 3-16-15 with the finding that the work is compatible with the historic overlay district and consistent with preservation criteria Section 51P-97.111(c)(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Tapscott  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

**2. 4912 WORTH ST**

Munger Place Historic District  
CA145-250(JKA)  
Jennifer Anderson

Install two Shantung Maple trees in parkway.

Speakers: For: Brent Duty  
Against: No one

**Motion:**

Install two Shantung Maple trees in parkway. **Approve** site plan dated 3-16-15 with the finding that the work does not comply with Section 51P-97.111(c)(2)(E)(ii)(aa) stating that trees in the parkway must be selected from the list contained in Exhibit 97N, but 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: Amonett  
Second: Jordan  
Results: 15/0

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

### 3. 1303 MAIN ST

Republic National Bank (Davis) Building  
CA145-222(MD)  
Mark Doty

Install attached hanging sign above front entry.

Speakers: For: No one  
Against: No one

#### **Motion:**

Install attached hanging sign above front entry. **Approve with condition that the attachment detail must occur at existing grout lines** - with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

### 4. 2414 ROUTH ST

State Thomas Historic District  
CA145-242(JKA)  
Jennifer Anderson

1. Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness.
2. Install landscaping in front yard of main structure. Work partially completed without a Certificate of Appropriateness.
3. Install outdoor furniture. Work completed without a Certificate of Appropriateness.

4. Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: Kristyn Bartley, Sarah Momary,  
Against: John Armstrong, Judy Hearst

**Motion:**

1. Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - the completed work is not compatible with Section 51A-4.501(g)(6)(C)(i) because the removal of the previous fence is not consistent with preservation criteria Section 51A-4.501(g)(4)(E) stating that distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
2. Install landscaping in front yard of main structure. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice** - The partially completed work does not meet the criteria in City Code Section 51A-4.501(g)(6)(C)(i) because staff does not believe that the bark mulch compliments the historic character of the main structure or the historic district per Section 51P-225.109(b)(6).
3. Install outdoor furniture. 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 the additional seating is not compliant with the Certificate of Occupancy imposing a maximum seating of 31 persons for a coffee shop specified in City Code Section. 51P-225.106(q)(7)(A).
4. Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness. **Deny** - The completed 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-225.107(h)(2)(A)(iii) stating that detached signs must not be illuminated. **The applicant to reapply within 60 days with new CA for replacing iron fence, new landscape plan, new furniture plans and new sign plan.**

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

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

**5. 5922 SWISS AVE**

Swiss Avenue Historic District  
CA145-249(JKA)  
Jennifer Anderson

Enclose screened in porch in rear of main structure and infill with brick.

Speakers: For: Katie and Steve Trent  
Against: No one

**Motion:**

Enclose screened in porch in rear of main structure and infill with brick. **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 City Code Section 51A-4.501(e)(4)(l) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

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

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

**6. 220 N CLIFF ST**

Tenth Street Historic District  
CA145-235(MD)  
Mark Doty

1. Install concrete driveway.
2. Install two doors in existing door openings on front facade.
3. Install one door in existing opening on rear facade.
4. Install Hardie along foundation skirting.

Speakers: For: Alonzo Harris  
Against: No one

**Motion:**

1. Install concrete driveway. **Approve** site plan dated 3/18/15 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 1.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two doors in existing door openings on front facade. **Approve as submitted on 4-6-2015, model number SH-703 as approved by city staff.**
3. Install one door in existing opening on rear facade. **Approve** door specification dated 3/18/15 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install Hardie along foundation skirting. **Approve with conditions** - Approve proposed Hardie product installation with the condition that only two laps of Hardi siding is installed along the skirting with the finding that although the proposed work does not comply with Section 2.6 that states imitation materials are allowed on accessory structures only, 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: Tapscott  
Results: 15/0

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

### 7. 328 LEADS ST

Tenth Street Historic District  
CA145-234(MD)  
Mark Doty

Install landscaping in front yard, including raised planting area installed without a Certificate of Appropriateness.

Speakers: For: Dennis Luellen, John Hartigan  
Against: No one

#### **Motion:**

Install landscaping in front yard, including raised planting area installed without a Certificate of Appropriateness. **Approve with condition that grass be installed in front yard in all areas with the finding of fact that the structure has been significantly modified as to not impact landscape.**

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

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

### 8. 400 N CLINTON AVE

Winnetka Heights Historic District  
CA145-227(MD)  
Mark Doty

1. Install fence in cornerside yard. Work completed without a Certificate of Appropriateness.
2. Install foundation skirting.
3. Install exterior lighting and mailbox.
4. Install new front door in existing opening.
5. Remove existing French doors on east (rear) facade and install single door.

6. Paint main structure. Brand - Sherwin Williams. Body - SW 7731 'San Antonio Sage'. SW 7637 'Oyster White'. SW 7595 'Sommelier'.
7. Install landscaping.

Speakers: For: Seychelle Engelhard  
Against: No one

**Motion:**

1. Install fence in cornerside yard. Work completed without a Certificate of Appropriateness. **Approve** with the finding of fact the completed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(iii)(aa)(bb),(iv),(v), (D), and (G), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install foundation skirting. **Approve with conditions that skirting to match existing siding at gable with introduction of watertable between shingles and siding. The siding to matching profile and exposure.**
3. Install exterior lighting and mailbox. **Approve** specifications dated 3/18/15 with the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new front door in existing opening. **Approve as submitted on page 6, the six lite door dated 4-6-2015, with the finding of fact that the applicant noted privacy and security issues with existing French door and that other doors of similar style have been approved on this style of home in the neighborhood.**
5. Remove existing French doors on east (rear) facade and install single door. **Approve** door specification and image dated 3/18/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Paint main structure. Brand - Sherwin Williams. Body - SW 7731 'San Antonio Sage'. SW 7637 'Oyster White'. SW 7595 'Sommelier'. **Approve** paint specifications dated 3/18/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install landscaping. **Deny without prejudice** - No landscape plan was submitted for Staff to review.

Maker: Flabiano

Second: Tapscott

Results: 15/0

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

**9. 127 N WILLOMET AVE**

Winnetka Heights Historic District  
CA145-228(MD)

Mark Doty

1. Construct rear addition.

2. Remove vinyl siding and install lap siding over existing asbestos and 117 wood siding. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 7685 - White Raisin - Trim - SW 6151 - Quiver Tan.
3. Install composition shingle roof. Timberline - 'Brandywine Dusk'.
4. Install gable on existing rear addition.
5. Remove one window on east side rear facade and infill with wood siding.
6. Remove window and door on front facade and install new door and sidelights.

Speakers: For: Sergio Zamudio, Karen Cangerri  
Against:

**Motion #1:**

1. Construct rear addition. **Approve** drawings dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove vinyl siding and install lap siding over existing asbestos and 117 wood siding. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 7685 - White Raisin - Trim - SW 6151 - Quiver Tan. **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 existing wood facades must be preserved as wood facades. Preservation criteria Section 51P-87.117.3 (a)(10)(C). Secretary of the Interior's Standards 2 and 6.
3. Install composition shingle roof. Timberline - 'Brandywine Dusk'. **Approve** shingle specification dated 3/18/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install gable on existing rear addition. **Approve** drawings dated 3/18/15 with the condition that **gables should be noted as compliant with the roof plan as opposed to the elevation** with the finding of fact the proposed work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(B) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Remove one window on east side rear facade and infill with wood siding. **Approve** drawings dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove window and door on front facade and install new door and sidelights. **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 window and door openings in the front facade must be equal or greater than the total number of original window and door openings in that facade. Preservation criteria Section 51P-87.111(a)(17)(A). Secretary of the Interiors Standard #3.

Maker: Amonett  
Second: Williams  
Results: 15/0

Ayes: - 15 Amonett, Birrer, Bowers, \*Childers, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, \*Sherman, Seale, Thomas-Drake,  
Williams  
Against: - 0

Absent: - 1 Johnson  
Vacancies: - 1 Dist 12

**\*Motion was made to reconsider Discussion Item #9 regarding request #6.**

**Motion:**

Maker: Maten  
Second: Williams  
Results: 15/0

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

**Motion #2:**

1. Construct rear addition. **Approve** drawings dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove vinyl siding and install lap siding over existing asbestos and 117 wood siding. Paint main and accessory structure. Brand - Sherwin Williams. Body - SW 7685 - White Raisin - Trim - SW 6151 - Quiver Tan. **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 existing wood facades must be preserved as wood facades. Preservation criteria Section 51P-87.117.3 (a)(10)(C). Secretary of the Interior's Standards 2 and 6.
3. Install composition shingle roof. Timberline - 'Brandywine Dusk'. **Approve** shingle specification dated 3/18/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install gable on existing rear addition. **Approve** drawings dated 3/18/15 with the condition that **gables should be noted as compliant with the roof plan as opposed to the elevation** with the finding of fact the proposed work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(B) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Remove one window on east side rear facade and infill with wood siding. **Approve** drawings dated 3/18/15 with the finding of fact the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove window and door on front facade and install new door and sidelights. **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 window and door openings in the front facade must be equal or greater than the total number of original window and door openings in that facade. Preservation criteria Section 51P-87.111(a)(17)(A). Secretary of the Interiors Standard #3.

Maker: Amonett  
Second: Fahrenbruch  
Results: 15/0

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

### 10. 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: No one  
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 a continuing suspension period as outlined in 54A-4.501(i)(8)(A)(iii).

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

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

### 11. 1001 Continental Street Viaduct

Continental Bridge  
Mark Doty

A public hearing to consider initiation of historic designation process for Continental Bridge.

Speakers: For: Alicia Quintans, David Preziosi, Lisa Benskin, Jason Diamond, Sara Stanterford,  
Against:

#### **Motion:**

A public hearing to consider initiation of historic designation process for Continental Bridge.

Maker: Gadberry  
Second: Amonett  
Results: 5/10

Ayes: - 5 Amonett, Birrer, \*Childers, Gadberry, Thomas-Drake  
Against: - 10 Greenberg, Bowers, Tapscott, Maten, Seale, Flabiano, Jordan, Fahrenbruch, Williams, \*Sherman  
Absent: - 1 Johnson  
Vacancies: - 1 Dist 12

**\*Motion Failed**

**\*Commissioner Greenberg was excused and the left the meeting for the day.  
\*Motion was made to reconsider Discussion Item #9 regarding request #6.**

Maker: Maten  
Second: Williams  
Results: 15/0

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

**OTHER BUSINESS ITEMS:**

Approval of Minutes from the March 2, 2015 Meeting.

Maker: \*Childers  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers, Fahrenbruch, Flabiano, Gadberry, Jordan, Maten, Tapscott, \*Sherman, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

Appointment of Connie Marks and Bob Rodriguez to Winnetka Heights Task Force.

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

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

Appointment of Nicholas Maldonado to the Designation Committee.

Maker: Tapscott  
Second: \*Sherman  
Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Fahrenbruch, Flabiano, Gadberry, Jordan,  
Maten, Tapscott, \*Sherman, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 3 Johnson, Greenberg, Seale  
Vacancies: - 1 Dist 12

**ADJOURNMENT**

Motion was made to adjourn at 5:03 P.M.

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Katherine D. Seale

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Date