

**September 8, 2015**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on September 8, 2015 with a briefing at 10:06 a.m. in room 5ES and the public hearing at 1:13 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett  
\*Stephen Birch  
Mike Birrer  
\*Childers  
Dustin Gadberry

Cris Jordan  
John Johnson  
Joel Maten  
Katherine Seale, Chair

\*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: **Clint Bowers, Mattia Flabiano, Ginger Greenberg**

The following Commissioners were absent for the briefing: **Clint Bowers, Mattia Flabiano, Ginger Greenberg**

The following Position is vacant:

District 7 and District 12

The following Staff was present:

Neva Dean  
Mark Doty

Jennifer Anderson  
Marsha Prior

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 C1 through C3, C5 through C11, C13 through C16 following staff recommendation.**

Maker: Tapscott  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**Motion was made to approve C17 through C32 following staff recommendation.**

Maker: Maten  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**Motion was made to rearrange the agenda and take D13, C4, D15, D5, D1, and the remaining items in their natural order on the agenda.**

Maker: Maten  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,

Against:	- 0	Johnson, Jordan, Maten, *Sherman, Seale, Tapscott, Thomas-Drake, Williams
Absent:	- 3	Bowers, Flabiano, Greenberg
Vacancies:	- 2	Dist 7 and 12

**CONSENT ITEMS:**

**1. 1229 ADMIRAL NIMITZ CIR**

Fair Park Historic District  
CA145-574(MD)  
Mark Doty

Install stainless steel anchors for banner. Approve – Approve images dated 8/19/15 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 3500 S FITZHUGH AVE**

Fair Park Historic District  
CA145-573(MD)  
Mark Doty

1. Review design on directional signage. Approve - Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two directional signs in new locations. Approve - Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install directional signs in parking lots. Approve -Approve drawing package dated 8/9/2015 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**3. 3535 GRAND AVE**

Fair Park Historic District  
CA145-575(MD)  
Mark Doty

Repair/replace lobby floor in Museum of Nature and Science. Approve - Approve drawings and specifications dated 8/19/15 with the finding the proposed work is consistent with the criteria for the Museum of Natural History in the preservation criteria Section 8.4(b)(2)(O), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**4. 300 N AKARD ST (Moved to Discussion)**

Fidelity Union Life Complex  
CA145-578(MD)  
Mark Doty  
Install exterior lighting.

Speakers: For: No one  
Against: No one

**Motion:**

Install exterior lighting. **Hold until the October 5, 2015 meeting.**

Maker: Johnson  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**5. 611 N GLASGOW DR**

Junius Heights Historic District  
CA145-607(MP)  
Marsha Prior

1. Remove concrete in front yard and replace with grass. Approve - Approve proposed landscaping with the finding the work is consistent with preservation criteria Section 3.5(b) and that it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct board on board fence on right side of property with sliding driveway gate. Approve with conditions - Approve specifications dated 08/14/2015 with the condition that finished side of fence faces outward if visible from street or alley with the finding the proposed work is consistent with preservation criteria Sections 3.6(a)(5), 3.6(b)(1), and 3.6(c) for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct covered porch on right elevation of main structure. Approve with conditions - Approve drawings dated 08/14/2015 with condition that flooring be tongue and groove with the finding the proposed work is consistent with preservation criteria Section 7.4 for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Plant grass in back of main structure and build concrete steps. Approve - Approve proposed landscaping and drawings dated 08/14/2015 with the finding the work is consistent with preservation criteria Sections 3.5(b) and 3.2 for landscaping and site elements, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Attach mailbox to front facade to right of front door. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install two sconce lights to left and right of front door, back doors, and side doors. Approve - Approve specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**6. 611 N GLASGOW DR**

Junius Heights Historic District  
CD145-031(MP)  
Marsha Prior

Demolish shed in backyard using standard: 'noncontributing structure because newer than period of 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.

**7. 5818 WORTH ST**

Junius Heights Historic District  
CD145-011(JKA)  
Jennifer Anderson

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Deny the Certificate for Demolition with the finding the interested party has rehabilitated the structure to comply with Dallas City Code Chapter 27 and meets all the requirements for City Code Section 51A-4.501(i)(8)(A)(iii)(dd).

**8. 5918 WORTH ST**

Junius Heights Historic District  
CD145-030(MP)  
Marsha Prior

Demolish shed in back yard using standard: noncontributing structure because newer than period of 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.

**9. 111 E 6TH ST**

Lake Cliff Historic District  
CA145-587(MD)  
Mark Doty

Construct accessory structure in rear yard. Approve - Approve drawings dated 8/9/15 with the finding the proposed work meets the criteria for accessory buildings in the Preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 214 E 5TH ST**

Lake Cliff Historic District  
CA145-586(MD)  
Mark Doty

Install new door style in existing opening. Approve - Approve door specification dated 8/19/15 with the finding the proposed work meets the criteria for fenestrations 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).

**11. 1607 LYTE ST**

Magnolia Station Historic District  
CD145-028(MD)  
Mark Doty

Demolish property on the basis that it is 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.

**12. 4903 JUNIUS ST (Voted on Separately)**

Munger Place Historic District  
CA145-601(JKA)  
Jennifer Anderson

1. Install two 9'x5' metal trellises on main structure. Approve with conditions - Approve photograph dated 8-17-15 with the condition that the trellis is attached to the mortar and not the brick face. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install 7' wood fence on southwest side of main structure. Approve with conditions - Approve photograph dated 8-17-15 with the condition that the post caps are not installed and that the top of the fence is flat. The proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install aluminum sign on southwest side of main structure. Approve – Approve specifications dated 8-17-15 with the conditions that the finials are omitted from the design and the applicant obtains a sign permit from Building Inspection. 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. Replace outdoor lighting on main structure. Approve with conditions - Approve specifications dated 8-17-15 with the condition that "Exhibit A" is installed, that the existing conduits are removed, and that wiring and conduits for the new lighting is not visible. The proposed work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install landscaping. Approve - Approve site plan dated 8-17-15 with the finding that the proposed work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install dumpster enclosure in rear of the main building. Approve - Approve photograph dated 8-17-15 with the finding that the proposed work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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

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

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

**DISCUSSION ITEMS:**

**1. 706 N BEACON ST**

Junius Heights Historic District  
CA145-610(MP)  
Marsha Prior

Construct wood stairway and raised deck in rear of main structure and paint using, Brand: Sherwin Williams. Body: SW 6178 "Clary Sage." Trim: SW 7008 "Alabaster White." Deck: SW 3043 "Cheyenne Red." Work initiated without a Certificate of Appropriateness.

Speakers: For: Jim Tate  
Against: No one

**Motion:**

Construct wood stairway and raised deck in rear of main structure and paint using, Brand: Sherwin Williams. Body: SW 6178 "Clary Sage." Trim: SW 7008 "Alabaster White." Deck: SW 3043 "Cheyenne Red." Work initiated without a Certificate of Appropriateness. **Deny without prejudice. Applicant to come back to Landmark Commission within 4 months with a revised plan** - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria 8.5, stating that massing, shape, and general appearance of additions must be compatible with the existing historic structure.

Maker: \*Birch  
Second: Thomas-  
Drake  
Results: 12/1

Ayes: - 12 Amonett, \*Birch, Birrer, \*Childers, Johnson,  
Jordan, Maten, \*Sherman, Seale, Tapscott,  
Thomas-Drake, Williams  
Against: - 1 Gadberry  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**2. 5519 REIGER AVE**

Junius Heights Historic District  
CA145-605(MP)  
Marsha Prior

1. Add new vinyl window on second story (above door) on rear elevation of new addition. Work initiated without a Certificate of Appropriateness.
2. On west elevation (left) front 50% (historic portion of house), replace two windows on second story with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness.
3. On west (left) elevation front 50% (historic portion of house), enlarge small window on first story (living room) and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness.
4. On west (left) elevation front 50% (historic portion of house), create void and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness.
5. On front elevation, replace three windows on second story and one window on first story (west of front door) with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness.
6. On east (right) elevation front 50% (historic portion of house), replace all windows (two on second floor and three on first floor) with vinyl windows of same size and style as existing. Work initiated without a Certificate of Appropriateness.

Speakers: For: Bryan Hernandez  
Against: No one

**Motion:**

1. Add new vinyl window on second story (above door) on rear elevation of new addition. Work initiated without a Certificate of Appropriateness. **Approve** plans dated 08/14/2015 with finding the completed work is consistent with preservation criteria Section 8.3(a)(d) and 8.4 for additions and that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. On west elevation (left) front 50% (historic portion of house), replace two windows on second story with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.
3. On west (left) elevation front 50% (historic portion of house), enlarge small window on first story (living room) and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes enlarging the window and replacing with vinyl is inconsistent with preservation criteria Section 5.1 that states historic doors and windows must remain intact and Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.
4. On west (left) elevation front 50% (historic portion of house), create void and install vinyl one-over-one window. Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes installing a new vinyl window is inconsistent with 4.1(c) that states that historic solid-to-void ratios be maintained within protected facades.
5. On front elevation, replace three windows on second story and one window on first story (west of front door) with vinyl windows of same size and style (one-over-one). Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.
6. On east (right) elevation front 50% (historic portion of house), replace all windows (two on second floor and three on first floor) with vinyl windows of same size and style as existing. Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.2 that states non-original doors and windows be replaced with appropriate doors and windows.

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12



**\*Motion was made to rearrange the agenda and take D7 next on the agenda.**

Maker: Maten  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**3. 5626 VICTOR ST**

Junius Heights Historic District  
CA145-609(MP)  
Marsha Prior

Replace existing ribbon driveway with solid concrete driveway.

Speakers: For: No one  
Against: No one

**Motion:**

Replace existing ribbon driveway with solid concrete driveway. **Approve proposed work with condition that a ribbon driveway remain in front portion up to the existing gate** and that solid driveway be installed past the gate to the garage with the finding the work is consistent with preservation criteria Section 3.2 for driveways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) **and that the ribbon driveway is a character defining feature of the neighborhood.**

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**4. 5419 WORTH ST**

Junius Heights Historic District  
CA145-606(MP)  
Marsha Prior

1. Remove existing Hardie board on lower portion of wall on all elevations and replace with novelty wood siding with exception of bottom six inches to be overlapping Hardie board. Work initiated without a Certificate of Appropriateness.
2. Install drip edge to replace original. Work initiated without a Certificate of Appropriateness.

3. Paint lower portion of siding on all elevations to match existing paint, using Brand: Behr, custom blend (yellow color range).

Speakers: For: No one  
Against: No one

**Motion:**

1. Remove existing Hardie board on lower portion of wall on all elevations and replace with novelty wood siding with exception of bottom six inches to be overlapping Hardie board. Work initiated without a Certificate of Appropriateness. **Approve** specifications dated 08/14/2015 with the finding the work is consistent with preservation criteria Section 4.3 for restoring wood siding and meets the standards of City Code Section 51A-4.501(g)(6)(C)(i).
2. Install drip edge to replace original. Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes the proposed metal drip edge is inconsistent with preservation criteria Section 4.1(b) that states the repair of facades must employ materials similar to the historic materials and 4.3 that states wood siding, trim, and detailing must be restored whenever practical.
3. Paint lower portion of siding on all elevations to match existing paint, using Brand: Behr, custom blend (yellow color range). **Approve** - paint specifications dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 4.4 for exposed wood and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Maten  
Second: Thomas-  
Drake  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**5. 5918 WORTH ST**

Junius Heights Historic District  
CA145-608(MP)  
Marsha Prior

1. Replace back door on far left side of rear elevation with six-panel steel entry door.
2. Replace two front doors with Crafts-man style doors.
3. Repair middle back door and replace glass with tempered frosted glass.
4. Remove existing front portion of walkway at point where it flairs and replace with smooth concrete to conform to existing width of major portion of walkway.
5. Remove existing front porch steps and replace with brush concrete steps to match new width of concrete walkway where steps intersect with walkway.
6. Construct two-car, single-story garage in rear, using Hardie board siding.
7. Extend driveway to entry point of garage, using crushed granite or gray matte pebble.
8. Construct wooden six-foot, board on board fence with sliding gate on left side of main structure extending to the left side property line.

9. Construct wooden steps on left side of front porch toward the back to allow front porch access from the left elevation.
10. Remove lean-to on right elevation.
11. Remove tree on right side of main structure abutting adjacent driveway, which is causing damage to foundation.
12. Remove line of vegetation/trees on right side and toward the rear of main structure.
13. Remove existing porch posts and replace with square, Craftsman-style columns.
14. Remove existing porch railing and spindles, and replace with historically appropriate railing and spindles.
15. Install pendant light on front porch.
16. Install outdoor wall sconces near doors on the front, right, and rear elevations.
17. Attach mail box on front elevation to left of front door.
18. Remove all existing windows and replace with double hung wood windows, matching the style and size of existing windows.
19. Repair door on right elevation and then sheetrock from the inside to retain existing solid-to-void ratio and maintain historic door while adjusting interior space.

Speakers: For: Vince Liebowitz  
Against: No one

**Motion:**

1. Replace back door on far left side of rear elevation with six-panel steel entry door. **Approve** - drawings and specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two front doors with Crafts-man style doors. **Approve** specifications dated 08/14/2015 with the finding the proposed work meets preservation criteria Section 5.2 to replace non-historic doors and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Repair middle back door and replace glass with tempered frosted glass. **Approve with conditions - that glass be obscure or translucent glass and not a film.**
4. Remove existing front portion of walkway at point where it flairs and replace with smooth concrete to conform to existing width of major portion of walkway. **Approve** site plan dated 08/14/2015 with finding the work is consistent with preservation criteria Section 3.2 for walkways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Remove existing front porch steps and replace with brush concrete steps to match new width of concrete walkway where steps intersect with walkway. **Approve** site plan dated 08/14/2015 with finding the work is consistent with preservation criteria Section 3.2 for steps and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct two-car, single-story garage in rear, using Hardie board siding. **Approve with conditions** - Approve drawings and specifications dated 08/14/2015 with the condition that trim, roofing, and rafter tails match that of the house and that garage be located 2 ? feet from rear and three feet from side property lines with the finding the work is consistent with preservation criteria Section 9 for accessory structures and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Extend driveway to entry point of garage, using crushed granite or gray matte pebble. **Approve** site plan dated 8/14/2015 with the finding the proposed work is consistent with preservation criteria Section 3.2 for driveways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. **Construct wooden** six-foot, board on board fence with sliding gate on left side of main structure extending to the left side property line. **Approve with two conditions** - that finished side of fence faces outward if visible from street or alley **and gate top is flat** with the finding the proposed work is consistent with preservation criteria Sections 3.6(a)(5), 3.6(b)(1), and 3.6(c) for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. Construct wooden steps on left side of front porch toward the back to allow front porch access from the left elevation. **Approve** drawings dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 7.4 for porches and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Remove lean-to on right elevation. **Approve with conditions** - Approve proposed work with condition that any siding damaged in the process is repaired or replaced with an exact match of the profile and dimensions of existing wood siding with the finding the work meets the standards in City Code Section City Code Section 51A-4.501(g)(6)(C)(ii).
11. Remove tree on right side of main structure abutting adjacent driveway, which is causing damage to foundation. **Approve** proposed work with the finding the work meets the criteria for site elements in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Remove line of vegetation/trees on right side and toward the rear of main structure. **Approve** proposed work with the finding the work meets the criteria for site elements in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
13. Remove existing porch posts and replace with square, Craftsman-style columns. **Approve** drawings dated 08/14/2015 with the finding the proposed work is consistent with preservation criteria Section 4.2 for alterations and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
14. Remove existing porch railing and spindles, and replace with historically appropriate railing and spindles. **Approve with conditions that the current railing be lowered to 36 inches above finished floor and comply with current building codes.**
15. Install pendant light on front porch. **Approve** specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
16. Install outdoor wall sconces near doors on the front, right, and rear elevations. **Approve** specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
17. Attach mail box on front elevation to left of front door. **Approve** specifications dated 08/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
18. Remove all existing windows and replace with double hung wood windows, matching the style and size of existing windows. **Approve with conditions** - Approve plans and specifications dated 08/14/2015 with the condition that all windows have matching trim with the finding the proposed work is consistent with preservation criteria Section 5.2 for replacing non-original windows and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
19. Repair door on right elevation and then sheetrock from the inside to retain existing solid-to-void ratio and maintain historic door while adjusting interior space. **Approve** proposed work with the finding it is consistent with preservation criteria Section 5.1 for historic doors and Section 4.1(c) for maintaining historic solid-to-void ratios and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott

Second: \*Birch

Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams

Against: - 0

Absent: - 3 Bowers, Flabiano, Greenberg

Vacancies: - 2 Dist 7 and 12

## 6. 5010 JUNIUS ST

Munger Place Historic District  
CA145-612(JKA)  
Jennifer Anderson

1. Install brick columns on front facade of main structure.
2. Install wood railing on front balcony of main structure.
3. Install 6" wood columns in rear facade of main structure.
4. Paint main structure using Sherwin Williams. Body: SW2827 "Colonial Revival Stone," Trim: SW2829 "Classical White," Accent 1: SW6258 "Tricorn Black," Accent 2: SW2802 "Rockwood Red."

Speakers: For: No one  
Against: No one

### Motion:

1. Install brick columns on front facade of main structure. **Approve with condition that cast stone capital and other detailing found on the property and brick size to be standard 8x2 3/8 x 3 5/8. Final design must be reviewed by Staff.**
2. Install wood railing on front balcony of main structure. **Approve with condition wood beam and other detailing as appropriate to support balcony and proposed railing.**
3. Install 6" wood columns in rear facade of main structure. **Approve** the specifications dated 8-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(N) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure using Sherwin Williams. Body: SW2827 "Colonial Revival Stone," Trim: SW2829 "Classical White," Accent 1: SW6258 "Tricorn Black," Accent 2: SW2802 "Rockwood Red." **Approve** paint specifications provided 8-17-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Seale  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

## 7. 4938 TREMONT ST

Munger Place Historic District  
CA145-614(JKA)  
Jennifer Anderson

1. Install porch railing on main structure and paint using Behr 1850 "Ultra Pure White." Work completed without a Certificate of Appropriateness.
2. Stain porch deck using Behr SC-105 "Padre Brown." Work completed without a Certificate of Appropriateness.
3. Install Belgard Urbana Stone pavers in color "Slate Gray" in rear of the main structure.
4. Install stone border around flower beds in front and rear of main structure.

Speakers: For: Timothy O'Leary  
Against: No one

**Motion:**

1. Install porch railing on main structure and paint using Behr 1850 "Ultra Pure White." Work completed without a Certificate of Appropriateness. **Approve** - Work completed without a Certificate of Appropriateness. Historic Munger Place rail designs showed greater variation in design and, as new construction, railing is acceptable.
2. Stain porch deck using Behr SC-105 "Padre Brown." Work completed without a Certificate of Appropriateness. **Approve.**
3. Install Belgard Urbana Stone pavers in color "Slate Gray" in rear of the main structure. **Approve.**
4. Install stone border around flower beds in front and rear of main structure. **Approve with conditions** that border in front is installed flush with grade.

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**8. 4716 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA145-599(JKA)

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

Speakers: For: No one  
Against: No one

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

**Motion:**

1. Install balustrade on front facade of main structure. **Deny without prejudice per applicant's request.**
2. Install 4" Hardiboard on rear and side facades of main structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice per applicant's request.**
3. Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness. **Deny without prejudice per applicant's request.**

Maker: Johnson  
Second: \*Birch

Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

### 9. 2414 ROUTH ST

State Thomas Historic District  
CA145-595(JKA)  
Jennifer Anderson

1. Remove picket fence and reinstall original Victorian wire fence.
2. Install landscaping.
3. Add one table with two chairs and one bench to front yard of main structure.
4. Remove internal lighting from signage.

Speakers: For: No one  
Against: No one

#### Motion:

1. Remove picket fence and reinstall original Victorian wire fence. **Approve** proposed work with the finding that it is consistent with preservation criteria Section 51P-225.109(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping. **Approve** plans dated 8-17-15 with the finding that it is consistent with preservation criteria Section 51P-225.109(b)(1), 51P-225.109(b)(2)(3) and 51P-225.109(b)(2)(6), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add one table with two chairs and one bench to front yard of main structure. **Approve** site plan dated 8-17-15 with the finding that the partially completed work is consistent with preservation criteria Section 51P-225.109(b)(1) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove internal lighting from signage. **Approve with conditions** - approve proposed work with the conditions that the sign is not replaced and if a different sign is needed the applicant will reapply to the Landmark Commission for approval. The applicant is also required to obtain a sign permit from Building Inspection. The work is consistent with preservation criteria Section 51P-225.107(h)(2)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: \*Sherman

Second: Tapscott

Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**10. 127 N WILLOMET AVE**

Winnetka Heights Historic District  
CA145-583(MD)  
Mark Doty

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness.
2. Install three ganged windows on north facade smaller than approved by Landmark Commission.
3. Construct 8'-0" high wood with lattice work top fence along north property line.

Speakers: For: Sergio Zamudio  
Against: No one

**Motion:**

1. Remove window on front facade and install smaller window. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).
2. Install three ganged windows on north facade smaller than approved by Landmark Commission. **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 state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).
3. Construct 8'-0" high wood with lattice work top fence along north property line. **Approve** site plan and drawing dated 8/19/15 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).

Maker: Sherman  
Second: Amonett  
Results: 13/0

Ayes:	- 13	Amonett, *Birch, Birrer, *Childers, Gadberry, Johnson, Jordan, Maten, *Sherman, Seale, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 3	Bowers, Flabiano, Greenberg
Vacancies:	- 2	Dist 7 and 12

**11. 121 N WINNETKA AVE**

Winnetka Heights Historic District  
CD145-029(MD)  
Mark Doty

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

Speakers: For: No one  
Against: No one



**Motion:**

Demolish accessory structure using 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: Amonett

Second: Maten

Results: 13/0

Ayes:	- 13	Amonett, *Birch, Birrer, *Childers, Gadberry, Johnson, Jordan, Maten, *Sherman, Seale, Tapscott, Thomas-Drake, Williams
Against:	- 0	
Absent:	- 3	Bowers, Flabiano, Greenberg
Vacancies:	- 2	Dist 7 and 12

**12.121 N WINNETKA AVE**

Winnetka Heights Historic District  
CA145-590(MD)  
Mark Doty

1. Construct porch addition on rear facade.
2. Remove five windows on rear facade and install four windows.
3. Remove 10 windows on north facade and install five windows.
4. Remove six windows on south facade and install three windows.
5. Construct carport in rear yard.

Speakers: For: No one  
Against: No one

**Motion:**

1. Construct porch addition on rear facade. **Approve** drawings dated 8/19/15 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).
2. Remove five windows on rear facade and install four windows. **Approve** drawings dated 8/19/15 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)(11) and (iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove 10 windows on north facade and install five windows. **Approve** drawings dated 8/19/15 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. Remove six windows on south facade and install three windows. **Approve** drawings dated 8/19/15 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).

5. Construct carport in rear yard. **Approve** drawings and specifications dated 8/19/15 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).

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**\*Motion was made to reconsider D6, item 1 regarding the cast stone.**

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**13.1825 Abrams Rd.**

Lakewood Theater

Hold a public hearing to consider initiation of historic designation process for Lakewood Theater.

Speakers: For: Joanna Hampton, David Preziosi, Virginia McAlester, Darlene Ellison, Sam Ratcliffe,  
Veletta Lill, Danielle Bennignus, Burton Gilliam  
Against: Craig Kinney, Teddy Davey, Tommy Mann

**Motion:**

The Landmark Commission finds and concludes that the Lakewood Theatre, real property and improvements located in the City of Dallas, City Block 6/1844-1/2 in the Munger Place Historic District, an addition in the City of Dallas as recorded in Volume 2, Page 280, also being a part of the R. Roy Survey, Abstract No. 1242, Dallas County, Texas, as more particularly described in Volume 95244 Page 03967, Deed Records, Dallas County, as well as that Non Exclusive Easement Estate also described therein, more commonly known as 1825 Abrams Road, Dallas, Texas, shall be initiated for establishment of a historic overlay district. The establishment is supported by the finding of the following characteristics under Chapter 51A-4.501(b)(i)(history, heritage, culture)(4)(architecture),(5)(architect or master builder)(6)(historic context),(7)(unique visual feature).

Maker: Johnson  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

#### 14. DCA145-008(MD)

Proposed revisions to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties.

Speakers: For: David Perioski  
Against: No one

#### **Motion:**

Approve.

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

#### 15. Z145-342(ND)

CC Districts 1, 2, 6, 7, 14

City Plan Commission authorized hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, a CS Commercial Services District, a GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, a portion of Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No.

49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 346, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 473, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, a portion of Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, a P Parking, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 841, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay.

Speakers: For: No one  
Against: No one

**Motion:**  
**Approve.**

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry, Johnson, Jordan, Maten, \*Sherman, Seale, Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

## 16. Z145-341(ND)

CC District 1

City Plan Commission authorized hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7 in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup>

Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay.

Speakers: For: No one  
Against: No one

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

**OTHER BUSINESS ITEMS:**

Approval of Minutes from the August 3, 2015 Meeting.

Maker: \*Childers  
Second: Thomas-  
Drake  
Results: 13/0

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams  
Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

Appointment of Task Force Members to Junius Heights – Koppang, Mesh, Schmidt, Cohen, Johnson, Harrison and Raith; Peaks Suburban – Manes, Karnowski, Alston, Juitonu, Felvis; State Thomas – Carpenter, Newhart, and Hearst; Swiss/Munger – Hampton, Powell, Scott, Gormley, Mast, Johnston, Bradley, and Bonifield.

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

Ayes: - 13 Amonett, \*Birch, Birrer, \*Childers, Gadberry,  
Johnson, Jordan, Maten, \*Sherman, Seale,  
Tapscott, Thomas-Drake, Williams

Against: - 0  
Absent: - 3 Bowers, Flabiano, Greenberg  
Vacancies: - 2 Dist 7 and 12

Consideration to appoint preservation options committee to work with the owners of the Lakewood Theater.

**ADJOURNMENT**

Motion was made to adjourn at 4:46 P.M.

---

Katherine D. Seale

---

Date