



**CITY OF DALLAS  
LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a special meeting on October 14, 2013 with a briefing at 12:30 p.m. in room 5ES and the public hearing at 1:07 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternate

Michael Amonett  
Ted Campbell  
\*Sam Childers

Katherine Seale, Chair  
Timothy Dickey  
Mattia Flabiano

Albert Silva  
Kelli Thomas-Drake  
Diane Sherman

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: None

The following Commissioners were absent for the briefing: None

The following Positions are vacant:

District 5 and District 12

The following Staff was present:

Neva Dean  
Mark Doty

Casey Burgess  
Trena Law

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

**Briefings:**

The Commissioners were briefed on the consent and individual discussion items.

**Motion was made to approve Consent Items 1 through 18 following staff recommendations and approving C6 with drawings and specifications dated October 14, 2013.**

Maker: Flabiano

Second: Amonett

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake

Against: - 0

Absent: - 0

Vacancies: - 2 Dist 5 and 12

### **CONSENT ITEMS:**

#### **1. 715 Parkmont Street**

Junius Heights Historic District

CA123-658(MD)

Mark Doty

Install new landscaping. Approve – Approve landscape plan dated 9/18/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **2. 5911 Reiger Avenue**

Junius Heights Historic District

CD123-028(MD)

Mark Doty

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **3. 5911 Reiger Avenue**

Junius Heights Historic District

CA123-659(MD)

Mark Doty

Construct new accessory structure in rear yard. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Sections 9.1, 9.2, 9.3, 9.4, 9.6, and 9.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### 4. 5519 Reiger Avenue

Junius Heights Historic District

CA123-654(MD)

Mark Doty

- 1) Construct two-story rear addition. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 8.1, 8.3(a), 8.5, 8.6, 8.12, and 8.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new window in existing door opening on front facade. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new window in existing dormer. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new windows on west facade. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 5. 5812 La Vista Ct.

Edison/La Vista Court Addition Historic District

CA123-671(MD)

Mark Doty

Install new fence in side and rear yards. Approve - Approve site plan and specifications dated 9/18/13 with the finding that although the proposed work does not comply with Section 2.9 that states fences in the interior side yard should be located in the rear 50% of the side yard, 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.

#### 6. 1925 Elm Street

Harwood Historic District, Majestic Theatre

CA123-660(MD)

Mark Doty

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match. Approve - Approve drawings and specifications dated **10/14/13** with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### 7. 1015 N. Carroll Avenue

Peak's Suburban Addition Neighborhood Historic District

CA123-666(MD)

Mark Doty

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 3.2, 3.3, and 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**8. 6312 Bryan Parkway**

Swiss Avenue Historic District  
CA123-655(MD)  
Mark Doty

Construct new carport to existing accessory structure. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.119(b)(1) and Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 601 Elm Street**

West End Historic District  
CA123-664(MD)  
Mark Doty

- 1) Construct new accessible opening on west facade. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new loading dock on west facade. Approve - Approve drawings dated 9/18/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new glass door in existing opening on west facade. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 1777 N. Record Street**

West End Historic District  
CA123-670(MD)  
Mark Doty

Construct new five-story apartment building and six-story parking garage structure. Approve - Approve drawings dated 9/18/13 with the finding of fact the proposed work is consistent with the criteria for Height and Construction and Renovation Criteria in the preservation criteria Sections 2, 5.1, 5.2, 5.3, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 110 S. Montclair Avenue**

Winnetka Heights Historic District  
CA123-669(MD)  
Mark Doty

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1, Sea Salt. Approve – Approve specification dated 9/18/13 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) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'. Approve – Approve completed work with the finding of fact the 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).

**12. 307 N. Montclair Avenue**

Winnetka Heights Historic District

CA123-662(MD)

Mark Doty

- 1) Remove existing concrete ribbon driveway and install new solid driveway. Approve – Approve site plan dated 9/18/13 with the finding of fact the work is consistent with the criteria for sidewalks and driveways in the preservation criteria Section 51P-87.111(b)(9)(A) and (B)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new accessory structure. Approve – Approve drawings and specifications dated 9/18/13 with the finding of fact the 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).

**13. 203 S. Willomet Avenue**

Winnetka Heights Historic District

CA123-652(MD)

Mark Doty

Remove existing porch railings. Work completed without a Certificate of Appropriateness. Approve - Approve porch railing removal with the finding of fact the railings removed were not the historic railings and there is no evidence that there were railings on the structure.

**14. 415 N. Willomet Avenue**

Winnetka Heights Historic District

CA123-663(MD)

Mark Doty

- 1) Renovate rear elevation including two new windows and new French door. Approve – Approve drawings and specifications dated 9/18/13 with the finding 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).
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'. Approve – Approve specification dated 9/18/13 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).
- 3) Install new porch railing. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**15. 303 N. Windomere Avenue**

Winnetka Heights Historic District

CA123-648(MD)

Mark Doty

Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'. Approve – Approve specification dated 9/18/13 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).

**16. 120 S. Winnetka Avenue**

Winnetka Heights Historic District  
CA123-667(MD)  
Mark Doty

Install 17 new windows on west and south elevations. Approve – Approve specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B)and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**17. 314 S. Winnetka Avenue**

Winnetka Heights Historic District  
CD123-027(MD)  
Mark Doty

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**18. 314 S. Winnetka Avenue**

Winnetka Heights Historic District  
CA123-649(MD)  
Mark Doty

- 1) Construct new accessory building in rear yard. Approve - Approve drawings and specifications dated 9/18/13 with the finding of fact the 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).
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window. Approve - Approve drawings and images dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B)and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Motion was made to amend the agenda and take D2, D3, D6 and D7 and then the remaining items on the agenda in their natural order.**

Maker: Flabiano  
Second: Silva  
Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

**DISCUSSION ITEMS:**

**1. 4908 Junius Street**

Munger Place Historic District  
CA123-665(MD)

Mark Doty

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness.
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness.
- 3) Install wood decking and wrought iron railing on porte cochere roof.
- 4) Install new iron gate over driveway.
- 5) New landscaping plan.

Speakers: For: No one  
Against: No one

**Motion:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibit facade material other than brick, wood siding, and stucco. Preservation criteria Section 11(a)(12).
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the installed windows are not true-divided light windows and are noticeably different from the other windows in the side facade.
- 3) Install wood decking and wrought iron railing on porte cochere roof. **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 inconsistent with the preservation criteria that prohibits porch detailing that is not typical of the style and period of the main building. Preservation criteria Section 11(a)(14)(A).
- 4) Install new iron gate over driveway. **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 inconsistent with the preservation criteria that prohibits the enclosure of any side of a porte cochere. Preservation criteria Section 11(a)(9).
- 5) New landscaping plan. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that no landscaping plan was submitted for review.

Maker: Silva

Second: Amonett

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

**2. 4710 Swiss Avenue**

Peak's Suburban Addition Neighborhood Historic District  
CA123-653(MD)  
Mark Doty  
Install new 6'-0"x24'-0" porch on east facade.

Speakers: For: Katie Irving  
Against: No one

**Motion:**

Install new 6'-0"x24'-0" porch on east facade. **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 inconsistent with the preservation criteria that existing original porches and balconies on protected facades must be retained and preserved. Preservation criteria Section 3.19.

Maker: Silva  
Second: Campbell  
Results: **9/0**

Ayes: - **9** Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

**3. 2407 Park Row Avenue**

South Blvd Park Row Historic District  
CA123-656(MD)  
Mark Doty

- 1) Install new front door. Work completed without a Certificate of Appropriateness.
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness.

Speakers: For: Eric Dorsey  
Against: No one

**Motion:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness. **Approve.**
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness. **Approve.**

Maker: Dickey  
Second: Silva  
Results: **6/3**

Ayes: - **6** Amonett, Dickey, Flabiano, Silva, Sherman,  
Thomas-Drake  
Against: - 3 Campbell, \*Childers, Seale  
Absent: - 0



Vacancies: - 2 Dist 5 and 12

#### 4. 206 N. Edgefield Avenue

Winnetka Heights Historic District

CA123-651(MD)

Mark Doty

- 1) Remove existing center front door and install two windows.
- 2) Remove existing south front door and install new French doors.

Speakers: For: No one

Against: No one

#### Motion:

- 1) Remove existing center front door and install two windows. **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 inconsistent with the preservation criteria that state door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17).
- 2) Remove existing south front door and install new French doors. **Deny without prejudice** - The proposed door with the finding the proposed 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 state door and lights in the front facades of the main building must be typical of the style and period of the building. Preservation criteria Section (a)(17)(F)(iii).

Maker: Silva

Second: Amonett

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

#### 5. 318 S. Edgefield Avenue

Winnetka Heights Historic District

CA123-661(MD)

Mark Doty

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'.
- 2) Install new front door in existing opening.
- 3) Install two floodlights on northwest eave.

Speakers: For: None

Against: None

#### Motion:

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'. **Approve as submitted.**
- 2) Install new front door in existing opening. **Deny without prejudice** - Door appears to be original style.

- 3) Install two floodlights on northwest eave. **Approve with conditions - Approve as submitted assuming it is not on front porch and should be on the northwest corner of home and with the additional condition that the light matches the other side.**

Maker: Campbell

Second: Sherman

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

### 6. 327 S. Edgefield Avenue

Winnetka Heights Historic District

CA123-650(MD)

Mark Doty

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'.

Speakers: For: Amie Maciszewski

Against: No one

#### Motion:

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'. **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 inconsistent with the preservation criteria that state colors of a structure should be complementary of each other and the overall character of the district. Preservation criteria Section 51P-87.111(a)(8)(C) with the recommendation that applicant go back to the Task Force for review of appropriate color palette that compliments the style of the house.

Maker: Flabiano

Second: Campbell

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

**7. 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: No one

Against: Alonzo Harris

**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). **A continued suspension of the demolition period with the finding of fact that the applicant has continued to show interest in the property, has provided reports and financial data that supports special circumstances beyond his control in meeting the City of Dallas Housing Department deadline requirements.**

Maker: Flabiano

Second: Amonett

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

**OTHER BUSINESS ITEMS:**

1. Approval of the September 3, 2013 Minutes.

Motion was made to approve the Minutes for the September 3, 2013 meeting.

Maker: Flabiano

Second: Amonett

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake  
Against: - 0  
Absent: - 0  
Vacancies: - 2 Dist 5 and 12

2. Approval of the 2014 Landmark Commission Meeting Calendar.

Motion was made to approve the 2014 Landmark Commission Meeting Calendar

Maker: Amonett

Second: Campbell

Results: 9/0

Ayes: - 9 Amonett, Campbell, \*Childers, Dickey,  
Flabiano, Seale, Silva, Sherman, Thomas-  
Drake

Against: - 0

Absent: - 0

Vacancies: - 2 Dist 5 and 12

**ADJOURNMENT**

Motion was made to adjourn at: **2:55 P.M.**

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Katherine D. Seale

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Date