

**December 7, 2015**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on December 7, 2015 with a briefing at 11:07 a.m. in room 5ES and the public hearing at 1:15 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

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

Mattia Flabiano  
Dustin Gadberry  
Cris Jordan  
John Johnson  
Joel Maten

Amie Parsons  
\*Diane Sherman  
Daron Tapscott  
Kelli Thomas-Drake  
Emily Williams

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

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

The following Commissioners were absent for the Meeting: **Katherine Seale, Chair**

The following Commissioners were absent for the briefing: **Katherine Seale, Chair**

The following Position is vacant: District 7 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 C6, C13, C14, C15, C16, C17, and C25 to the Discussion Docket.**

Maker: Flabiano  
Second: Tapscott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**Motion was made to approve C1-C5, C7 through C12, C18 through C24, C26 through C40 following staff recommendation.**

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

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**Motion was made to rearrange the agenda and take C6, C17, D3, D4, D7, D8, D9 and the remaining items in their natural order on the agenda.**

Maker: Flabiano  
Second: Tapscott

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**CONSENT ITEMS:**

**1. 1700 Commerce Street**

Allen Building  
CA156-096(MD)  
Mark Doty

1. Install glass and metal entry awning on Commerce Street façade. Approve drawings dated 11/18/15 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).
2. Install new storefront systems. Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for fenestration and openings in the Preservation criteria Section 5.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install concrete pavers on Commerce and S. Ervay Streets. Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install two attached signs on north and south facades. Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for signage in the Preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install two projecting blade signs on west and south facades. Approve drawings dated 11/18/15 with the finding the proposed work meets the criteria for signage in the Preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 5601 EAST SIDE AVE**

Junius Heights Historic District  
CA156-116(MP)  
Marsha Prior

1. Add new door in existing window opening on the east side elevation, rear 50% of building. Work completed without a Certificate of Appropriateness. Approve site plan and specifications dated 11/16/2015 with the finding the work is consistent with preservation criteria Section 5.3 for replacement doors and windows and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install metal spiral stairs on east elevation. Approve with conditions - Approve site plan and specifications dated 11/16/2015 with the condition that existing masonry is not damaged or if damaged will be repaired to match existing masonry with the finding the proposed work is consistent with preservation criteria Section 8.5 for additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove concrete retaining wall along south and west side of building. Approve site plan dated 11/16/2015 with the finding the existing wall is not original, thus, the proposed 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).

4. Remove six small trees on west and south side of building. Approve landscape site plan dated 11/16/2015 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).
5. Construct labyrinth of limestone slabs and patio of tile and Mondo grass on east side yard. Approve landscape site plan dated 11/16/2015 with the finding the work is consistent with preservation criteria Section 3.2 for site elements and Section 3.5(b) for landscaping, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install decorative wall fountain, using limestone and ceramic tile, on east side yard. Approve with conditions - Approve landscape site plan and fountain drawing dated 11/16/2015 with the condition the wall fountain not exceed 8 feet with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install outdoor kitchen with grill, fire pit, and pizza oven on east side yard. Approve landscape site plan and specifications dated 11/16/2015 with the finding the work is consistent with preservation criteria 3.5 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Plant row of Italian Cypress on east side of property. Approve site plan dated 11/16/2015 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).

### **3. 5326 JUNIUS ST**

Junius Heights Historic District  
CA156-088(MP)  
Marsha Prior

Replace existing front door to 5326 Junius with 9-lite French door to match existing door to 5328 Junius. Approve with conditions – Approve proposed work and specifications dated 11/16/2015 with the condition that no sidelights are included with the finding that the work is consistent with preservation criteria Section 5.2 for replacing non-historic doors and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **4. 719 SKILLMAN ST**

Junius Heights Historic District  
CA156-090(MP)  
Marsha Prior

Install 6-foot board-on-board cedar fence with 2-foot lattice top along perimeter of back yard and right side yard, and stain using Brand: Behr. ST-104 "Cordovan Brown." Approve with conditions – Approve survey plat dated 11/16/2015 with the condition the fence is located at least five feet behind the front porch with finished side facing out if visible from a street or alley with the finding the proposed work is consistent with preservation criteria Section 3.6(a)(2) that states the Landmark Commission may allow a fence that is located five feet behind the porch for additional privacy, and with the finding it is consistent with preservation criteria Sections 3.6(b) and 3.6(c) for fences, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **5. 5727 TREMONT STREET**

Junius Heights Historic District  
CA156-115(MP)  
Marsha Prior

Plant boxwood or holly shrubs in front yard, next to house on left side and right side of walkway.  
Approve proposed work with the finding the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**6. 5530 WORTH STREET (Moved to Discussion)**

Junius Heights Historic District  
CA156-114(MP)  
Marsha Prior

Install wood fence on property line in back yard and along 50% of the rear side yard, and stain, using Brand: Behr #501 -Cedar Naturaltone.

Speakers: For: Suiema Garcia  
Against: No one

**Motion:**

Install wood fence on property line in back yard and along 50% of the rear side yard, and stain, using Brand: Behr #501 -Cedar Naturaltone. Work initiated without a Certificate of Appropriateness. **Approve** with conditions - Approve specifications dated 11/16/2015 with the condition the finished side faces out if visible from the street with the finding the work is consistent with preservation criteria Section 3.6 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott  
Second: Flabiano  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**Motion was made to rearrange the agenda and take D3, D4 and then D6 next on the agenda.**

Maker: Flabiano  
Second: Taspcott  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**7. 626 N MARSALIS AVE**

Lake Cliff Historic District  
CA156-102(MD)  
Mark Doty

Install composition shingle roof. Color - Slate. Approve specification dated 11/18/15 with the finding the proposed work meets the criteria for roofs in the Preservation criteria Section 6.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 1015 N CARROLL AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA156-081(JKA)  
Jennifer Anderson

Install two signs on front facade of the main structure. Approve with conditions - Approve rendering and specifications dated 11-16-15 with the condition that the applicant obtains a sign permit from Building Inspection. 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).

**9. 4300 JUNIUS ST (aka 4310 Junius)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-091(JKA)  
Jennifer Anderson

Paint brick on main structure using Behr TC-18 "White Bread." Approve paint specifications with the finding that the proposed work is consistent with preservation criteria Section 3.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 4300 JUNIUS ST (aka 4304 Junius)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-092(JKA)  
Jennifer Anderson

Paint brick on main structure using Behr TC-18 "White Bread." Approve paint specifications with the finding that the proposed work is consistent with preservation criteria Section 3.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-093(JKA)  
Jennifer Anderson

Paint brick on main structure using Behr TC-18 "White Bread." Approve paint specifications with the finding that the proposed work is consistent with preservation criteria Section 3.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**12. 4612 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA156-105(JKA)  
Jennifer Anderson

Install brick walkway in front of main structure. Approve site plan and photograph dated 11-20-15 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**13. 4322 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-121(JKA)  
Jennifer Anderson

1. Replace all aluminum windows with single-hung vinyl windows.
2. Replace exterior doors with steel doors.
3. Install 6' wrought-iron fence.
4. Install 8' wrought-iron gate in shared driveway.

Speakers: For: Seth Bain  
Against: No one

**\*Commissioner Thomas-Drake was excused and left the meeting for the day.**

**Motion**

1. Replace all aluminum windows with single-hung vinyl windows. Approve specifications dated 11-16-15 with the condition that the light configuration is 6/6 to match the existing windows. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace exterior doors with steel doors. Approve specifications dated 11-16-15 with the condition that the light configuration on the replacement doors match the light configuration on the existing doors. The 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 6' wrought-iron fence. Approve with conditions -Approve specifications dated 11-16-15 with the condition that the fence is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install 8' wrought-iron gate in shared driveway. Approve with conditions - Approve specifications dated 11-16-15 with the condition that the gate is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano

Second: Tapscott

Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams

Against: - 0

Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake

Vacancies: - 2 7 and 10

**Motion was made to rearrange the agenda and hear D6 on the agenda after D4 on the agenda.**

Maker: Flabiano

Second: Tapscott

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**14. 4402 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-122(JKA)

Jennifer Anderson

1. Replace all aluminum windows with single-hung vinyl windows.
2. Replace exterior doors with steel doors.
3. Install 6' wrought-iron fence.
4. Install 8' wrought-iron gate in shared driveway.

Speakers: For: Seth Bain  
Against: No one

**Motion:**

1. Replace all aluminum windows with single-hung vinyl windows. Approve specifications dated 11-16-15 with the condition that the light configuration is 6/6 to match the existing windows. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace exterior doors with steel doors. Approve specifications dated 11-16-15 with the condition that the light configuration on the replacement doors match the light configuration on the existing doors. The 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 6' wrought-iron fence. Approve with conditions – Approve specifications dated 11-16-15 with the condition that the fence is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install 8' wrought-iron gate in shared driveway. Approve with conditions – Approve specifications dated 11-16-15 with the condition that the gate is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: \*Birch  
Second: Tapscott  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10



**15. 4414 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-123(JKA)  
Jennifer Anderson

1. Replace all aluminum windows with single-hung vinyl windows.
2. Replace exterior doors with steel doors.
3. Install 6' wrought-iron fence.
4. Install 8' wrought-iron gate in shared driveway.

Speakers: For: Seth Bain  
Against: No one

**Motion:**

1. Replace all aluminum windows with single-hung vinyl windows. Approve specifications dated 11-16-15 with the condition that the light configuration is 6/6 to match the existing windows. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace exterior doors with steel doors. Approve specifications dated 11-16-15 with the condition that the light configuration on the replacement doors match the light configuration on the existing doors. The 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 6' wrought-iron fence. Approve with conditions – Approve specifications dated 11-16-15 with the condition that the fence is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install 8' wrought-iron gate in shared driveway. Approve with conditions – Approve specifications dated 11-16-15 with the condition that the gate is inset at least 5' from the corner facade or to the first opening. The work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: \*Birch  
Second: Jordan  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**16. 4709 SWISS AVE (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-085(JKA)  
Jennifer Anderson

1. Replace concrete walk with brick walk in front of main structure.
2. Remove elm tree in parkway.

Speakers: For: No one  
Against: No one

**Motion #1:**

1. Replace concrete walk with brick walk in front of main structure. Deny with prejudice.
2. Remove elm tree in parkway. Deny with prejudice.

Maker: \*Birch

Second: No one

Results:

Ayes: -  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**\*Motion Failed for Lack of a Second.**

**Motion #2:**

3. Replace concrete walk with brick walk in front of main structure. Approve specifications dated 11-16-15 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).
4. Remove elm tree in parkway. Approve - The proposed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Flabiano

Results: 11/1

Ayes: - 11 Amonett, Birrer, Bowers, Flabiano, Gadberry,  
Jordan, Maten, Parsons, \*Sherman, Tapscott,  
Williams  
Against: - 1 \*Birch  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**17. 4840 WORTH ST (Moved to Discussion)**

Peak's Suburban Addition Neighborhood Historic District  
CA156-113(JKA)

Jennifer Anderson

Construct 1152 sq. ft. accessory structure in rear of the main structure. Approve plans and specifications dated 11-16-15 with the condition that the shutters are not installed and 117 siding is installed. The proposed work is consistent with preservation criteria Section 4.1, 4.2, and 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Speakers: For: No one  
Against: No one

**Motion:**

Construct 1152 sq. ft. accessory structure in rear of the main structure. Deny without prejudice with the finding of fact that access to the garage is limited and the recommendation is for the applicant to get approval from Building Inspection and come back and the proposed work will have adverse affect on future preservation, maintenance, access use of the structure or the historic overlay district.

Maker: Flabiano  
Second: Tapscott  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**18. 2401 SOUTH BLVD**

South Blvd/Park Row Historic District  
CD156-003(MP)  
Marsha Prior

Demolish two-story detached garage using standard: "imminent threat to public health/safety." Work completed without a Certificate for Demolition. Approve - The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C) with the finding 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.

**19. 5500 BRYAN ST**

Swiss Avenue Historic District  
CA156-086(JKA)  
Jennifer Anderson

1. Install pet fountain along Parkmont side of the park. Approve specifications labeled #1 and photograph dated 11-16-15 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping. Approve specifications and site plan dated 11-16-15 with the finding that the 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 lighting. Approve specifications dated 11-16-15 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**20. 6150 BRYAN PKWY**

Swiss Avenue Historic District  
CA156-076(JKA)  
Jennifer Anderson

Install two trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

1. Install patio cover in rear of the main structure. Approve with conditions - Approve site plan, specifications, and revisions dated 11-16-15 with the conditions that the gable supports are straight

and that the brick piers match the brick in front of the main structure. The 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. Remove wood deck and install concrete pad in rear of the main structure. Approve - The proposed work is consistent with preservation criteria Section 51P-63.116(2)(D) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping. Approve with conditions - Approve landscaping site plan dated 11-16-15 with the conditions that mondo grass is used in place of decomposed granite and boulders are not approved. The work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **21. 6204 BRYAN PKWY**

Swiss Avenue Historic District

CA156-118(JKA)

Jennifer Anderson

1. Install patio cover in rear of the main structure. Approve with conditions - Approve site plan, specifications, and revisions dated 11-16-15 with the conditions that the gable supports are straight and that the brick piers match the brick in front of the main structure. The 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. Remove wood deck and install concrete pad in rear of the main structure. Approve - The proposed work is consistent with preservation criteria Section 51P-63.116(2)(D) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping. Approve with conditions - Approve landscaping site plan dated 11-16-15 with the conditions that mondo grass is used in place of decomposed granite and boulders are not approved. The work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **22. 6326 BRYAN PKWY**

Swiss Avenue Historic District

CA156-075(JKA)

Jennifer Anderson

Install one tree in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **23. 5214 LIVE OAK ST**

Swiss Avenue Historic District

CA156-109(JKA)

Jennifer Anderson

1. Construct 336 sq. ft. addition in rear of the main structure. Approve with conditions - Approve plans and specifications dated 11-16-15 with the condition that the new brick is not toothed in to the existing brick to create a line of demarcation. The 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. Replace two windows on rear of main structure with French doors. Approve with conditions - Approve plans and specifications dated 11-16-15 with the condition that the head height matches the existing window head height. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**24. 4918 SWISS AVE**

Swiss Avenue Historic District  
CA156-077(JKA)  
Jennifer Anderson

Install three trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**25. 5002 SWISS AVE (Moved to Discussion)**

Swiss Avenue Historic District  
CA156-080(JKA)  
Jennifer Anderson  
Install eight trees in parkway.

Speakers: For: No one  
Against: No one

**Motion:**

Install eight trees in parkway. Approve three trees on the front lead walk, 6 trees total and equally spaced per direction of the city arborist.

Maker: Tapscott  
Second: \*Birch  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**26. 5007 SWISS AVE**

Swiss Avenue Historic District  
CA156-073(JKA)  
Jennifer Anderson

Install four trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**27. 5650 SWISS AVE**

Swiss Avenue Historic District  
CA156-074(JKA)  
Jennifer Anderson

Install three trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**28. 5703 SWISS AVE**

Swiss Avenue Historic District  
CA156-072(JKA)  
Jennifer Anderson

Install two trees in the parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**29. 5816 SWISS AVE**

Swiss Avenue Historic District  
CA156-079(JKA)  
Jennifer Anderson

Install two trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**30. 5922 SWISS AVE**

Swiss Avenue Historic District  
CA156-078(JKA)  
Jennifer Anderson

Install two trees in parkway. Approve specifications and site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**31. 1718 N MARKET ST**

West End Historic District  
CA156-095(MD)  
Mark Doty

Install exterior handicap lift to north deck area. Approve - Approve drawing dated 11/18/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**32. 3617 MEADOW ST**

Wheatley Place Historic District  
CA156-104(MD)  
Mark Doty

1. Install new windows in existing window openings. Approve with conditions - Approve proposed work with the condition the windows are one-over-one with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two new doors in existing door openings. Approve - Approve image dated 11/18/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**33. 223 N CLINTON AVE**

Winnetka Heights Historic District  
CA156-101(MD)  
Mark Doty

Paint main structure. Brand - Sherwin Williams. Body - SW 0046 'White Hyacinth'. Trim - SW 0048 'Bungalow Blue'. Accent - SW 0043 'Peristyle Brass'. Approve - Approve paint specifications dated 11/18/15 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).

**34. 303 S CLINTON AVE**

Winnetka Heights Historic District  
CA156-099(MD)  
Mark Doty

Paint window frames. Brand - Behr. PPU18-20 'Broadway'. Approve - Approve paint specification dated 11/18/15 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).

**35. 416 S CLINTON AVE**

Winnetka Heights Historic District  
CA156-107(MD)  
Mark Doty

Install gravel driveway. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve completed work with the condition the ribbon driveway is re-installed to match historic location up to the existing driveway gate with existing gravel to remain in place in rear yard with the finding the work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**36. 341 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA156-106(MD)  
Mark Doty

1. Install wood railing on front porch. Approve - Approve drawing dated 11/18/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct fence in interior side yard. Approve - Approve site plan dated 11/18/15 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).
3. Install landscaping in front yard. Approve - Approve drawings and plant list dated 11/18/15 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 it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**37. 406 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA156-100(MD)  
Mark Doty

Install new porch columns. Approve - Approve drawings dated 11/18/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**38. 314 S WILLOMET AVE**

Winnetka Heights Historic District  
CA156-098(MD)  
Mark Doty

Construct accessory structure in rear yard. Approve - Approve drawings and specifications dated 11/18/15 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).

### **39. 406 S WILLOMET AVE**

Winnetka Heights Historic District  
CA156-097(MD)

Mark Doty

1. Paint main structure. Approve - Approve paint specifications dated 11/18/15 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).
2. Install composition shingle roof. GAF-Timberline 'Hickory'. Approve - Approve shingle specification dated 11/18/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Sections 51P-87.111(a)(8)(E) and 51P-87.111(a)(14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 6'-0" wood fence. Stain - 'Naturatone'. Approve - Approve site plan dated 11/18/15 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).

### **40. 228 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA156-108(MD)

Mark Doty

1. Move windows on first floor on east facade. Approve drawing dated 11/18/15 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)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Move windows on first floor on north facade. Approve drawing dated 11/18/15 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)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Move windows on second floor on south facade. Approve drawing dated 11/18/15 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)(F)(ii) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct second story rear addition. Approve drawings dated 11/18/15 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).

## **DISCUSSION ITEMS:**

### **1. 5832 VICTOR ST**

Junius Heights Historic District  
CA156-089(MP)

Marsha Prior

Remove chain link fence and install wood horizontal fence, and stain, using: Ready Seal "Pecan." Work initiated without a Certificate of Appropriateness.



Speakers: For: Leonard Ellis  
Against: No one

**Motion #1:**

Remove chain link fence and install wood horizontal fence, and stain, using: Ready Seal "Pecan." Work initiated without a Certificate of Appropriateness. Approve with conditions - Approve survey plat and specifications dated 11/16/2015 with condition that the side yard fence not extend beyond the rear 50% mark of the house and that the finished side faces out if visible from the street or alley with the finding the work is consistent with preservation criteria Section 3.6(b) and 3.6(c) for fences and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the finding of fact that increased security is required due to the adjacent apartments. If the applicant wants to keep a horizontal sectioned fence across the rear alley it is allowed - all other fencing should be vertical picket.

Maker: Tapscott  
Second: \*Sherman  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**Motion was made to reconsider previous motion made.**

Maker: \*Birch  
Second: Flabiano  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**Motion #2:**

Remove chain link fence and install wood horizontal fence, and stain, using: Ready Seal "Pecan." Work initiated without a Certificate of Appropriateness. Approve with conditions - Approve survey plat and specifications dated 11/16/2015 with condition that the finished side faces out if visible from the street or alley with the finding the work is consistent with preservation criteria Section 3.6(b) and 3.6(c) for fences and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the finding of fact that increased security is required due to the adjacent apartments. Horizontal wood fencing may be used in the rear 50% of the lot running east and west. North and south fencing is a vertical picket and color approved.

Maker: Tapscott  
Second: \*Sherman  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**Motion was made to take D2 next on the agenda due to a speaker and the remainder of the items in their natural order on the agenda.**

Maker: Flabiano  
Second: \*Birch  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

## 2. 5010 JUNIUS ST

Munger Place Historic District  
CD156-005(JKA)  
Jennifer Anderson

Demolish accessory structure using the standard "imminent threat to public health and safety."

Speakers: For: Benjamin Zurcher  
Against: No one

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

### **Motion:**

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.

Maker: \*Sherman  
Second: \*Birch  
Results: 11/0

Ayes: - 11 Amonett, \*Birch, Birrer, Bowers, Flabiano,

Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 5 \*Childers, Johnson, Parsons, Seale, Thomas-  
Drake  
Vacancies: - 2 7 and 10

### 3. 4720 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA156-120(JKA)

Jennifer Anderson

1. Relocate and replace entry door on front facade of main structure with door and sidelights.
2. Remove 5 windows labeled B-E from southwest facade of main structure.
3. Remove 6 windows labeled F-K from northeast facade of main structure.
4. Remove door and window L from rear of main structure.
5. Remove door from southwest side of main structure.
6. Replace two vinyl windows labeled A and #15 on northeast side of main structure with vinyl windows.
7. Replace windows #23 on rear facade of the main structure.
8. Replace vinyl windows #13-14 on rear facade with two vinyl windows.
9. Install 6' wrought iron gate.
10. Replace up to 50% of siding on front and sides of main structure with siding to match existing.
11. Replace porch flooring with 1'x4' tongue-and-groove porch flooring and stain

Speakers: For: Wade Lair, Christine Lair

Against: No one

#### **Motion:**

1. Relocate and replace entry door on front facade of main structure with door and sidelights. Approve plans and specifications dated 11-16-15 with the finding that the proposed work is consistent with Section 3.10 and the applicant has satisfied the burden of proof that the proposed door location was original to the structure. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove 5 windows labeled B-E from southwest facade of main structure. Approve with conditions - Approve plans dated 11-16-15 with the condition that window B is not approved for removal and that only windows C-E are removed. The 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. Remove 6 windows labeled F-K from northeast facade of main structure. Approve with conditions - Approve plans dated 11-16-15 with the condition that windows I-K are not approved for removal and that only windows F-H are removed. The work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove door and window L from rear of main structure. Approve plans dated 11-16-15 with the finding that the work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Remove door from southwest side of main structure. Approve plans dated 11-16-15 with the finding that the work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace two vinyl windows labeled A and #15 on northeast side of main structure with vinyl windows. Approve replacement with wood windows 1 over 1 as submitted by applicant today.
7. Replace windows #23 on rear facade of the main structure. Approve.

8. Replace vinyl windows #13-14 on rear facade with two vinyl windows. Approve plans and specifications dated 11-16-15 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).
9. Install 6' wrought iron gate. Approve with conditions - Approve specifications and site plan dated 11-16-15 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).
10. Replace up to 50% of siding on front and sides of main structure with siding to match existing. Approve with conditions that siding may be replaced up to 30%.
11. Replace porch flooring with 1'x4' tongue-and-groove porch flooring and stain. Approve - The proposed work is consistent with preservation criteria Section 3.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Jordan

Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

#### 4. 4716 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA156-087(JKA)

Jennifer Anderson

1. Install 4" Hardiboard on rear and side facades of the main structure. Work completed without a Certificate of Appropriateness.
2. Install Hardiboard skirting on rear and side facades of the main structure. Work completed without a Certificate of Appropriateness.
3. Install balustrade on front facade porch of main structure.

Speakers: For: Eric Spinnazola

Against: No one

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

#### Motion

1. Install 4" Hardiboard on rear and side facades of the main structure. Work completed without a Certificate of Appropriateness. Deny - The 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 3.6 stating that wood siding, trim, and detailing must be carefully restored wherever practical and that imitation materials are allowed on accessory buildings only.
2. Install Hardiboard skirting on rear and side facades of the main structure. Work completed without a Certificate of Appropriateness. Approve with conditions that the Hardi or other synthetic material stops at drip edge.

3. Install balustrade on front facade porch of main structure. Deny without prejudice - The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

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

Ayes: - 14 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Maten, Parsons,  
\*Sherman, Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 2 Jordan, Seale  
Vacancies: - 2 7 and 10

#### 5. 4719 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA156-119(JKA)  
Jennifer Anderson  
Install 8' wood picket fence in side yard of main structure.

Speakers: For: Benjamin Zurcher  
Against: No one

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

#### Motion:

Install 8' wood picket fence in side yard of main structure. Approve with conditions – Must be double swing gate across the drive, picket style, fence must be 70% open per Section 2.11.

Maker: \*Sherman  
Second: \*Birch  
Results: 11/0

Ayes: - 11 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 5 \*Childers, Johnson, Parsons, Seale, Thomas-  
Drake  
Vacancies: - 2 7 and 10

#### 6. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District  
CA156-110(JKA)  
Jennifer Anderson

1. Replace three doors on front of the main structure.
2. Install deck on northeast (left) facade of main structure.

3. Remove door and exterior staircase from northeast (left) facade of main structure and infill with 2" teardrop siding to match existing siding.
4. Restore chimney to its original height using brick to match the existing brick.
5. Install 6' board-on-board fence.
6. Construct carport in rear of the main structure.
7. Restore open porch on first level in rear of main structure.
8. Install wood railing on front porch of main structure.
9. Replace wood skirting with brick skirting on main structure.
10. Remove tree from front yard of main structure.
11. Remove two trees from rear of the main structure.
12. Install landscaping.

Speakers: For: Stacy Warnix  
Against: No one

**Motion:**

1. Replace three doors on front of the main structure. Deny without prejudice - The proposed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with Preservation Criteria Section 3.10 stating that original doors and their openings must remain intact and be preserved, and that replacement doors should express the same mullion size, light configuration, and material to match the original doors with the request that the applicant file for a CA to replace or repair the front façade doors and possibly create hierarchy of doors/entrances.
2. Install deck on northeast (left) facade of main structure. Approve plans dated 11-16-15 with the finding that the work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove door and exterior staircase from northeast (left) facade of main structure and infill with 2" teardrop siding to match existing siding. Approve plans dated 11-16-15 with the finding that the work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Restore chimney to its original height using brick to match the existing brick. Approve with conditions - Approve the proposed work with the condition that the chimney height meets Dallas Building Code. The proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 6' board-on-board fence. Approve with conditions - Approve site plan dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct carport in rear of the main structure. Approve with conditions that the columns, brick piers, and shingles is an exact match to the columns, piers, and shingles on the main structure in design, material, dimensions, and color. The work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Restore open porch on first level in rear of main structure. Approve plans dated 11-16-15 with the finding that the proposed work is consistent with preservation criteria Section 3.19 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install wood railing on front porch of main structure. Approve wood railing on second floor replacement with the finding of fact that the rails need to be narrowed for safety issues. No rail on the first floor.
9. Replace wood skirting with brick skirting on main structure. 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 not consistent with preservation criteria Section 3.2 stating that restoration of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color,

pattern, and grain and module size as much as practical and because the original skirting material was wood siding but allow hardi board siding on first two courses of facades at edge hitting the ground.

10. Remove tree from front yard of main structure. Approve - The proposed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Remove two trees from rear of the main structure. Approve - The proposed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
12. Install landscaping. Approve with conditions - Approve site plan dated 11-16-15 with the condition that no hardscaping is installed until it is reviewed by Landmark Commission. The proposed work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers, Flabiano, Gadberry, Johnson, Jordan, Maten, Parsons, \*Sherman, Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

#### 7. 1525 MAIN ST

Stone Street Place  
CA156-111(MD)  
Mark Doty  
Construct metal patio and balcony on east facade.

Speakers: For: Thomas Taylor  
Against: No one

#### **Motion:**

Construct metal patio and balcony on east facade. Approve as submitted with following conditions; Align the south edge of new balcony with the ground level south handrail (North side of existing south corner column). Show foundations on the revised plans.

Maker: Johnson  
Second: Amonett  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers, Flabiano, Gadberry, Johnson, Jordan, Maten, Parsons, \*Sherman, Tapscott, Thomas-Drake, Williams  
Against: - 0

Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**8. 1107 E 11TH ST**

Tenth Street Neighborhood Historic District  
CD156-004(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: Elizabeth Lloyd  
Against: David Preziosi

**Motion#1:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the Applicant 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: \*Sherman  
Results: 0/15

Ayes: - 0  
Against: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10

**Motion Failed.**

**Motion #2:**

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

Maker: Johnson  
Second: Jordan  
Results: 15/0

Ayes: - 15 Amonett, \*Birch, Birrer, Bowers, \*Childers,  
Flabiano, Gadberry, Johnson, Jordan, Maten,  
Parsons, \*Sherman, Tapscott, Thomas-Drake,  
Williams  
Against: - 0  
Absent: - 1 Seale  
Vacancies: - 2 7 and 10



**9. 1825 Abrams Road**

Lakewood Theater  
Mark Doty

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Lakewood Theater, on the northwest side of Abrams Road, southwest of La Vista Drive.

Speakers: For: Norman Alston, Santos Martinez  
Against: Sally Johnson

**\*Commissioners Johnson and \*Childers were excused and left the meeting for the day.**

**Motion:**

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Lakewood Theater, on the northwest side of Abrams Road, southwest of La Vista Drive. Approve, subject to preservation criteria with Section 3 to follow staff recommendation, Section 11 modified that delta credits as determined by Building Inspection be maintained for theatre use any change in use will require compliance with the Development Code..

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

Ayes: - 13 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 \*Childers, Johnson, Seale  
Vacancies: - 2 7 and 10

**Motion was made to rearrange the agenda due to speakers and take C13, C14, C15 next on the agenda followed by D1 and the remaining items in their natural order.**

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

Ayes: - 13 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 1 \*Childers, Johnson, Seale  
Vacancies: - 2 7 and 10

**10.4577 West Jefferson Blvd.**

Mountain Creek Interurban Bridge

**Motion:**

Hold a public hearing to consider initiation of historic designation process for the Mountain Creek Interurban Bridge.

Maker: Amonett  
Second: \*Sherman  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**OTHER BUSINESS ITEMS:**

Approval of Minutes from the November 3, 2015 Meeting.

Maker: Tapscott  
Second: Jordan  
Results: 12/0

Ayes: - 12 Amonett, \*Birch, Birrer, Bowers, Flabiano,  
Gadberry, Jordan, Maten, Parsons, \*Sherman,  
Tapscott, Williams  
Against: - 0  
Absent: - 4 \*Childers, Johnson, Seale, Thomas-Drake  
Vacancies: - 2 7 and 10

**ADJOURNMENT**

Motion was made to adjourn at 6:10 P.M.

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Joel Maten, Acting Chair

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Date