

June 3, 2013



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a regular meeting on June 3, 2013 with a briefing at 12:00 p.m. in room 5ES and the public hearing at 1:06 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternate

Michael Amonett  
Hasani Burton  
Ted Campbell  
Mattia Flabiano

Cris Jordan  
John Johnson  
\*Ann Piper  
Katherine Seale, Chair

Diane Sherman  
Albert Silva  
Suzanne Smith  
Daron Tapscott  
Kelli Thomas-Drake

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: **Timothy Dickey and Doug Edwards**

The following Commissioners were absent for the briefing: **Timothy Dickey and Doug Edwards**

The following Positions are vacant:

District 5

The following Staff was present:

Neva Dean  
Mark Doty

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 move Consent Items 2 and 12 from the Consent Agenda to the Discussion Docket.**

Maker: Flabiano  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

**Motion was made to approve Consent Items 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 13 following staff recommendation.**

Maker: Flabiano  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

**Motion was made to amend the agenda and take Discussion Item 1 and 2 followed by Consent Items 2 and 12.**

Maker: Flabiano  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

**CONSENT ITEMS:**

**1. 2038 Commerce Street**

Bluitt Sanitarium & Aspley Bldg.  
CE123-015(MD)

Mark Doty

Approval of the Certificate of Eligibility and approval of \$5,550 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 5314 Victor Street (Moved to Discussion)**

Junius heights Historic District  
CA123-474(MD)

Mark Doty

- 1) Construction of a new single family dwelling.
- 2) Construction of a new detached garage.

Speakers: For: No one

Against: No one

**Motion:**

- 1) Construction of a new single family dwelling. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the new construction complies with Ordinance 26331, Sections 8.3.a.d, 8.4, 8.6, 8.9, 8.10, and 8.11, and meets the standards in City Code Section 4.501(g)(6)(C)(ii), **with the condition that the foundation must be raised a minimum of 12 inches above finished grade at front; missing specs for visible light fixtures and hardware to be submitted to staff for review; applicant must return to Landmark Commission for Landscape approval.**
- 2) Construction of a new detached garage. Approve - Approve the drawings dated 5/17/13 with the finding that the proposed garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.8, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott

Second: Flabiano

Results: 13/0

Ayes:	-	13	Amonett, Burton, Campbell, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Smith, Silva, Tapscott, Thomas-Drake
Against:	-	0	
Absent:	-	2	Dickey and Edwards
Vacancies:	-	1	5

**3. 5319 Worth Street**

Junius Heights Historic District  
CA123-473(MD)

Mark Doty

Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness. Approve - Approve the request with the finding that the new siding complies with Ordinance 26331, Section 8.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**4. 5701 Worth Street**

Junius Heights Historic District  
CA123-468(MD)  
Mark Doty

Construction of new detached garage. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the proposed new garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.7, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: size limit of 600 square feet.

**5. 5006 Reiger Avenue**

Munger Place Historic District  
CA123-470(MD)  
Mark Doty

Construct new detached garage and driveway. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the new garage complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Conditions: garage door to be as shown in the picture) not as shown on the drawings), driveway width limited to 10 feet, colors to match new main house colors Behr, Melted Butter 300A-3, trim Polar bear 1875.

**6. 400 Main Street**

West End Historic District  
CA123-478(MD)  
Mark Doty

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn. Approve - Approve drawings dated 5/15/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 606 Elm Street**

West End Historic District  
CA123-472(MD)  
Mark Doty

Install new landscaping in Founder's Plaza. Approve - Approve drawings and images dated 5/15/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**8. 711 Elm Street, Ste 101**

West End Historic District  
CA123-477(MD)  
Mark Doty

Install new storefront on north facade. Approve – Approve drawings dated 5/15/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 131 N. Clinton Avenue**

Winnetka Heights Historic District  
CA123-460(MD)  
Mark Doty

Install new roof on main structure and garage. GAF Timberline 'Charcoal'. Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 10. 308 S. Clinton Avenue

Winnetka Heights Historic District

CA123-469(MD)

Mark Doty

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness. Approve - Approve with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Plant three new Italian Cypresses in the front yard. Approve - Approve site plan and image dated 5/15/13 with the finding 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).

### 11. 300 S. Edgefield Avenue

Winnetka Heights Historic District

CA123-459(MD)

Mark Doty

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'. Approve - Approve specification dated 5/15/13 with the finding 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)(i).
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'. Approve - Approve porch floor replacement and stain specification dated 5/15/13 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(11), and for stain in the preservation criteria Section 51P-87.111(a)(8)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'. Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for wooden fences in the preservation criteria Section 51P-87.111(b)(2)(G)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 12. 207 S. Willomet Avenue (Moved to Discussion)

Winnetka Heights Historic District

CA123-461(MD)

Mark Doty

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'.
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04.

Speakers: For: No one

Against: No one

#### Motion:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'. **Deny without prejudice due to lack of specificity in identifying location of trim colors; and due to body color selection not appropriate to the time period of the house.**
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood'

#PM04. Approve – Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott  
Second: Johnson  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

### 13. 310 N. Windomere Avenue

Winnetka Heights Historic District  
CA123-462(MD)

Mark Doty

- 1) Replace window units on two existing windows on side facade with new wood, one-over-one sashes. Approve with conditions – Approve specifications dated 5/15/13 with the condition that all exterior window trim, including existing wood mullions between window units remain in place with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new one-over-one wood window in existing door opening on side facade. Approve with conditions – Approve specifications dated 5/15/13 with the condition that new wood siding, wood drip edge, and wood window trim is installed to match the existing siding, drip edge, and window trim with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### DISCUSSION ITEMS:

#### 1. 5408 Victor Street

Junius Heights Historic District  
CD123-020(MD)

Demolition of garage structure due to imminent threat to health or safety

Speakers: For: No one  
Against: No one

#### **Motion:**

Demolition of garage structure due to imminent threat to health or safety. Approve the demolition request with the finding that the structure constitutes a documented major and imminent threat to public health and safety, the demolition is required to alleviate the threat to public health and safety, and there is no reasonable way, other than demolition, to eliminate the threat in a timely manner.

Maker: Flabiano  
Second: Johnson  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

## 2. 220 N. Cliff Street

Tenth Street neighborhood Historic District  
CD123-019(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). None - Staff recommends an initial suspension period as outlined in 51A-4.501(i)(8)(A)(i).

Maker: Silva  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

## **OTHER BUSINESS ITEMS:**

1. Approval of the May 6, 2013 Minutes.

Motion was made to approve the Minutes for the May 6, 2013 meeting.

Maker: Flabiano  
Second: Campbell  
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, Flabiano, Jordan,  
Johnson, \*Piper, Seale, Sherman, Smith, Silva,  
Tapscott, Thomas-Drake  
Against: - 0  
Absent: - 2 Dickey and Edwards  
Vacancies: - 1 5

2. Appointment of Justin Curtsinger to the CBD/Individual/West End Task Force.

Motion was made to approve the appointment of Justin Curtsinger to the CBD/Individual/West End Task Force.

Maker: Silva  
Second: Flabiano  
Results: 13/0

Ayes:	- 13	Amonett, Burton, Campbell, Flabiano, Jordan, Johnson, *Piper, Seale, Sherman, Smith, Silva, Tapscott, Thomas-Drake
Against:	- 0	
Absent:	- 2	Dickey and Edwards
Vacancies:	- 1	5

**ADJOURNMENT**

Motion was made to adjourn at **1:52 P.M.**

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Katherine D. Seale

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Date