

March 2, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 2, 2020 with a briefing at 10:39 a.m. in room 5ES, the public hearing at 1:23 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

Sam Childers	Leigh Richter
Katherine Haskel	Diane Sherman
Rosemary Hinojosa	Katy Slade
Elizabeth Mast	Cynthia Steiner
Evelyn Montgomery – Vice Chair	Edward Stone
Christopher Poteet	Robert Swann
Qunitans	Emily Williams – Chair
Louis Renaud	

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

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

The following Commissioners were absent from the Meeting:

Courtney Spellicy

The following Commissioners were absent from the briefing:

Courtney Spellicy

The following Positions are vacant:

District 7

The following Staff was present:

Jennifer Anderson	Renee Paramo
Neva Dean	Melissa Parent
Elaine Hill	Marsha Prior
Anna Lamberti Holmes	

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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 Testimony:

No speakers

1. Approval of Minutes – February 3, 2020.
2. Recognition of outgoing Landmark Commission members for their contributions and service to the Dallas Landmark Commission.
3. Approval of Designation Committee Member Renewal.

Motion was made to move C6 to the discussion agenda.

Maker:	Montgomery				
Second:	Childers				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

Motion was made to move C13 to the discussion agenda.

Maker:	Sherman				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter,

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					Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

Motion was made to approve consent items C1-5, C7-12 and C14-16 following staff recommendations.

Maker:	Childers				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

Motion was made to rearrange the discussion agenda and hear D10, D11, C6, C13, D2, D3, D5, D6, D7 and the remaining items will be heard in their natural order.

Maker:	Childers				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

Motion was made to rearrange the agenda and hear discussion item D8 before D1 due to the speaker present.

Maker:	Montgomery				
Second:	Childers				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

CONSENT ITEMS

1. 427 S Clinton

Winnetka Heights Historic District
CE190-002(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$100,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate Eligibility.

2. 5007 Swiss

Swiss Avenue Historic District
CE190-003(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$688,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 3819 MAPLE AVE

Old Parkland Hospital
CA190-233(LC)
Liz Casso

Construct a clock tower in Tract 3 – Approve with Conditions - Approve with the condition that the applicant return with a CA application for exterior lighting, with the finding the proposed work is consistent with preservation criteria section 51P-262.112(c)(2)(I)(ii), (iii), and (iv) for landscaping; section 51P-262.112(c)(8)(D), (E), and (F) for new construction, and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

4. 5524 JUNIUS ST

Junius Heights Historic District
CA190-245(JKA)

Jennifer Anderson

1. Replace two windows on front elevation with wood windows. Work completed without a Certificate of Appropriateness – Approve with conditions - Approve specifications dated 3-2-2020 with the condition that the new windows are an exact match to the existing opening size without alteration of the existing fenestration size or the addition of fillers with the finding that the work is consistent with preservation criteria Section 5.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two doors on front facade. Work partially completed without a Certificate of Appropriateness – Approve - Approve specifications dated 3-2-2020 with the finding that the work is consistent with preservation criteria Section 5.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace window and door trim on all fenestrations. Work partially completed without a Certificate of Appropriateness – Approve with conditions - Approve specifications and image dated 3-2-2020 with the condition that the new trim matches the original in profile, dimensions, and material with the finding that the work is compatible with preservation criteria Section 4.3 and meets the standards in City Code section 51A-4.501(G)(6)(C)(i).
4. Paint main structure. Brand: Behr. Body: PPU26-13 "Silent White;" Trim: N210-7 "Havana Coffee" – Approve - Approve specifications dated 3-2-2020 with the finding that the work is consistent with preservation criteria Section 4.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5606 TREMONT ST

Junius Heights Historic District
CA190-249(JKA)

Liz Casso

1. Install garage doors on front facade of accessory structure and infill with board-and-batten siding to match existing siding – Approve - Approve specifications dated 3-2-20 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint accessory structure to match main structure – Approve - Approve specifications dated 3-2-20 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install Timbertex composition shingles in color "Sedona Sunset" on accessory structure to match the main structure – Approve - Approve specifications dated 3-2-20 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 800 BLAYLOCK DR (MOVED TO DISCUSSION)

Lake Cliff Historic District
CA190-231(MLP)

Melissa Parent

1. Install new 3'-6" wrought iron fence in front and corner side yard – Approve - Approve site plan dated 3/2/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new 8'-0" wood fence in interior side yard – Approve - Approve site plan dated 3/2/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 4803 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CD190-007(MP)

Marsha Prior

Demolish accessory structure using the standard 'noncontributing structure because newer than period of significance' – Approve - The proposed demolition meets all of the standard 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.

10. 4803 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA190-237(MP)

Marsha Prior

1. Remove one pecan tree in rear yard – Approve - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install parking in rear yard – Approve with conditions - Approve site plan dated 3/2/2090 with the condition that brush finish concrete is used with the finding the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 2415 PARK ROW AVE

South Blvd/Park Row Historic District

CA190-228(MP)

Marsha Prior

1. Construct two-story house – Approve with Conditions – Approve drawings, plans, and specifications dated 3/2/2020 with the condition that the mortar is a light tan color, windows have a wood exterior, rear sliding doors are wood, and wall sconces are similar to those appearing on the elevation drawings with the finding the work is consistent with preservation criteria Section 3(b)(1), (2A), (2C), (3), (4), (5A), (5C), and (6B), and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct accessory structure – Approve with Conditions - Approve drawings and specifications dated 3/2/2020 with the condition that doors and window are wood and light sconces are similar to those appearing on the elevation drawings with the finding the work is consistent with preservation criteria Section 3(b) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

12. 5314 SWISS AVE

Swiss Avenue Historic District

CA190-215(MLP)

Melissa Parent

Construct new "Little Library" in front corner side yard. Work completed without Certificate of Appropriateness – Approve - Approve photos dated 3/2/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 412 S CLINTON AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA190-224(MLP)
Melissa Parent
Install new landscaping in front yard

Speakers: For: No One
Against: No One

Motion

Install new landscaping in front yard – Deny without prejudice -Deny without prejudice as the landscape bed cannot extend to the sidewalk without extenuating circumstances as it breaks up the rolled St. Augustine lawns along the block face and therefore it is detrimental to the historical district.

Maker:	Williams				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

14. 127 N EDGEFIELD AVE

Winnetka Heights Historic District
CA190-234(MLP)
Melissa Parent

Construct new 2-story rear accessory structure – Approve - Approve drawings and specifications dated 3/2/2020 with the finding the proposed work meets the standards in City Code Section 51A 4.501(g)(6)(C)(ii).

15. 221 S EDGEFIELD AVE

Winnetka Heights Historic District
CA190-232(MLP)
Melissa Parent

1. Construct new addition on rear of main structure – Approve - Approve drawings and specifications dated 3/2/2020 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).

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Maker:	Swann				
Second:	Renaud				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

2. 6104 JUNIUS ST

Junius Heights Historic District
CA190-247(JKA)
Jennifer Anderson

Replace 27 aluminum windows on main structure with vinyl windows

Speakers:	For:	Jackie McShane Gary Buckner
	Against:	No one

Motion

1. Replace 27 aluminum windows on main structure with vinyl windows – Approve with Conditions
 - Approve replacement of 27 windows. Windows on front 50% of structure must be wood 1/1. Back 50% can be vinyl pebblestone in color.

Maker:	Hinojosa				
Second:	Renaud				
Results:	14/1				
		Ayes:	-	14	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Williams
		Against:	-	1	Swann
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

3. 5827 REIGER AVE

Junius Heights Historic District
CA190-243(JKA)
Jennifer Anderson

Install 6' wood fence in side and front yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Nick Baxavanis
Against: No one

Motion

Install 6' wood fence in side and front yard. Work completed without a Certificate of Appropriateness – Approve that the property owner be able to consider this as a repair and leave as is as it has been there for 40 years. This will not have an adverse effect on the historic district and it is compatible with the historic district.

Maker:	Hinojosa				
Second:	Richter				
Results:	12/3				
		Ayes:	-	12	Childers, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Slade, Steiner, Stone, Williams
		Against:	-	1	Haskel, Swann, Sherman
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

4. 5309 JUNIUS ST

Munger Place Historic District
CA190-217(MLP)
Melissa Parent

Install one new vinyl window on front facade. Work completed without Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion

Install one new vinyl window on front facade. Work completed without 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) on the basis that the proposed work will have an adverse effect on the historic overlay district.

CA190-226(MP)

Marsha Prior

Construct two-story house and detached accessory structure.

Speakers: For: Alonzo Harris
Against: Larry Johnson
Rosa Medrano
Shawn Montgomery

Motion

Construct two-story house and detached accessory structure – Deny without Prejudice – with the finding of fact that the proposed construction would adversely affect the historic character of the district.

Maker:	Swann				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

7. 3313 MEADOW ST

Wheatley Place Historic District

CA190-229(MP)

Marsha Prior

1. Construct two-story house.
2. Install 6' fence.

Speakers: For: Christopher LaMont
Against: No One

Motion

1. Construct two-story house – Deny without Prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Sections 9.6 and 9.7, which state that new construction must be compatible with the historic overlay district.

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overlay district.

5. Install bench and planter along front facade. Work completed without Certificate of Appropriateness – 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 the proposed work will have an adverse effect on the architectural features of the structure and on the historic overlay district.

Maker:	Sherman				
Second:	Richter				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

10. 1221 SINGLETON BLVD

Clyde Barrow Family Home & Filling Station
Liz Casso

Hold a Public Hearing to consider initiation of historic designation process for the Clyde Barrow Family Home & Filling Station.

Under Advisement

Speakers:	For:	Michael Amonett David Preziosi Elsa Cadena Debbie Solis George Castro Tim Dickey Mary Lou Paras Joe Martinez
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	Against:	Larry Offuft Isaac Martinez Brent Jackson
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Motion

Hold a Public Hearing to consider initiation of historic designation process for the Clyde Barrow Family Home & Filling Station. - Approve initiation of the historic designation process for the Clyde Barrow Family Home & Filling Station.

Maker:	Montgomery				
Second:	Swann				
Results:	14/1				
		Ayes:	-	14	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Steiner, Stone, Swann, Williams
		Against:	-	1	Slade
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

11. 3111 N WINNETKA AVE

Lillie McBride Home

Liz Casso

Hold a Public Hearing to consider initiation of historic designation process for Lillie McBride Home.

Speakers: For: David Preziosi
John Morrow

Against: No One

Motion

Hold a Public Hearing to consider initiation of historic designation process for Lillie McBride Home – Hold under advisement until the April 6, 2020 Landmark Commission meeting.

Maker:	Hinojosa				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	

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		Absent:	-	1	Spellicy
		Vacancies:	-	1	

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – February 3, 2020

Maker:	Childers				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

Motion

Approval of the Designation Committee Member renewal

Maker:	Sherman				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Poteet, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Steiner, Stone, Swann, Williams
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	1	

ADJOURNMENT

Hearing was adjourned at 6:11P.M.

Emily Williams, Chair

Date