

**May 2, 2016**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on May 2, 2016 with a briefing at 10:38 a.m. in room 5ES and the public hearing at 1:01 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett  
Clint Bowers  
Mike Birrer  
\*Sam Childers  
Mattia Flabiano

John Johnson  
Cris Jordan  
Joel Maten  
\*Evelyn Montgomery

Amie Parsons  
Katherine Seale, Chair  
Daron Tapscott  
Emily Williams

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

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

The following Commissioners were absent for the Meeting: **Dustin Gadberry, Sean Tate**

The following Commissioners were absent for the briefing: **Dustin Gadberry**

The following Position is vacant: District 4 and District 10

The following Staff was present:

Neva Dean  
Mark Doty

Jennifer Anderson  
Marsha Prior

Laura Morrison  
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 move C3 to the Discussion agenda.**

Maker: Birrer  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

**Motion was made approve Consent Items C1, C2, C4, C5, C7 through C16 and C18 through C23 following staff recommendation.**

Maker: Birrer  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

**Motion was made approve C6 and C17 following staff recommendation.**

Maker: Birrer  
Second: Amonett  
Results: 11/0

Ayes: - 11 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Maten, \*Montgomery, Parsons, Seale,  
Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate , Tapscott, Jordan  
Vacancies: - 2 4 and 10

**Motion was made to rearrange the agenda and take CR1, C3, D3, D4, D7, D8, D12 and the remaining items in their natural order on the agenda.**

Maker: Birrer  
Second: Jordan  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

**CONSENT ITEMS:**

**1. 3750 COTTON BOWL PLZ**

Fair Park Historic District  
CA156-430(MD)  
Mark Doty

Modify and upgrade existing cellular antennae and equipment. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**2. 1620 1ST AVE**

Fair Park Historic District  
CA156-420(MD)  
Mark Doty

1. Extend accessible ramp on south facade. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace transom window over south facade entry door. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install activation switch/push plate at south facade entry door. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Install handrails at south entry. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install handrails at east entry. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install door and sidelights in north entry. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct accessible ramp to north entry. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install generator and chain link fencing on west side of building. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Infill louver openings on north exterior wall with painted brick to match. Approve drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 3. 611 N GLASGOW DR (Moved to Discussion)

Junius Heights Historic District  
CA156-431(MP)  
Marsha Prior

1. Install sliding doors on right elevation instead of French doors previously approved.
2. Add two wood, double hung windows on right side of rear elevation where French doors were previously approved.
3. Shorten length of previously approved side porch and covering on right (west) elevation.

Speakers: For: Christopher Lamont  
Against: Laura Koppang

#### Motion:

1. Install sliding doors on right elevation instead of French doors previously approved. **Approve** specifications dated 04/15/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed sliding glass doors are an appropriate, commonly used style, and are compatible with the historic overlay district.
2. Add two wood, double hung windows on right side of rear elevation where French doors were previously approved. **Approve** specifications dated 04/15/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed windows are an appropriate, commonly used style, and are compatible with the historic overlay district.
3. Shorten length of previously approved side porch and covering on right (west) elevation. **Approve** proposed change with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed length for a covered porch is appropriate for porch coverings, and is compatible with the historic overlay district.

Maker: Flabiano  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

#### 4. 5528 JUNIUS ST

Junius Heights Historic District  
CA156-417(MP)  
Marsha Prior

Construct detached garage. Approve with conditions - Approve plans dated 04/15/2016 with the condition that the roof overhang not exceed 1.5 feet and that only one garage door is installed on structure with the finding of fact the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, and 9.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 5. 300 E COLORADO BLVD

Lake Cliff Historic District  
CA156-422(MD)  
Mark Doty

Construct seat wall in Lake Cliff Park. Approve drawings dated 4/20/16 with the finding of fact the proposed work is consistent with the criteria for site elements in the preservation criteria Section 12.4(e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### 6. 4908 JUNIUS ST (voted on separately)

Munger Place Historic District  
CA156-448(JKA)  
Jennifer Anderson

1. Construct addition on rear of the main structure. Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove 3 windows from rear of the main structure. Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
3. Shorten window in rear of the main structure. Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

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

Maker: Birrer  
Second: Amonett  
Results: 12/0

Ayes: - 12 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Maten, \*Montgomery, Parsons, Seale,  
Tapscott, Williams  
Against: - 0  
Absent: - 3 Gadberry, Tate, Jordan  
Vacancies: - 2 4 and 10

## **7. 5120 TREMONT ST**

Munger Place Historic District  
CA156-442(JKA)  
Jennifer Anderson

1. Install pool in rear of the main structure. Approve site plan dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.106(d)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install planter bed in rear of the main structure. Approve with conditions - Approve site plan dated 4-18-16 with the condition that the retaining wall does not exceed 6 inches in height. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in rear of the main structure. Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-97.111(c)(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **8. 4722 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-434(JKA)  
Jennifer Anderson

1. Remove asbestos siding to expose original wood siding. Approve with conditions - Approve proposed work with the condition that the applicant will obtain a new CA if any of the original wood siding requires replacement. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace wood porch. Approve specifications dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Coat metal roof on main structure. Approve with conditions - Approve specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 3.17 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **9. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-433(JKA)  
Jennifer Anderson

1. Remove stair in rear of the main structure. Approve the proposed work with the finding that the work meets the standards in City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.
2. Install electric gate and entry box. Approve plans and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lighting in parking lot. Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install dumpster enclosure. Approve site plan and specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install electric meters in rear of main structures. Approve specifications dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. Stain wood fencing using Minwax "English Chestnut 233" stain. Approve specifications dated 4-18-16 with the finding that the proposed work meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i) since the stain color is appropriate to the structure and to the historic overlay district.

**10. 4422 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-440(JKA)  
Jennifer Anderson

1. Construct single-family home. Approve plans and specifications dated 4-18-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct accessory structure. Approve plans and specifications dated 4-18-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install 8' board-on-board fence. Approve plans and specifications dated 4-18-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**11. 4322 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-444(JKA)  
Jennifer Anderson

Install landscaping in front of main structure. Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is compatible with the historic overlay district.

**12. 4402 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-445(JKA)  
Jennifer Anderson

Install landscaping. Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is compatible with the historic overlay district.

**13. 4414 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-446(JKA)  
Jennifer Anderson

Install landscaping. Approve site plan and specifications dated 4-18-16 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is compatible with the historic overlay district.

**14. 4317 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-443(JKA)  
Jennifer Anderson

1. Remove two doors on rear of main structure and install two fixed plate windows in same location. Approve - The proposed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace door on rear of the main structure with a 15-lite door. Approve photograph dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping beds in front of the main structure. Approve site plan dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 6' wood fence. Approve site plan and specifications dated 4-19-16 with the finding that the work is consistent with preservation criteria Section 2.11(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**15. 6048 BRYAN PKWY**

Swiss Avenue Historic District

CA156-447(JKA)

Jennifer Anderson

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness. Approve plans and specifications dated 4-18-16 with the condition that the structure has a minimum 5' rear yard setback. The partially completed work is consistent with preservation criteria Section 51P-63.119(a)(1), Section 51P-63.119(a), and Section 51P-63.118(f)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

**16. 6048 BRYAN PKWY**

Swiss Avenue Historic District

CD156-011(JKA)

Jennifer Anderson

Demolish accessory structure in rear of the main structure using the standard "replace structure with a more appropriate structure." Work completed without a Certificate of Appropriateness. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure.

**17. 5125 SWISS AVE (Voted on Separately)**

Swiss Avenue Historic District

CA156-439(JKA)

Jennifer Anderson

1. Install terrace in rear of the main structure. **Approve** plans dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and meets the standards for City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace windows in rear of the main structure. **Approve** plans dated 4-18-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.110(e)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace siding in rear of the main structure. **Approve** plans dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(J)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Maker: Birrer  
Second: Jordan  
Results: 12/0

Ayes: - 12 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Williams  
Against: - 0  
Absent: - 3 Gadberry, Tate, Tapscott  
Vacancies: - 2 4 and 10

### 18. 319 N CLINTON AVE

Winnetka Heights Historic District  
CA156-428(MD)  
Mark Doty

1. Replace non-historic front door with Craftsman style door. Approve with conditions - Approve drawings and door specification dated 4/20/16 with the condition that new wood siding used to infill where the non-historic sidelights were removed matches the existing wood siding 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)(F)(i) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct fireplace on north facade. Approve drawings and brick specification dated 4/20/16 with the finding of fact the proposed work is consistent with the criteria for chimneys in Section 51P-87.111(a)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 19. 336 S EDGEFIELD AVE

Winnetka Heights Historic District  
CA156-429(MD)  
Mark Doty

Paint main and accessory structure. Approve paint specifications dated 4/20/16 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. 122 N MONTCLAIR AVE

Winnetka Heights Historic District  
CA156-425(MD)  
Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 2848 'Roycroft Pewter'. Trim - SW2827 'Colonial Revival Stone'. Accent - SW 2837 'Aurora Brown'. Approve paint specifications dated 4/20/16 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).

### 21. 127 N MONTCLAIR AVE

Winnetka Heights Historic District  
CA156-426(MD)  
Mark Doty

Construct two-story accessory structure in rear yard. Approve drawings and specifications dated 4/20/16 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).

## **22. 116 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA156-424(MD)

Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 7008 'Alabaster'. Trim/Skirting - SW 7745 'Muddled Basil'. Window accent - SW 7585 'Sun Dried Tomato'. Approve - Approve paint specifications dated 4/20/16 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).

## **23. 314 S WILLOMET AVE**

Winnetka Heights Historic District  
CA156-423(MD)

Mark Doty

Construct accessory structure in rear yard. Approve drawings and specifications dated 4/20/16 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).

## **COURTESY REVIEW ITEM:**

### **1. 1321 COMMERCE ST**

Adolphus Historic District  
CR156-006(MD)

Mark Doty

Courtesy Review - Construct new storefront and entry area on Commerce Street. Approve conceptually with the suggestion that the canopy design is simplified and the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Joel Brown, Harvey Reske

Against: No one

**\*No formal motion made on this item.**

## **DISCUSSION ITEMS:**

### **1. 6000 JUNIUS ST**

Junius Heights Historic District  
CA156-416(MP)

Marsha Prior

1. Replace wood porch floor with new wood, changing direction of boards and paint, using Brand: Sherwin Williams. Trim: SW 2801 "Rookwood Dark Red."
2. Rebuild wood porch railings and paint.
3. Replace existing porch columns with brick and wood columns accented with wood molding and brick wings, and paint.

Speakers: For: No one  
Against: No one

**Motion:**

1. Replace wood porch floor with new wood, changing direction of boards and paint, using Brand: Sherwin Williams. Trim: SW 2801 "Rookwood Dark Red." **Approve with conditions** – Approve proposed work with condition that new wood porch floor is an exact match in materials and dimensions with the finding the work is consistent with preservation criteria Section 7.4 for porch floors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Rebuild wood porch railings and paint. **Approve with conditions** – Approve proposed work with condition that railings are an exact match in material, profile, dimensions, and spatial alignment with the finding the work is consistent with preservation criteria Section 7.1 for historic porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing porch columns with brick and wood columns accented with wood molding and brick wings, and paint. **Approve with conditions – with the condition that the applicant returns with submitted detailed drawing of proposed column.**

Maker: Tapscott

Second: Amonett

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, Maten, \*Montgomery, Parsons, Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**2. 729 RIDGEWAY ST**

Junius Heights Historic District

CA156-415(MP)

Marsha Prior

1. Remove plants in front and install new plants in front, side, and back yards.
2. Rebuild driveway wood gate and install metal automatic gate using original wood slats, and stain using Brand: Sherwin Williams. Body: SW 3034 Cedar.
3. Move AC unit to back yard location near fence line.

Speakers: For: No one  
Against: No one

**Motion:**

1. Remove plants in front and install new plants in front, side, and back yards. **Approve** - Approve landscape plan dated 04/15/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Rebuild driveway wood gate and install metal automatic gate using original wood slats, and stain using Brand: Sherwin Williams. Body: SW 3034 Cedar. **Approve.**
3. Move AC unit to back yard location near fence line. **Approve with conditions** – Approve site plan dated 04/15/2016 with condition that the AC unit is not visible from the street with the finding the

work is consistent with preservation criteria Section 3.4 for mechanical equipment and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Maten  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

### 3. 5534 VICTOR ST

Junius Heights Historic District  
CA156-418(MP)  
Marsha Prior

Replace fence on back lot line and west side with wood fence. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: Laura Koppang

#### **Motion:**

Replace fence on back lot line and west side with wood fence. Work completed without a Certificate of Appropriateness. **Approve with the conditions** that the fence must align with the neighbors fence and be 50% open.

Maker: Tapscott  
Second: Maten  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

### 4. 4318 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District  
CA156-438(JKA)  
Jennifer Anderson

1. Install wood windows with vinyl jambs and wood inserts on main structure.
2. Replace door on main structure.

Speakers: For: Mordecai Langer  
Against: No one

**Motion:**

1. Install wood windows with vinyl jambs and wood inserts on main structure. **Approve with the finding of fact that** while it is not consistent with Preservation Criteria Section 3.10, the request is not detrimental to the overall structure.
2. Replace door on main structure. **Approve.**

Maker: Tapscott

Second: Jordan

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**5. 4719 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District

CA156-441(JKA)

Jennifer Anderson

1. Remove brick lead walk and install concrete lead walk in same footprint.
2. Remove brick steps in front of main structure and install concrete steps with matching profile.
3. Remove brick front porch and install concrete porch in same footprint.
4. Expand width of brick steps on rear of the main structure using brick that matches existing.
5. Install 36" railing on front steps of main structure.
6. Install 36" metal railing on rear steps of main structure.

Speakers: For: No one  
Against: No one

**Motion:**

1. Remove brick lead walk and install concrete lead walk in same footprint. **Approve with conditions** - Approve site plan with the conditions that the material is brush finish concrete, that the footprint of the walk does not change from existing, and that the roll steps are not removed or altered. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove brick steps in front of main structure and install concrete steps with matching profile. **Approve with conditions** - Approve with the condition that the steps are brush finish concrete. The proposed work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove brick front porch and install concrete porch in same footprint. **Approve with Conditions** - Approve with the condition that the finish is brush finish concrete. The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Expand width of brick steps on rear of the main structure using brick that matches existing. **Approve** photograph dated 4-18-16 with the finding that the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 36" railing on front steps of main structure. **Approve with Conditions** - Approve photograph dated 4-18-16 with the condition that the hand rails are an exact match to the existing porch railing in material, design, and height. The work is consistent with City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.
6. Install 36" metal railing on rear steps of main structure. **Approve with Conditions** - Approve photograph dated 4-18-16 with the finding that the work is consistent with City Code Section 51-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance and use of the structure or historic overlay district.

Maker: Flabiano  
Second: Johnson  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

## 6. 4719 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA156-435(JKA)  
Jennifer Anderson

1. Remove seven windows in rear of the main structure. Work completed without a Certificate of Appropriateness.
2. Install two 8-lite windows in rear of the main structure. Work completed without a Certificate of Appropriateness.
3. Install electric wrought-iron gate. Work completed without a Certificate of Appropriateness.
4. Install crushed concrete or paved concrete driveway in rear of the main structure.

Speakers: For: Art Trejo  
Against: No one

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

### Motion:

1. Remove seven windows in rear of the main structure. 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 not consistent with preservation criteria Section 3.3 stating that the existing solid-to-void ratio of non-protected facades should be maintained as much as practical.

2. Install two 8-lite windows in rear 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)(i) because it is not consistent with preservation criteria Section 3.3 stating that alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
3. Install electric wrought-iron gate. **Approve with conditions that wrought iron gate be modified to be horizontal across the top per citation.**
4. Install crushed concrete or paved concrete driveway in rear of the main structure. **Approve with conditions** - Approve site plan dated 4-18-16 with the condition that the material used for the driveway is brush finish concrete only. The work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott  
Second: Flabiano  
Results: 12/0

Ayes: - 12 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Seale,  
Tapscott, Williams  
Against: - 0  
Absent: - 3 Gadberry, Tate, Parsons  
Vacancies: - 2 4 and 10

## 7. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District  
CA156-437(JKA)  
Jennifer Anderson

Paint mural on side of main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

### **Motion:**

Paint mural on side of main structure. 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 not consistent with preservation criteria Section 3.7 stating that all structures must have a dominant color and no more than three trim colors, including any accent colors; does not comply with the proper location of dominant, trim, and accent colors shown in Addendum D; and because the completed work would have an adverse effect on the historic overlay district since the mural is not complementary to the overall character of the district.

Maker: Johnson  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

### 8. 2529 PARK ROW AVE

South Blvd/Park Row Historic District  
CA156-419(MP)  
Marsha Prior

1. Remove existing driveway debris and pour new solid concrete driveway. Work completed without a Certificate of Appropriateness.
2. Remove and replace roof shingles, changing color from brown to grey.
3. Remove brick on exterior walls and porch columns, clean, and reinstall bricks with grey mortar. Work initiated without a Certificate of Appropriateness.

Speakers: For: Paul Janicek  
Against: No one

#### Motion:

1. Remove existing driveway debris and pour new solid concrete driveway. Work completed without a Certificate of Appropriateness. **Approve with conditions that the drive between existing and front façade to be “ribbon” drive as this is a character defining feature.**
2. Remove and replace roof shingles, changing color from brown to grey. **Approve** specifications dated 04/15/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove brick on exterior walls and porch columns, clean, and reinstall bricks with grey mortar. Work initiated without a Certificate of Appropriateness. **Approve with conditions that the mortar be either “charcoal gray” or “black”.**

Maker: Tapscott  
Second: Flabiano  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

### 9. 5614 SWISS AVE

Swiss Avenue Historic District  
CA156-436(JKA)  
Jennifer Anderson

1. Replace 100% of siding on rear addition with 8" T1-11 siding. Work completed without a Certificate of Appropriateness.
2. Modify roof on addition. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

**Motion:**

1. Replace 100% of siding on rear addition with 8" T1-11 siding. Work completed without a Certificate of Appropriateness. **Deny** - The completed work does not meet that standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(B) stating that all additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.
2. Modify roof on addition. **Deny** - The completed work does not meet that standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(B) stating that all additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

Maker: Williams

Second: Tapscott

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**10. 2802 DATHE ST**

Wheatley Place Historic District

CA156-421(MD)

Mark Doty

Install two vinyl, six-over-six windows on north facade. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

**Motion:**

Install two vinyl, six-over-six windows on north facade. **Approve.**

Maker: Tapscott

Second: Amonett

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**11. 3520 MEADOW ST**

Wheatley Place Historic District  
CD156-010(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  
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: Johnson

Second: Tapscott

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, Maten, \*Montgomery, Parsons, Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**12. 319 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-427(MD)

1. Mark D Replace 27 windows with wood, Pella custom windows to match
2. Remove two windows on rear facade and install doors.
3. Replace doors on rear elevation.
4. Install doors on rear elevation.
5. Paint main and accessory structure. Brand - Benjamin Moore. Body - #1611 'Graytint'. Trim - #2143-70 'Simply White'. Windows/doors - SW 6988 'Bohemian Black'.
6. Install composition shingle roof. Color - Color Harbor Fog.
7. Construct masonry chimney. Work completed without a Certificate of Appropriateness.oty

Speakers: For: Bill Cates, Russell Peters  
Against: No one

**Motion:**

1. Replace 27 windows with wood, Pella custom windows to match. **Approved with conditions – front façade windows will be repaired and retained, north façade first floor windows be repaired and retained, second floor north façade and rear and south façade windows can be replaced per**

submitted drawings. Existing window number 5 with the floretine glass shall be retained, repaired and revised in bathroom.

2. Remove two windows on rear facade and install doors. **Approve** drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace doors on rear elevation. **Approve** drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install doors on rear elevation. **Approve** drawings dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Paint main and accessory structure. Brand - Benjamin Moore. Body - #1611 'Graytint'. Trim - #2143-70 'Simply White'. Windows/doors - SW 6988 'Bohemian Black'. **Approve** paint specification dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install composition shingle roof. Color - Color Harbor Fog. **Approve** roof specification dated 4/20/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Construct masonry chimney. Work completed without a Certificate of Appropriateness. **Approve** with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

Approval of Minutes from April 4, 2016.

Maker: Flabiano  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams  
Against: - 0  
Absent: - 2 Gadberry, Tate  
Vacancies: - 2 4 and 10

Appointment of Bill Hersch to the Peak's Suburban Task Force.

Maker: Flabiano

Second: Tapscott

Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, Maten, \*Montgomery, Parsons,  
Seale, Tapscott, Williams

Against: - 0

Absent: - 2 Gadberry, Tate

Vacancies: - 2 4 and 10

**ADJOURNMENT**

Motion was made to adjourn at 3:40 P.M.

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Katherine Seale, Chair

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Date