

April 1, 2013



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on April 1, 2013 with a briefing at 10:30 a.m. in room 5ES and the public hearing at 1:06 p.m. in the Council Chambers of City Hall.

Briefing on political activity by Bertram Vandenberg Asst City Attorney.

1. Training: Historic District Designations – Mark Doty, Historic Preservation Officer.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Hasani Burton
Ted Campbell
Timothy Dickey

Mattia Flabiano
Cris Jordan
*Ann Piper
Suzanne Smith

Daron Tapscott
Kelli Thomas-Drake
Katherine Seale, Chair

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

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

The following Commissioners were absent for the Meeting: **Doug Edwards, John Johnson, Albert Silva**

The following Commissioners were absent for the briefing: **Doug Edwards, John Johnson, Albert Silva**

The following Positions are vacant:

Districts 1 and 5

The following Staff was present:

Neva Dean
Mark Doty
Carolyn Horner

Bert Vandenberg
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.

Public Hearing:

Motion was made to approve Consent Items 1 through 15 following staff recommendation with an adjustments to Consent Item 12 an Consent Item 14 per staff's new recommendation.

Maker: Flabiano
Second: Tapscott
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

Motion was made to amend the agenda and take Discussion Items 1, 2, 5, 7, 12, Other Business followed by the remaining items on the agenda in their natural order.

Maker: Flabiano
Second: Campbell
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

CONSENT ITEMS:

1. 950 1st Avenue

Fair Park Historic District
CA123-321(MD)
Mark Doty

Install two 19 1/2" x 37" plaques on the Texas Vietnam Veterans Memorial. Approve - Approve images and specifications dated 3/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 3611 Grand Avenue

Fair Park Historic District
CA123-334(MD)
Mark Doty

1. Reface two existing signs. Approve - Approve drawings and color specifications dated 3/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Reface one attached sign. Approve - Approve drawings and color specifications dated 3/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 1920 Main Street, Ste 100

Harwood Historic District
CA123-344(MD)
Mark Doty

Install two attached, 51" x 21", back lit, signs on north and west facades. Approve – Approve drawing dated 3/20/13 with the finding the proposed work is consistent with the criteria for signs in Tract B in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii)..

4. 719 Glendale Street

Junius Heights Historic District
CA123-346(CH)
Carolyn Horner

Replace two aluminum windows on rear facade with new wood windows. Approve - Approve the new windows with the finding that the replacement windows comply with Ordinance 26331, Sections 5.2 and 5.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5513 Victor Street

Junius Heights Historic District
CD123-017(CH)
Carolyn Horner

Demolish two garage apartments on the basis that they pose an imminent threat to public health or safety. Work completed without a Certificate of Demolition. Approve with conditions - Approve the demolition request with the finding that the structures constituted 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.

6. 5513 Victor Street

Junius Heights Historic District
CA123-341(CH)
Carolyn Horner

Install new custom-made wood windows and new doors. Approve with conditions - Approve the request dated 3/7/13 with the finding that the proposed custom windows and new doors comply with Ordinance 26331, Sections 5.1, 5.2, and 5.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: custom-made new windows must be wood material; windows being repaired as indicated in the Leeds Clark report may not be replaced with new windows without a new Certificate of Appropriateness request.

7. 5006 Reiger Ave

Munger Place Historic District

CA123-331(CH)

Carolyn Horner

1. Add rear facade second story addition. Approve with conditions - Approve the drawings and photographs dated 3/7/13 with the finding that the proposed rear addition complies with Ordinance 20024, Sections 11(a)(2) and 11(a)(3), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: reuse existing wood windows on new addition.
2. Add porches to side and rear facade. Approve – Approve the drawings dated 3/7/13 with the finding that the proposed porches comply with Ordinance 20024, Sections 11(a)(2) and 11(a)(3), and comply with City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace one window on first floor rear facade with new patio door. Approve - Approve the drawings dated 3/7/13 with the finding that the proposed patio door complies with Ordinance 20024, Section 11(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace 4 aluminum windows on front facade with new wood windows. Approve – Approve the request dated 3/7/13 with the finding that while the proposed wood windows do not strictly comply with the preservation criteria in Ordinance 20024, Section 11(a)(19)(C), it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
5. Replace front porch steps. Approve with conditions - Approve the request dated 3/7/13 with the finding that the new steps comply with Ordinance 20024, Section 11(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: new steps to comply with City of Dallas Building Code, and contain at least three risers.
6. Add railing to front porch. Approve - Approve the drawing dated 3/7/13 with the finding that the proposed railing complies with Ordinance 20024, Section 11(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 2501 State Street

State Thomas Historic District

CA123-343(CH)

Carolyn Horner

Install landscaping including fences, gates, plantings and signage. Approve – Approve the drawings dated 3/13/13 with the finding that the landscape plan complies with City Code Sections 51P-225.109(b)(2)(C), 225.109(b)(2)(D), 225.109(b)(2)(E)(i), 225.109(b)(2)(3), 225.109(b)(2)(4), 225.109(b)(2)(4), and 225.109(b)(2)(8), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 1520 Elm Street, Ste 201

Stone Street Place

CA123-320(MD)

Mark Doty

Install one projecting, 11'-9 3/8" x 2'-9" sign on east facade. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for signs 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).

10. 5020 Swiss Avenue

Swiss Avenue Historic District
CA123-330(CH)
Carolyn Horner

Replace 4 third floor windows with new wood windows. Approve - Approve the request dated 3/7/13 with the finding that the proposed new windows comply with City Code Sections 51P-63.116(1)(P)(bb) and 51P-63.116(1)(P)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 411 Elm Street

West End Historic District
CA123-345(MD)
Mark Doty

1. Construct new canopy and column structure on north facade. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.1, and 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new door on north facade. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.8, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove existing landscaping area and install new sidewalk. Approve - Approve drawings dated 3/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new canopy on existing parking kiosk. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.1, and 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new way-finding signage. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install three banners with uplighting on elevator tower facades. Approve with conditions - Approve drawings dated 3/20/13 with the condition that the number of banners is reduced to one with a maximum display date of 30 days with the finding the proposed work is consistent with the criteria for attached special purpose signs in the preservation criteria Section 51A-7.1007 (a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install two air-handling units on Visitors Center roof. Approve - Approve drawings dated 3/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 211 N. Record Street

West End Historic District
CA123-319(MD)
Mark Doty

Install attached 18" x 20'-0" signage on north facade. Approve with conditions - Approve drawings dated 3/20/13 **which includes both options recommended by staff**, with the condition that the signage is attached thru the mortar joints, not the face of the brick, with the finding the proposed work is consistent with the criteria for flat attached signs on Type A facades in the preservation criteria Section 51A-7.1005 (c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 1020 W. Davis

Winnetka Heights Historic District
CA123-325(MD)

Mark Doty

Remodel exterior facade. Approve - Approve drawings dated 3/20/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 51P-87.117.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

14. 311 N. Montclair Avenue

Winnetka Heights Historic District
CA123-324(MD)

Mark Doty

1. Construct new main structure. Approve - Approve drawings and specifications dated 3/20/13 with the finding of fact the proposed work is consistent with the criteria for building placement in the preservation criteria Section 51P-87.111(5), building widths in Section 51P-87.111(6), color in Section 51P-87.111(8)(B)(C) and (E), columns in Section 51P-87.111(9), facade materials in Section 51P-87.111(10), building widths in Section 51P-87.111(6), front entrances and porches in Section 51P-87.111(11), roof forms in Section 51P-87.111(14), and windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Construct new accessory structure. Approve - **Approve drawings and specifications dated 4/01/13 for a one story accessory structure**, with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Install new landscaping. Approve - Approve drawing dated 3/20/13 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 (3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 419 N. Winnetka Avenue

Winnetka Heights Historic District
CA123-335(MD)

Mark Doty

1. Remove dead tree in front yard and replace with Red Maple. Approve with conditions – Approve tree removal and Red Maple planting as requested with the condition the new tree is planted in the same general location in the south front yard as the existing tree 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)(ii).

2. Re-paint garage. Brand - Sherwin Williams. Body - SW 2843 'Roycroft Brass', Trim - SW 2833 'Roycroft Vellum'. Approve - Approve paint specification dated 3/20/13 with the finding of fact the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

DISCUSSION ITEMS:

1. 6028 Junius Street

Junius Heights Historic District
CD123-016(CH)

Carolyn Horner

Demolish single family house and replace with a new structure that is more appropriate and compatible with the historic overlay district.

Speakers: For: No one
Against: Eric McNeil

Motion:

Demolish single family house and replace with a new structure that is more appropriate and compatible with the historic overlay district. **Deny without prejudice the request because the property owner has requested a withdrawal.**

Maker: Tapscott
Second: Burton
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

2. 6028 Junius Street

Junius Heights Historic District
CA123-339(CH)
Carolyn Horner
Construct a new single family house.

Speakers: For: No one
Against: No one

Motion:

Construct a new single family house. Deny without prejudice the request with the finding that the proposed new construction is not more appropriate to the Junius Heights district than the existing contributing home on the property.

Maker: Tapscott
Second: Flabiano
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

3. 5910 Victor Street

Junius Heights Historic District
CA123-340(CH)
Carolyn Horner

1. Replace one window on south side facade with new vinyl window. Work completed without a Certificate of Appropriateness.

2. Install new fence returns on both sides of existing house, and a section of fence on south side of house. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

1. Replace one window on south side facade with new vinyl window. Work completed without a Certificate of Appropriateness. Deny without prejudice – Deny the request with the finding that the new window does not comply with Ordinance 26331, Sections 5.2 and 5.3.
2. Install new fence returns on both sides of existing house, and a section of fence on south side of house. Work completed without a Certificate of Appropriateness. Deny without prejudice – Deny the request with the finding that the fence returns and new fence section do not comply with Ordinance 26331, Section 3.6.a.2. All completed work extends too far forward for Landmark Commission approval, because it is not five feet behind the porch.

Maker: Thomas-
Drake
Second: Tapscott
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Flabiano, Jordan, *Piper, Seale, Smith, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Edwards, Johnson, Silva
Vacancies:	- 2	1 and 5

4. 411 E. 6th Street

Lake Cliff Historic District
CA123-333(MD)
Mark Doty

1. Install new wood windows to match original.
2. Install new front door.

Speakers: For: No one
Against: No one

Motion:

1. Install new wood windows to match original. Approve with conditions - Approve new wood windows with the condition the new windows are wood, two pair of true divided, four-over-four, ganged windows with trim to match Google 2012 image dated 3/20/13 with the finding the proposed work meets the criteria for fenestration and openings 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 new front door. 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 inconsistent with the preservation criteria that states replacement doors must express muntin and mullion size, light configuration, and material to match the historic. Preservation criteria Section 5.3.

Maker: Flabiano
Second: Thomas-
Drake
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

5. 1000 N. Peak Street

Peak's Suburban Addition Neighborhood Historic District
CA123-327(CH)

Carolyn Horner

Replace damaged wrought iron fence with new 6-foot solid wood fence, between building and walkway.
Work completed without a Certificate of Appropriateness.

Speakers: For: Dennis Hetrick
Against: No one

Motion:

Replace damaged wrought iron fence with new 6-foot solid wood fence, between building and walkway.
Work completed without a Certificate of Appropriateness. Deny without prejudice – Deny the request
with the finding that the completed fence does not comply with Ordinance 22352, Section 2.11. The
wood fence section is not 70% open. **Condition: the applicant has 90 days to remove the wood fence.**

Maker: Tapscott
Second: Campbell
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

6. 1207 Annex Avenue

Peak's Suburban Addition Neighborhood Historic District
CA123-328(CH)

Carolyn Horner

Install solid wood fence and gate across driveway. Work completed without a Certificate of
Appropriateness.

Speakers: For: No one
Against: No one

Motion:

Install solid wood fence and gate across driveway. Work completed without a Certificate of Appropriateness. Deny without prejudice - Deny the request with the finding that the completed fence does not comply with Ordinance 22352, Section 2.11. The completed fence is not 70% open.

Maker: Burton
Second: Tapscott
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

7. 5125 Swiss Avenue

Swiss Avenue Historic District
CA123-329(CH)
Carolyn Horner
Repair broken tile on apron roof to match color of existing with painted tile because existing color is no longer available.

Speakers: For: Jeff Bryan
Against: No one

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

Motion:

Repair broken tile on apron roof to match color of existing with painted tile because existing color is no longer available. Deny without prejudice - Deny the request dated 3/7/13 with the finding that painted roof tile is not recommended by the Secretary of the Interior, specifically "Applying paint or other coatings to roofing material which has been historically uncoated".

Maker: Thomas-
Drake
Second: Flabiano
Results: 10/0

Ayes: - 10 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, and Thomas-
Drake
Against: - 0
Absent: - 4 Edwards, Johnson, Silva, Tapscott
Vacancies: - 2 1 and 5

8. 6015 Bryan Pkwy

Swiss Avenue Historic District
CA123-338(CH)
Carolyn Horner

1. Fill in area between ribbon drive with decomposed granite.
2. Install concrete pavers in parkway.
3. Plant giant liriopie adjacent to waterfall steps.
4. Plant one new Japanese maple tree in front yard.
5. Enlarge planting beds and add new seasonal color areas.

Speakers: For: No one
Against: No one

Motion:

1. Fill in area between ribbon drive with decomposed granite. Approve - Approve the request dated 3/7/13 with the finding that the granite complies with City Code Section 51P-63.116(2)(G)(i) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install concrete pavers in parkway. Deny without prejudice – Deny the request with the finding that the proposed pavers do not comply with City Code Section 51A-4.501(g)(6)(C)(i).
3. Plant giant liriopie adjacent to waterfall steps. Approve - Approve the drawing dated 3/7/13 with the finding that the proposed landscaping complies with City Code Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Plant one new Japanese maple tree in front yard. Approve - Approve the drawing dated 3/7/13 with the finding that the proposed new tree complies with City Code Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Enlarge planting beds and add new seasonal color areas. Approve - Approve the drawing dated 3/7/13 with the finding that the proposed landscaping complies with City Code Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Thomas-
Drake
Second: Flabiano
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Flabiano, Jordan, *Piper, Seale, Smith, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Edwards, Johnson, Silva
Vacancies:	- 2	1 and 5

9. 1419 Plum Street

Tenth Street Historic District
CD123-014(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: *Piper
Second: Tapscott
Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Flabiano, Jordan, *Piper, Seale, Smith, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Edwards, Johnson, Silva
Vacancies:	- 2	1 and 5

10. 1406 Church Street

Tenth Street Historic District
CA123-322(MD)
Mark Doty

1. Install new front door. Work completed without a Certificate of Appropriateness.
2. Remove existing window and Install new window on west facade.
3. Install new windows on west facade. Work completed without a Certificate of Appropriateness.
4. Install four new windows on east facade. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

1. Install new front door. Work completed without a Certificate of Appropriateness. Approve - The proposed work is consistent with the criteria for doors in the preservation criteria Section 2.11, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove existing window and Install new window on west facade. Approve with conditions - Approve image of window dated 3/20/13 with the condition that the new single window is installed in location of original window with the finding that although the proposed work does not comply with Section 2.11 (that prohibits window material other than the original), it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
3. Install new windows on west facade. Work completed without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2.11 that prohibits alteration to original window openings and window material that does not match the original.
4. Install four new windows on east facade. Work completed without a Certificate of Appropriateness. Approve - Approve windows installed with the finding that although the proposed work does not comply with Section 2.11 (that prohibits window material other than the original), it meets the

criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district, **with the additional condition that all windows match in color and are white.**

Maker: Tapscott
Second: Flabiano
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

11. 3742 Dunbar Street

Wheatley Place Historic District
CD123-015(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: No one
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 Owner has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Maker: Flabiano
Second: Tapscott
Results: 10/1

Ayes: - 10 Amonett, Campbell, Dickey, Flabiano, Jordan,
*Piper, Seale, Smith, Tapscott and Thomas-
Drake
Against: - 1 Burton
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

12. 1307 ½ W. Davis Street

Winnetka Heights Historic District

CA123-326(MD)

Mark Doty

Install new 4'-0" x 8'-0" sign on front facade.

Speakers: For: Joseph Christopher

Against: No one

Motion:

Install new 4'-0" x 8'-0" sign on front facade. Approve with conditions - Approve drawing dated 3/20/13 **with the condition the signage is reduced in size to 3'-0" x 6'-0" so that it fits within the black painted surface** with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 51P-87.117.3(a)(1)(H), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano

Second: Amonett

Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Flabiano, Jordan, *Piper, Seale, Smith, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Edwards, Johnson, Silva
Vacancies:	- 2	1 and 5

13. 416 S. Clinton Avenue

Winnetka Heights Historic District

CA123-323(MD)

Mark Doty

1. Remove and replace front porch flooring.
2. Remove and replace bead board on porch ceiling.
3. Remove window and install new door on rear (east) facade.
4. Install new wood window sashes.
5. Install new landscaping.
6. Remove existing sheathing and install new siding on garage.

Speakers: For: No one

Against: No one

Motion:

1. Remove and replace front porch flooring. **Deny without prejudice.**
2. Remove and replace bead board on porch ceiling. **Deny without prejudice -**
3. Remove window and install new door on rear (east) facade. **Deny without prejudice.**
4. Install new wood window sashes. **Deny without prejudice -**
5. Install new landscaping. **Deny without prejudice.**
6. Remove existing sheathing and install new siding on garage. **Deny without prejudice.**

Maker: Tapscott
Second: Campbell
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

OTHER BUSINESS ITEMS:

1. Approval of the March 4, 2013 Minutes.

Motion was made to approve the Minutes for the March 4, 2013 meeting.

Maker: Flabiano
Second: Jordan
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

2. Letter to the Texas Historical Commission requesting to be a consulting party on possible future mitigation regarding the Braniff Operations and Maintenance Base.

Speakers: For: Stephen Birch, Mark Duebner, Director of Aviation
Against: No one

Motion:

A letter sent by the Chair of the Landmark Commission to the Texas Historical Commission requesting to be a consulting party on possible future mitigation regarding the Braniff Operations and Maintenance Base.

Maker: Tapscott
Second: Amonett
Results: 11/0

Ayes: - 11 Amonett, Burton, Campbell, Dickey, Flabiano,
Jordan, *Piper, Seale, Smith, Tapscott and
Thomas-Drake
Against: - 0
Absent: - 3 Edwards, Johnson, Silva
Vacancies: - 2 1 and 5

3. Appointment of Terri M. Raith to the Junius Heights Task Force.

Motion:

Appointment of Terri M. Raith to the Junius Heights Task Force as a neighborhood representative.

Maker: Tapscott

Second: Smith

Results: 11/0

Ayes:	- 11	Amonett, Burton, Campbell, Dickey, Flabiano, Jordan, *Piper, Seale, Smith, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Edwards, Johnson, Silva
Vacancies:	- 2	1 and 5

ADJOURNMENT

Motion was made to adjourn at **2:53 P.M.**

Katherine D. Seale

Date