

**March 2, 2015**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 2, 2015 with a briefing at 10:37 a.m. in room 5ES and the public hearing at 1:30 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  
Dustin Gadberry  
Ginger Greenberg

Paul Fahrenbruch  
Mattia Flabiano  
John Johnson  
Cris Jordan  
Joel Maten

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: No one

The following Commissioners were absent for the briefing:

The following Position is vacant:

District 10

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 C29 and C31 following staff recommendation.**

Maker: Maten  
Second: Amonett  
Results: 15/0

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

**Motion was made to rearrange the agenda and move C30 to Discussion and then hear CR1, CR2, CR3, C30, D1, D2, D5, D3, D4, D6, D7, and D8.**

Maker: Maten  
Second: Tapscott  
Results: 15/0

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

**CONSENT ITEMS:**

**1. 909 1ST AVE**

Fair Park Historic District  
CA145-160(MD)  
Mark Doty

Install LED lighting on Music Hall Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**2. 1010 1ST AVE**

Fair Park Historic District  
CA145-166(MD)  
Mark Doty

Install LED lighting on Automobile Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

**3. 1111 1ST AVE**

Fair Park Historic District  
CA145-164(MD)  
Mark Doty

Install LED lighting on Hall of Religion Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**4. 1112 1ST AVE**

Fair Park Historic District  
CA145-159(MD)  
Mark Doty

Install LED lighting on Old Mill Restaurant. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**5. 1121 1ST AVE**

Fair Park Historic District  
CA145-165(MD)  
Mark Doty

Install LED lighting on Magnolia Lounge. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**6. 3536 GRAND AVE**

Fair Park Historic District  
CA145-157(MD)  
Mark Doty

Install LED lighting on African-American Museum. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 3611 GRAND AVE**

Fair Park Historic District  
CA145-158(MD)  
Mark Doty

Install LED lighting on Museum of Nature and Science Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**8. 3701 GRAND AVE**

Fair Park Historic District  
CA145-163(MD)  
Mark Doty

Install LED lighting on Grand Place Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

**9. 3809 GRAND AVE**

Fair Park Historic District  
CA145-162(MD)  
Mark Doty

Install LED lighting on Tower Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**10. 3601 MARTIN LUTHER KING BLVD**

Fair Park Historic District  
CA145-161(MD)  
Mark Doty

Install LED lighting on Texas Discovery Gardens Building. Approve images and installation specification dated 2/18/15 with the finding that the proposed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(i).

**11. 5536 TREMONT ST**

Junius Heights Historic District  
CA145-186(JKA)  
Jennifer Anderson

1. Construct addition in rear of main structure. Approve plans dated 2-17-15 with the finding that the proposed work is compatible with the historic overlay district, is consistent with preservation criteria Sections 8.1, 8.3, 8.4, 8.5, 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install columns and railing on front porch of main structure. Approve plans dated 2-17-15 with the finding that the proposed work is compatible with the historic overlay district, is consistent with preservation criteria Section 7.2 and 7.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace front door on main structure. Approve specifications provided 2-17-15 with the finding that the proposed work is compatible with the historic overlay district, is consistent with preservation criteria Section 5.1 and 5.2, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace aluminum windows #1-14 on main structure with wood windows. Approve specifications dated 2-17-15 with the finding that the proposed work is compatible with the historic overlay district, is consistent with preservation criteria Section 5.1 and 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. Construct 594 sq. ft. garage in rear of the main structure. Approve specifications and plans dated 2-17-15 with the finding that the proposed work is compatible with the historic overlay district, is consistent with preservation criteria Section 9.1-9.7 and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install fence in side yard of main structure. Approve with conditions – approve the proposed fence with the condition that it is located in the rear 50% of the side yard. The work is compatible with the historic overlay district, is consistent with preservation criteria Section 3.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Approve with conditions - the proposed fence with the condition that it is located in the rear 50% of the side yard. The work is compatible with the historic overlay district, is consistent with preservation criteria Section 3.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **12. 111 E 6TH ST**

Lake Cliff Historic District

CD145-013(MD)

Mark Doty

Demolish accessory 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.

#### **13. 4307 TRELIS CT**

Peak's Suburban Addition Neighborhood Historic District

CA145-199(JKA)

Jennifer Anderson

Replace two front doors on main structure. Approve - Approve with the condition that the applicant uses the door labeled "Option #2" as the replacement door and that "Option #1" is not approved. The work is compatible with the historic overlay district, is consistent with preservation criteria Section 3.10, and meets the standards for City Code Section 51A-4.501(g)(6)(C)(ii).

#### **14. 1409 S LAMAR ST**

Sears Complex-Buildings Historic District

CA145-182(MD)

Mark Doty

1. Install three attached projecting signs on north facade. Work completed without a Certificate of Appropriateness. Approve with the finding the completed work is consistent with the criteria for signage in the preservation criteria Section 18.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install attached projecting illuminated sign on north facade. Work completed without a Certificate of Appropriateness. Approve with the finding the completed work is consistent with the criteria for signage in the preservation criteria Section 18.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **15. 5429 KIWANIS RD**

Sharrock/Niblo Historic District

CA145-181(MD)

Mark Doty

Paint metal structures. Roof panels Factory finish, Cool Zinc Gray. Underside of roof panels - Factory finish, off white (standard color). Steel columns, joists, and beams - Steel, Factory finish, RAL 7042.

Approve paint specification dated 2/18/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**16. 2706 HIBERNIA ST**

State Thomas Historic District  
CA145-190(JKA)  
Jennifer Anderson

Install elevator in rear of the main structure. Approve – Approve plans and specifications provided on 2-17-15 with the finding that the work is compatible with the historic overlay district because it is consistent with preservation criteria Section 51P-225.109(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**17. 6000 BRYAN PKWY**

Swiss Avenue Historic District  
CA145-196(JKA)  
Jennifer Anderson

Replace front door on main structure with wood door. Approve the proposed work with the condition that the door opening size is not altered. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**18. 5204 LIVE OAK ST**

Swiss Avenue Historic District  
CA145-198(JKA)  
Jennifer Anderson

Install landscaping in front yard of main structure. Approve with the condition that no hardscaping is installed and that approval is for plantings only. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the conditions in City Code Section 51A-4.501(g)(6)(C)(i).

**19. 5124 SWISS AVE**

Swiss Avenue Historic District  
CA145-183(JKA)  
Jennifer Anderson

1. Construct loggia in rear of the main structure. Approve site plan and specifications dated 2-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install Jeld-Wen pine French doors on rear of the main structure. Approve plans and specifications with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4501(g)(6)(C)(i).
3. Install two sets of Jeld-Wen pine casement windows in rear of the main structure. Approve plans and specifications with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4501(g)(6)(C)(i).
4. Install stairs on rear of the main structure. Approve site plan and specifications dated 2-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Approve plans and specifications with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4501(g)(6)(C)(i).
5. Infill existing door with 1x3' teardrop siding and install door on adjacent wall. Approve plans and specifications with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4501(g)(6)(C)(i).

6. Replace shiplap siding on loggia with 1x3 teardrop white pine siding. Approve - The proposed work is consistent with preservation criteria Section 51P-63.116(1)(J) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**20. 5527 SWISS AVE**

Swiss Avenue Historic District  
CA145-193(JKA)  
Jennifer Anderson

Install 7' privacy cedar fence and stain using Total Wood Products TWP-102 "Redwood." Approve with conditions - approve site plan and specifications submitted on 2-17-15 with the conditions that the fence is located in the rear 50% of the side yard only and that the applicant obtain a permit from Building Inspection for the work. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

**21. 601 ELM ST**

West End Historic District  
CA145-177(MD)  
Mark Doty

Install 40' x 40' photographic print and non-ferrous anchors on east facade. Approve drawing and image dated 2/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**22. 1701 N MARKET ST**

West End Historic District  
CA145-179(MD)  
Mark Doty

Install three satellite dishes on roof. Approve drawings dated 2/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**23. 1400 W DAVIS ST**

Winnetka Heights Historic District  
CA145-180(MD)  
Mark Doty

Install attached signage on north and east facades. Approve drawings dated 2/18/15 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).

**24. 115 S CLINTON AVE**

Winnetka Heights Historic District  
CA145-170(MD)  
Mark Doty

Install Craftsman style door in existing opening on front facade. Approve door specification dated 2/18/15 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)(ii).

**25. 115 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA145-171(MD)

Mark Doty

Paint main structure. Sherwin Williams. Body - SW 6172 'Hardware'. Trim - SW 6127 'Ivorie'. Accent - SW 6368 'Bakelite Gold'. Approve paint specifications dated 2/18/15 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).

**26. 202 S. EDGEFIELD AVE**

Winnetka Heights Historic District  
CA145-167(MD)

Mark Doty

Paint main structure. Sherwin Williams. Body - SW 7023 'Requisite Gray'. Trim - SW 7006 'Extra White'. Porch floor 'SW7018 'Dovetail'. Approve paint specifications dated 2/18/15 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).

**27. 101 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA145-175(MD)

Mark Doty

1. Install 6'-0" metal fence and gates on north interior side yard. Paint black. Approve site plan and image dated 2/18/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(ii) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood fence in north interior side yard. Approve site plan and image dated 2/18/15 with the finding of fact the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(A),(B),(C)(ii) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**28. 114 S WILLOMET AVE**

Winnetka Heights Historic District  
CA145-173(MD)

Mark Doty

Replace one-over-one window sashes with wood, one-over-one sashes with Low E glass. Approve with conditions – approve window sash specifications dated 2/18/15 with the condition that the window sashes are replaced only with the existing frames and exterior trim remain in place 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)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**29. 202 S WILLOMET AVE**

Winnetka Heights Historic District  
CA145-169(MD)

Mark Doty

Paint main structure. Sherwin Williams. Body - SW 7039 'Virtual Taupe'. Four front doors - SW 6213 'Halcyon Green'. Eaves/overhangs - SW 7723 'Colony Buff'. Approve paint specifications dated 2/18/15 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)(ii).



**30. 122 N WINNETKA AVE (Moved to Discussion)**

Winnetka Heights Historic District  
CA145-172(MD)  
Mark Doty  
Install landscaping in front and rear yard.

Speakers: For: No one  
Against: No one

**Motion:**

Install landscaping in front and rear yard. **Approve with conditions – Approve site plans and images dated 2/18/15 for the front and rear yard** with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1) and (6), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). **The plan for the parkway to be resubmitted to Landmark Commission with lawn types for period of significance.**

Maker: Tapscott  
Second: Flabiano  
Results: 15/0

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

**31. 301 S WINNETKA AVE**

Winnetka Heights Historic District  
CA145-174(MD)  
Mark Doty

Remove existing stair on accessory structure and construct new wood stair and balcony. Approve drawings and specifications dated 2/18/15 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).

**COURTESY REVIEW ITEMS:**

**1. 3500 S FITZHUGH AVE**

Fairpark Historic District  
CR145-002(MD)  
Mark Doty

Courtesy Review – Install parking and wayfinding signage. Approve conceptually with the condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.

Speakers: For: Nancy Mccoy and Don Raines  
Against: No one

**2. 4946 VICTOR ST (BLK M/1430 LT 11)**

Munger Place Historic District  
CR145-004(JKA)  
Jennifer Anderson

Courtesy Review – Construct 3161 sq. ft. single family home. Not supportive - The attached garage does not meet the preservation criteria for Munger Place which specifies that accessory structures must be at least 8 feet from the main building, and because the proposed Hardi Lap siding is not consistent with the preservation guidelines stating that the only permitted facade materials are brick, wood, and stucco and that processed wood products are not permitted. Additionally, staff recommends that the applicant have the plans pre-screened by Building Inspection prior to full review by the Landmark Commission to ensure that the proposed structure meets all setback and lot coverage requirements.

Speakers: For: No one  
Against: No one

**Motion:**

Courtesy Review – Construct 3161 sq. ft. single family home. Not supportive - The attached garage does not meet the preservation criteria for Munger Place which specifies that accessory structures must be at least 8 feet from the main building, and because the proposed Hardi Lap siding is not consistent with the preservation guidelines stating that the only permitted facade materials are brick, wood, and stucco and that processed wood products are not permitted. Additionally, staff recommends that the applicant have the plans pre-screened by Building Inspection prior to full review by the Landmark Commission to ensure that the proposed structure meets all setback and lot coverage requirements.

Maker: Flabiano  
Second: Tapscott  
Results: 15/0

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

**3. 800 MAIN ST**

CR145-003(MD)  
West End Historic District  
Mark Doty

Courtesy Review - Construct parking garage structure. Staff is not supportive of the proposed parking structure due to the substantial increase in height over the 100' currently allowed in the West End historic district.

Speakers: For: James Adams  
Against: No one

**DISCUSSION ITEMS:**

**1. 333 S HARWOOD ST**

Harwood Historic District

CA145-178(MD)

Mark Doty

1. Install decorative doors and sidelights on east facade.
2. Install attached projecting sign on east facade.

Speakers: For: Ted Hamilton

Against: No one

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

**Motion:**

1. Install decorative doors and sidelights on east facade. **Approve - Approve** drawings dated 2/18/15 with the finding that although the proposed work does not comply with Section 3.2 that states replacement doors must express mullion size, light configuration, and material to match original doors, 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.
2. Install attached projecting sign on east facade. **Approve -Approve** drawings dated 2/18/15 with the finding the proposed work is consistent with the criteria for signs in Tract A in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano

Second: Jordan

Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Greenberg, Johnson, Jordan, Maten,  
Tapscott, Seale, Thomas-Drake, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 1 Dist 10

**2. 711 DUMONT ST**

Junius Heights Historic District

CA145-188(JKA)

Jennifer Anderson

1. Install 8' wood fence and gate in side yard and rear of main structure and stain.
2. Install pool in rear of the main structure.
3. Install outdoor kitchen in rear of the main structure.

Speakers: For: Kale Butcher  
Against: No one

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

**Motion:**

1. Install 8' wood fence and gate in side yard and rear of main structure and stain. **Approve with conditions** - Approve with the condition that the fence is located in the rear 50% of the side yard and that the finished side of the fence faces out where it can be seen from the street. The work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install pool in rear of the main structure. **Approve per drawings dated 3-2-15.**
3. Install outdoor kitchen in rear of the main structure. **Approve drawings dated 3-2-15 subject to city building inspection.**

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

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 1 Dist 10

**3. 6034 JUNIUS ST**

Junius Heights Historic District  
CA145-185(JKA)  
Jennifer Anderson

1. Remove non-historic siding to expose original wood siding.
2. Repair wood siding with 1"x6"x10' pine siding.
3. Replace current driveway with brush concrete driveway to match existing.
4. Install 6' wrought iron gate.
5. Replace concrete porch floor with wood floor.
6. Remove door on front of main structure.
7. Restore front door and window on main structure to original configuration.
8. Replace windows with wood 1/1 windows.
9. Paint main structure. Brand: Sherwin Williams. Body: SW7008 "Alabaster;" Trim, front door: SW6992 "Inkwell."

Speakers: For: No one  
Against: No one

**Motion:**

1. Remove non-historic siding to expose original wood siding. **Approve** - Approve the proposed work with the finding that it is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Repair wood siding with 1"x6"x10' pine siding. **Approve** - **Approve** the proposed work with the condition that no more than 20% of the existing wood siding is replaced, and that any replacement

materials matches the existing in profile, material, and dimensions. If more than 20% of replacement is necessary, the applicant is to return to the Landmark Commission for a new Certificate of Appropriateness. The proposed work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Replace current driveway with brush concrete driveway to match existing. **Approve** - Approve the proposed work with the finding that it is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 6' wrought iron gate. **Approve** - **Approve** specifications submitted 2-17-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace concrete porch floor with wood floor. **Deny without prejudice** - the proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because 2D scaled architectural drawings were not provided by the applicant.
6. Remove door on front of main structure. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because 2D scaled architectural drawings were not provided by the applicant.
7. Restore front door and window on main structure to original configuration. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because 2D scaled architectural drawings were not provided by the applicant and because proof of the original door and window configuration was not provided.
8. Replace windows with wood 1/1 windows. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because 2D scaled architectural drawings were not provided by the applicant and because staff does not believe that the window survey photographs provide enough evidence that wholesale replacement of the wood windows is warranted.
9. Paint main structure. Brand: Sherwin Williams. Body: SW7008 "Alabaster;" Trim, front door: SW6992 "Inkwell." **Approve** - **Approve** specifications submitted 2-18-15 with the finding that the work is consistent with preservation criteria Section 4.8 and 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, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 1 Dist 10

#### 4. 4616 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA145-189(JKA)  
Jennifer Anderson

Construct metal accessory structure in rear of main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

**Motion:**

Construct metal accessory structure in rear of main structure. Work completed without a Certificate of Appropriateness. **Deny** with the **recommendation that applicant explore different possibilities with plantings** - The completed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.2 stating that accessory buildings must be compatible with the materials and detailing of the main building, and is not consistent with Section 6.6 stating that accessory buildings must have a minimum rear yard setback of 2'6" with a 1'6" roof overhang encroachment permitted.

Maker: Amonett

Second: Jordan

Results: 14/0

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, Seale, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 Johnson  
Vacancies: - 1 Dist 10

**5. 2608 HIBERNIA ST**

State Thomas Historic District

CA145-187(JKA)

Jennifer Anderson

1. Install addition in rear of the main structure.
2. Replace windows A7-A11 with wood windows on main structure with wood 1/1 windows.
3. Install wood windows labeled A9 and A10 on west elevation of main structure.
4. Remove window on East side of main structure.
5. Relocate door #1, #3, and #4 as shown on plans submitted 2-17-15 and install wood windows in former door opening.
6. Install porch on front facade of main structure.
7. Replace 60% of wood siding on main structure with redwood or western cedar wood siding to match existing.
8. Replace existing fascia and soffits with cement fiber board fascia and soffits on main structure.
9. Install landscaping.

Speakers: For: Jack Erwin, Eric Marye, Judy Hearst

Against: No one

**Motion:**

1. Install addition in rear of the main structure. **Approve** - Approve plans submitted 2-17-15 with the condition that the windows are 1/1 wood windows only **and the texture on the Hardi siding shall be smooth**. The work is compatible with preservation criteria Section 51P-225.109(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace windows A7-A11 with wood windows on main structure with wood 1/1 windows. **Approve** - Approve plans dated 2-17-15 with the condition that the replacement windows are 2/2 wood windows to match the original windows. The work is consistent with preservation criteria Section 51P-225.109(a)(16) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install wood windows labeled A9 and A10 on west elevation of main structure. **Deny without prejudice** - the proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because not enough information was provided to determine if there were originally window openings in these locations.
4. Remove window on East side of main structure. **Approve with the finding of fact that the opening does exist and the opening is just being enlarged on the doorway.**
5. Relocate door #1, #3, and #4 as shown on plans submitted 2-17-15 and install wood windows in former door opening. **Approve - Approve** plans dated 2-17-15 with the finding that the work is consistent with preservation criteria Section 51P-225.109(a)(16) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install porch on front facade of main structure. **Approve** – Approve plans dated 3-2-15 with the condition that the applicant submit pattern for the railing to the Landmark Commission. The work is consistent with preservation criteria Section 51P-225.109(a)(12) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Replace 60% of wood siding on main structure with redwood or western cedar wood siding to match existing. **Approve** - Approve with the condition that no more than 20% of the siding is replaced **including shingles** and that any replacement siding matches the existing in profile, material, and dimensions. **The applicant must document the areas of replacement and submit to staff for documentation.** The proposed work is compatible with preservation criteria Section 51P-225.109(a)(11) and meets the standards in City Code 51A-4.501(g)(6)(C)(i).
8. Replace existing fascia and soffits with cement fiber board fascia and soffits on main structure. **Approve with the condition** that no more than 20% of the fascia and soffits is replaced and that any replacement siding matches the existing in profile, material, and dimensions. Wood, only, cement fiber board not approved. The proposed work is compatible with preservation criteria Section 51P-225.109(a)(11); City Code Section 51A-4.501(e)(4)(F) stating that deteriorated historic features will be repaired rather than replaced and that the replacement will match the old in design, color, texture, and materials; and meets the standards in City Code 51A-4.501(g)(6)(C)(i).
9. Install landscaping. Approve - **Approve** plans dated 2-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-225.109(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: \*Birch

Results: 15/0

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

Against: - 0

Absent: - 0

Vacancies: - 1 Dist 10

## 6. 6107 BRYAN PKWY

Swiss Avenue Historic District

CA145-191(JKA)

Jennifer Anderson

1. Replace front door on main structure.
2. Install 6' wood fence and gate and stain using Sherwin Williams SW3501 "Redwood."
3. Replace 90% wood siding on main structure with fiber cement 12" x 12' wood grain texture boards.
4. Replace 60% of trim and fascia on main structure with wood grain imprinted composite trim.

5. Replace 90% wood siding on accessory structure with fiber cement 12" x 12' wood grain texture boards.
6. Replace garage door on accessory structure.

Speakers: For:

Against: No one

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

**Motion:**

1. Replace front door on main structure. **Approve - Approve** specifications dated 2-17-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 6' wood fence and gate and stain using Sherwin Williams SW3501 "Redwood." **Approve - Approve** site plan and specifications dated 2-17-15 with the finding that the work is compatible with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace 90% wood siding on main structure with fiber cement 12" x 12' wood grain texture boards. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because staff does not feel that the applicant has proven that the existing siding warrants more than 20% replacement and because having two types of siding on the facade would create a mismatch of textures.
4. Replace 60% of trim and fascia on main structure with wood grain imprinted composite trim. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because staff does not feel that the applicant has proven that the existing trim and fascia warrants more than 20% replacement and because having two types of trim on the facade would create a mismatch of textures.
5. Replace 90% wood siding on accessory structure with fiber cement 12" x 12' wood grain texture boards. **Deny without prejudice** - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because staff does not feel that the applicant has proven that the existing siding warrants more than 20% replacement and because having two types of siding on the facade would create a mismatch of textures.
6. Replace garage door on accessory structure. **Approve - Approve** specifications dated 2-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(A) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Amonett

Results: 13/0

Ayes:	- 13	Amonett, *Birch, Birrer, Bowers, Fahrenbruch, Flabiano, Gadberry, Greenberg, Jordan, Maten, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 2	Johnson, Seale
Vacancies:	- 1	Dist 10



## 7. 5622 SWISS AVE

Swiss Avenue Historic District  
CA145-192(JKA)  
Jennifer Anderson

1. Remove extensions on accessory structure in rear of the main structure.
2. Replace stairs on accessory structure in rear of the main structure.
3. Repair siding on accessory structure in rear of the main structure.
4. Repair concrete slab on accessory structure in rear of the main structure.
5. Replace wood windows with wood windows to match existing.
6. Install addition in rear of existing accessory structure.

Speakers: For: No one  
Against: No one

### Motion:

1. Remove extensions on accessory structure in rear of the 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 a site survey was not submitted for the work **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**
2. Replace stairs on accessory structure in rear of the 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 a site survey was not submitted for the work **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**
3. Repair siding on accessory structure in rear of the 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 specifications for the replacement siding or an estimate of how much siding would require replacement was not submitted **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**
4. Repair concrete slab on accessory structure in rear of the 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 a site survey was not submitted **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**
5. Replace wood windows with wood windows to match existing. **Deny without prejudice** - the proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because a window survey was not submitted by the applicant **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**
6. Install addition in rear of existing accessory structure. **Deny without prejudice** - the proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because 2D scaled architectural drawings of the floor plan, foundation plan, roof plan, all elevations, and an official site survey were not submitted by the applicant for the work **and there was a complete lack of detailed drawings and information filed by the applicant to support their application.**

Maker: Flabiano  
Second: \*Birch  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, Thomas-Drake, Williams  
Against: - 0

Absent: - 2 Johnson, Seale  
Vacancies: - 1 Dist 10

**8. 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: Andrew Gilbert  
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: Tapscott  
Second: Jordan  
Results: 11/2

Ayes: - 11 \*Birch, Bowers, Fahrenbruch, Flabiano,  
Gadberry, Greenberg, Jordan, Maten, Tapscott,  
Thomas-Drake, Williams  
Against: - 2 Birrer, Amonett  
Absent: - 2 Johnson, Seale  
Vacancies: - 1 Dist 10

**OTHER BUSINESS ITEMS:**

Approval of Minutes from the March 2, 2015 Meeting.

Maker: Flabiano  
Second: \*Birch  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, Bowers, Fahrenbruch,  
Flabiano, Gadberry, Greenberg, Jordan, Maten,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 2 Johnson, Seale  
Vacancies: - 1 Dist 10

**ADJOURNMENT**

Motion was made to adjourn at 3:51 P.M.

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Katherine D. Seale

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Date