

July 6, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on July 6, 2020 with a briefing at 11:10 a.m. and the Public Hearing at 1:08 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Katherine Haskel	Cynthia Steiner
Rosemary Hinojosa	Edward Stone
Evelyn Montgomery – Vice Chair	Robert Swann
Christopher Poteet	Elaine Velvin
Louis Renaud	Emily Williams – Chair
Leigh Richter	Alicia Quintans
Diane Sherman	
Courtney Spellicy	

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:

Sam Childers
Elizabeth Mast
Katy Slade

The following Commissioners were absent from the briefing:

Sam Childers
Elizabeth Mast
Katy Slade

The following Positions are vacant:

District 7

The following Staff was present:

Jennifer Anderson	Murray G. Miller
Liz Casso	Melissa Parent
Elaine Hill	Marsha Prior
Anna Lamberti Holmes	Oscar Aguilera

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

Approval of Minutes – June 1, 2020.

Motion was made to move consent items, C10 and C12 to the discussion docket.

Maker:	Montgomery				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

Motion was made to rearrange the order of the discussion agenda to hear D14, C10, C12, D1, D10, D2 – D8, D11, D13, D9 and D12

Maker:	Montgomery				
Second:	Sherman				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

Motion was made to approve consent items C1 – C9, C11, C13, and C14 following staff recommendations.

Maker:	Montgomery				
Second:	Sherman				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

CONSENT ITEMS

1. 206 S ROSEMONT AVE

Winnetka Heights Historic District

CE190-006(MLP)

Melissa Parent

Approval of the Certificate of Eligibility on 100 percent of land and improvements for a period of ten years.

2. 5835 REIGER AVE

Junius Heights Historic District

CD190-010(JKA)

Jennifer Anderson

Renew the Certificate of Demolition to demolish accessory structure using the standard "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.

3. 218 E 6TH ST

Lake Cliff Historic District

CA190-474(MLP)

Melissa Parent

1. Modify carport roofline on main structure to match structure roofline. Approve - Approve drawings and specifications dated 7/6/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace existing non-historic columns with new wood and brick tapered columns. Approve - Approve drawings and specifications dated 7/6/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 4837 TREMONT ST

Munger Place Historic District

CA190-473(MLP)

Melissa Parent

Construct rear addition on main structure. Approve - Approve drawings and specifications dated 7/6/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 4705 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA190-476(MP)

Marsha Prior

Construct pergola in rear yard. Approve – Approve drawings and site plan dated 7/6/2020 with the finding the work is consistent with preservation criteria Sections 6.6 and 6.7 which state that rear yard setbacks must be at least 2'6" and side yard setbacks at least 3' and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 920 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District

CA190-314(MP)

Marsha Prior

Remove bushes at side and front-side yard. Approve – Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 2626 THOMAS AVE

State Thomas Historic District

CA190-464(LC)

Liz Casso

Construct a 2.5 story duplex. Approve – Approve drawings dated 7/6/20 with the finding the proposed

		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

13. 318 S WILLOMET AVE

Winnetka Heights Historic District
CA190-427(MLP)
Melissa Parent

Paint main structure with new color scheme. Brand: Benjamin Moore. Body: 1029 "Coconut Grove." Trim and front porch flooring: 1093 "French White." Front door: HC4 "Hawthorne Yellow."
- Approve - Approve specifications dated 7/6/2020 with the finding the proposed work is consistent with the criteria for colors in the preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

14. 401 N WINNETKA AVE

Winnetka Heights Historic District
CA190-471(MLP)
Melissa Parent

Install new landscaping in front and side yard. Approve - Approve drawings and specifications dated 7/6/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

DISCUSSION ITEMS

1. 1907 ELM ST

Harwood Historic District, Majestic Theatre
CA190-465(LC)
Liz Casso

1. Modify blade sign on south elevation.
2. Install flat attached sign at southwest corner.
3. Modify storefront opening on south elevation.

Speakers: For: Christine Howitt
D. Sachse

Against: No One

Motion

1. Modify blade sign on south elevation. Approve with conditions – Approve with the condition that a red LED border be added to the sign design per the drawings submitted by the applicant on 7/6/20, with the finding the proposed work is consistent with preservation criteria sections 8.2 for signs in Tract C, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install flat attached sign at southwest corner. Approve – Approve drawings dated 7/6/20 with the finding the proposed work is consistent with preservation criteria sections 8.1, 8.3 and 8.4 for signs in Tract C, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

compliment the overall character of the district and that complimenting color schemes are encouraged throughout the blockface.

Maker:	Sherman				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

3. 5700 JUNIUS ST

Junius Heights Historic District
CA190-478(JKA)
Jennifer Anderson

Install 8' wood fence in cornerside and rear yard to match existing footprint.

Speakers: For: Priscilla Monterrosa

Against: No one

Motion

Install 8' wood fence in cornerside and rear yard to match existing footprint – Approve with conditions – The fence will not extend further forward than the front of the side bump out and fence may only be 6ft. tall from the front of the house to the bump out. It will not adversely affect the district.

Maker:	Montgomery				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

4. 4800 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA190-360(MP)

Marsha Prior

1. Replace eight original windows on front and right-side elevations with custom-made, wood three-over-one windows. Work initiated without a Certificate of Appropriateness.
2. Replace twelve original wood windows on left side and rear elevations with vinyl windows. Work completed without a Certificate of Appropriateness.

Speaker: For: Lynn Piland
Against: No one

Motion

1. Replace eight original windows on front and right-side elevations with custom-made, wood three-over-one windows. Work initiated without a Certificate of Appropriateness. Approve – Approve specifications dated 7/6/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace twelve original wood windows on left side and rear elevations with vinyl windows. Work completed without a Certificate of Appropriateness. Approve with conditions – Approve with conditions that vinyl windows will remain on the rear and that windows on the left side must be replaced with wood three-over-one windows to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Montgomery				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

Liz Casso recused herself and did not hear or vote on this case.

5. 2626 PARK ROW AVE

South Blvd/Park Row Historic District
CA190-477(MP)
Marsha Prior
Install solar panels.

Speakers: For: Monica Johnson
Against: No one

Motion

Install solar panels. Approve with conditions – Approve with the condition that solar panels are not visible from the street and are behind the front ridge line that runs along Park Row Avenue with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Hinojosa				
Second:	Stone				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

6. 3606 DUNBAR ST

Wheatley Place Historic District
CA190-308(MP)
Marsha Prior

1. Replace two front windows with French door. Work completed without a Certificate of Appropriateness.
2. Install 5' fence inside yards. Work completed without a Certificate of Appropriateness.
3. Install wood rails on front porch. Work completed without a Certificate of Appropriateness.

Speakers: For:No one

Against: Barbara Wheeler

Motion

1. Replace two front windows with French door. Work completed without a Certificate of Appropriateness. Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because resizing voids and replacing windows with doors on the front elevation would have an adverse effect on the historic overlay district.
2. Install 5' fence inside yards. Work completed without a Certificate of Appropriateness. Deny without prejudice –The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(ii) because fences that are not 70% open when facing the street and not 5' behind the front corner of the house would have an adverse effect on the historic overlay district.
3. Install wood rails on front porch. Work completed without a Certificate of Appropriateness. Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because closely spaced wood railings would be an adverse effect on the historic overlay district.

Maker:	Steiner				
Second:	Poteet				

Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

7. 3728 DUNBAR ST

Wheatley Place Historic District
CA190-405(MP)
Marsha Parent
Install 3.5' fence in front yard.

Speakers: For: No One

Against: Barbara Wheeler

Motion

Install 3.5' fence in front yard. Deny without prejudice – The proposed fence does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.11(a) which states that front yard fences must be historically appropriate and made of wood, stone, brick, wrought iron, a combination of those materials, or other appropriate materials.

Maker:	Sherman				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

8. 3735 DUNBAR ST

Wheatley Place Historic District
CA190-310(MP)
Marsha Prior

1. Remove chimney on right (East) side elevation.
2. Remove one window on front elevation. Work completed without a Certificate of Appropriateness.
3. Replace three windows on front elevation with vinyl windows. Work completed without a Certificate of Appropriateness.

4. Remove three windows on right (East) side elevation and replace three windows with vinyl windows. Work completed without a Certificate of Appropriateness.
5. Remove one window on rear elevation and replace one window with vinyl window. Work completed without a Certificate of Appropriateness.
6. Remove three windows on left (West) side elevation, resize one window, and replace windows with vinyl windows. Work completed without a Certificate of Appropriateness.
7. Install wood trim around windows and doors.
8. Install wood front door. Work initiated without a Certificate of Appropriateness.
9. Replace brackets on front gable. Work initiated without a Certificate of Appropriateness.

Speakers: For: No One

Against: Barbara Wheeler

Motion

1. Remove chimney on right (East) side elevation. Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front and interior side facades of contributing structures are protected. Chimney to be built all the way up past roof.
2. Remove one window on front elevation. 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 preservation criteria Section 4.1(a) which states that front and interior side facades of contributing structures are protected and Section 5.1 which states that historic windows must remain intact.
3. Replace three windows on front elevation with vinyl windows. 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 preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
4. Remove three windows on right (East) side elevation and replace three windows with vinyl windows. 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 preservation criteria Section 5.1 which states that historic windows must remain intact and Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
5. Remove one window on rear elevation and replace one window with vinyl 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 preservation criteria Section 5.1 which states that historic windows must remain intact and Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match historic.
6. Remove three windows on left (West) side elevation, resize one window, and replace windows with vinyl windows. 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 preservation criteria Section 5.1 which states that historic windows must remain intact and Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

10. 425 N ROSEMONT AVE

Winnetka Heights Historic District
CA190-351(MLP)
Melissa Parent

1. Paint main structure. Brand: Behr. Body: N320-2 "Toasty Gray." Trim, columns: 75 "Polar Bear." Accent, shutters, doors: N460-7 "Space Black."
2. Install new storefront style entrance door on main structure.
3. Install new lighting fixtures on main structure.
4. Install new siding on rear accessory structure.

Speakers: For: Keith Light
Against: No one

Motion

1. Paint main structure. Brand: Behr. Body: N320-2 "Toasty Gray." Trim, columns: 75 "Polar Bear." Accent, shutters, doors: N460-7 "Space Black." Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new storefront style entrance door on main structure. Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.
3. Install new lighting fixtures on main structure. Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.
4. Install new siding on rear accessory structure. Denial 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.

Maker:	Sherman				
Second:	Swann				
Results:	14/0				

		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

11. 310 N WILLOMET AVE

Winnetka Heights Historic District
CA190-467(MLP)
Melissa Parent

Install new wood fencing in front 50% of side yard.

Speakers: For: Vickie Lee

Against: No one

Motion

Install new wood fencing in front 50% of side yard. Approve with condition – Approve proposed work with the condition that the fence will be located between the back corner of the bump out and the 3rd window (window farthest from the street) to align with the adjoining fence.

Maker:	Spellicy				
Second:	Velvin				
Results:	12/2				
		Ayes:	-	12	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Spellicy, Steiner, Stone, Velvin, Williams, Quintans,
		Against:	-	2	Sherman, Swann
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

12. 131 N WINNETKA AVE

Winnetka Heights Historic District
CA190-302(MLP)
Melissa Parent

Paint main structure. Brand: Behr. Body: "Ocean Swell." Trim: "Dutch White." Accent: "Dark Crimson."

Speakers: For: No one

Against: No one

Motion

Paint main structure. Brand: Behr. Body: "Ocean Swell." Trim: "Dutch White." Accent: "Dark Crimson" – Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.

Maker:	Sherman				
Second:	Quintans				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

13. 203 N CLINTON AVE

Winnetka Heights Historic District
CA190-470(MLP)
Melissa Parent
Construct rear addition on main structure.

Speakers: For: Heather Kelley

Against: No one

Motion

Construct rear addition on main structure. Denial 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 for additions in Section 51P-87.111(a)(2) that states "All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building."

Maker:	Sherman				
Second:	Quintans				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade

		Vacancies:	-	1	
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14. 3111 N WINNETKA AVE

Lillie McBride Home
Liz Casso

Speakers: For: Norma Chairez, Jeff Hill, Adam Korenke, Debra Moore, David Preziosi,
Shellie Ross, Debbie Solis, Jake Torres

Against: No one

Motion

Approve initiation of the historic designation process for the Lillie McBride Home.

Maker:	Hinojosa				
Second:	Montgomery				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – June 1, 2020

Maker:	Swann				
Second:	Steiner				
Results:	14/0				
		Ayes:	-	14	Haskel, Hinojosa, Poteet, Montgomery, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	3	Childers, Mast, Slade
		Vacancies:	-	1	

ADJOURNMENT

Hearing was adjourned at 6:38P.M.

Emily Williams, Chair

Date