

September 8, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on September 8, 2020 with a briefing at 9:13 a.m. and the Public Hearing at 1:16 p.m. online with WebEx.

The following Commissioners were present for the meeting:

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

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

The following Commissioners were absent from the briefing:

Sam Childers

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 Holmes	

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 items, individual discussion items “A Vision for Historic Preservation Q & A” and the Fair Park Master plan.

Public Testimony:

No speakers

Approval of Minutes – August 3, 2020.

Motion was made to rearrange the order of the discussion agenda to hear C10, C11, D10, D11, D6 and the rest to be heard in their natural order.

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

		Vacancies:	-	1	
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Motion was made to approve consent items C1 – C9 and C12 – C20 following staff recommendations.

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

CONSENT ITEMS

1. 508 N Winnetka Ave

Winnetka Heights Historic District
 CE190-007(MLP)
 Melissa Parent

Approval of the Certificate of Eligibility and change in non-contributing status.

2. 509 N Winnetka Ave

Winnetka Heights Historic District
 CE190-008(MLP)
 Melissa Parent

Approval of the Certificate of Eligibility and change in non-contributing status.

3. 100 S GLASGOW DR

Woodrow Wilson High School
 CA190-604(LC)
 Liz Casso

Install new fencing around track field. – Approve – Approve drawings dated 9/8/20 with the finding that although the proposed work does not comply with section 2.7 of the preservation criteria which states that fences in this section of the no-build zone may not exceed 4 feet in height, it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the district.

4. 5515 WORTH ST

Junius Heights Historic District
 CA190-626(JKA)

Jennifer Anderson

Construct shed in rear yard. Work completed without a Certificate of Appropriateness. Approve – Approve drawings and specifications dated 9/8/20 with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 112 E 6TH ST

Lake Cliff Historic District
CA190-622(MLP)

Melissa Parent

Install new 6'-0" wood fence in front 50% of side yard. - Approve - Approve drawings and specifications dated 9/8/2020 with the finding that although the proposed work does not comply with Section 3.11(b) that states "The portion of fence in the front 50 percent of the interior side yard and that portion facing the main street must be at least 70 percent open," it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the structure and district, and will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

6. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CD190-012(MP)

Marsha Prior

Demolish structure using the standard 'replace with more appropriate/compatible structure – 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. 4808 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA190-605(MP)

Marsha Prior

1. Install wheelchair ramp in front yard and paint. Brand: Benjamin Moore, BM#997 'Baja Dunes' - Approve – Approve site plan and paint specifications dated 9/8/2020 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping in front yard - Approve – Approve site plan dated 9/8/2020 with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 920 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-607(MP)

Marsha Prior

Construct accessory structure in rear yard - Approve with conditions – Approve site plan and drawings dated 9/8/2020 with the condition that the wood siding is painted to match the main

district, and will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

3. Install new shrubs in front and corner side yards. - Approve - Approve drawings and specifications dated 9/8/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Plant four new crepe myrtle trees in parkway. - Approve - Approve drawings and specifications dated 9/8/2020 with the finding the proposed work is consistent with the criteria for parkway plantings in the preservation criteria Section 51P-87.111(b)(5) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 120 N EDGEFIELD AVE

Winnetka Heights Historic District

CA190-616(MLP)

Melissa Parent

Paint main and rear accessory structure. Brand: Sherwin Williams. Body color: SW0048 "Bunglehouse Blue." Trim: SW7008 "Alibaster White." Accent: SW6528 "Tricorn B." - Approve - Approve specifications dated 9/8/2020 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. 216 N EDGEFIELD AVE

Winnetka Heights Historic District

CA190-628(MLP)

Melissa Parent

Paint main structure. Brand: Behr. Body color: MQ4-11 "Lamplit." Trim: 52 "White." Accent: SG-790 "Bear Rug." - Approve - Approve specifications dated 9/8/2020 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).

15. 222 S EDGEFIELD AVE

Winnetka Heights Historic District

CA190-624(MLP)

Melissa Parent

Install new 8'-0" wood fencing inside yard and gate over driveway. Approve - Approve drawings and specifications dated 9/8/2020 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

16. 337 S EDGEFIELD AVE

Winnetka Heights Historic District

CA190-623(MLP)

Melissa Parent

Install one new window opening on side façade. - Approve - Approve drawings dated 9/8/2020 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)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

17. 215 S MONTCLAIR AVE

Winnetka Heights Historic District

CA190-617(MLP)

Melissa Parent

Paint main structure. Brand: Sherwin Williams. Body color: SW7616 "Breezy Grey." Trim: White to match existing. Accent: Red to match existing. - Approve - Approve specifications dated 9/8/2020 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).

18. 410 N MONTCLAIR AVE

Winnetka Heights Historic District

CA190-618(MLP)

Melissa Parent

Paint rear accessory structure. Brand: Sherwin Williams. Body color: SW6209 "Ripe Olive." Trim: SW2833 "Roycroft Vellum." - Approve - Approve specifications dated 9/8/2020 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)(ii).

19. 105 S WILLOMET AVE

Winnetka Heights Historic District

CA190-619(MLP)

Melissa Parent

1. Install new landscaping in front yard. - Approve - Approve drawings and specifications dated 9/8/2020 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(3)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add gravel to existing ribbon driveway. - Approve - Approve photos and specifications dated 9/8/2020 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(9)(A)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 106 N WILLOMET AVE

Winnetka Heights Historic District

CA190-620(MLP)

Melissa Parent

Paint main structure. Brand: Sherwin Williams. Body color: SW7622 "Homburg Gray." Trim: SW7005 "Pure White." - Approve - Approve specifications dated 9/8/2020 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).

DISCUSSION ITEMS

1. 5727 WORTH ST

Junius Heights Historic District

CA190-625(JKA)

Jennifer Anderson

1. Construct second-story addition.

2. Construct rear addition.
3. Remove one window and install three wood windows on front facade.
4. Remove two windows and install one wood window on east elevation.

Speakers: For: Leslie Nepveux
 Mr. Gomez

Against: No one

Motion

1. Construct second-story addition – Approve – Approve drawings and specifications dated 9/8/20 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct rear addition – Approve – Approve drawings and specifications dated 9/8/20 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove one window and install three wood windows on front façade – Approve – Approve drawings and specifications dated 9/8/20 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove two windows and install one wood window on east elevation – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.7 stating that new door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

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

2. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
 CA190-611(MP)
 Marsha Prior
 Build two-story accessory structure in rear yard.

Speakers: For: J.C. Terpstra

Against: No one

Motion

Build two-story accessory structure in rear yard. Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 6.2 which states that accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

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

3. 2618 PARK ROW AVE

South Blvd/Park Row Historic District
 CA190-606(MP)
 Marsha Prior

1. Replace 24 original wood windows with vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install wood front door.
3. Install French doors on left side elevation. Work initiated without a Certificate of Appropriateness.

Speakers: For: Jaqueline Wilson
 Against: No one

Motion

1. Replace 24 original wood windows with vinyl windows. Work initiated without a Certificate of Appropriateness - Approve vinyl windows for windows 4 through 19 on the condition that Windows 1,2,3 (the front right 3 windows),20,21 (the two windows on either side of the fireplace) and 22,23,24 (the front left 3 windows) are replaced with wood windows although the work does not strictly comply with the preservation criteria, it's historically accurate and consistent with the spirit and integrity of the historic district.
2. Install wood front door - Deny without Prejudice - the Proposed Work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the style is not compatible with the architectural style of the main structure and would have an adverse effect on the historic structure and the historic overlay district.
3. Install French doors on left side elevation. Work initiated without a Certificate of Appropriateness - Approve on the finding of fact that the initiated work does not have an adverse effect on the historic district.

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

4. 2620 SOUTH BLVD

South Blvd/Park Row Historic District
 CA190-610(MP)
 Marsha Prior

Replace clay tile roof with composition shingles. Brand: Timberline, "Patriot Red."

Speaker: For: Terrence Chaney

Against: No one

Motion

Replace clay tile roof with composition shingles. Brand: Timberline, "Patriot Red." Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A 4.501(g)(6)(C)(i) because clay tiles are a character defining feature and their replacement with composite shingles would have an adverse effect on the historic integrity of the architectural structure.

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

5. 2635 SOUTH BLVD

South Blvd/Park Row Historic District
 CA190-608(MP)

Marsha Prior

1. Install four limestone/concrete columns in front side yards.
2. Replace garage doors on accessory structure with steel doors.
3. Install basketball court in rear yard.

Speakers: For: Victoria Stevenson McPhaul
 Against: No one

Motion

1. Install four limestone/concrete columns in front side yards. Deny without prejudice – the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with Secretary of the Interior’s Standard #3 which states that changes that create a false sense of historical development, such as adding conjectural features, shall not be undertaken.
2. Replace garage doors on accessory structure with steel doors. Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the material of the door would have an adverse effect on the historic integrity of the architectural structure.
3. Install basketball court in rear yard. Approve with conditions – Approve specifications and plan dated 9/8/2020 with the condition that the outdoor lights are not directed toward adjacent properties with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

6. 3037 WARREN AVE
 Wheatley Place Historic District
 CA190-615(MP)
 Marsha Prior
 Construct one-story house.

Speakers: For: Michael Merriweather
 Scottie Smith

Against: No one

Motion

Construct one-story house – Approve – Approve with conditions – that siding be 117 novelty drop siding laid horizontally, that bargeboards on projecting gables be supported by wood brackets at the top of the gable and at the point of eave overhang and springing from the corner boards (total of 5), that front façade windows be 3 over 1 double hung sash with vertical divisions in the upper sash and that all other windows be 1 over 1 double hung windows that front and side windows be unclad wood while rear windows may be clad. Gable openings may be vents or fixed glass windows that correspond proportionally to drawings as submitted; steel French doors are acceptable.

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

7. 3606 DUNBAR ST

Wheatley Place Historic District
 CA190-636(MP)
 Marsha Prior

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

Speakers: For: Victoria Shepherd
 Against: No one

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 up to front of house. 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:	Sherman				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Haskel, Hinojosa, Mast, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams
		Against:	-	0	
		Absent:	-	1	Childers
		Vacancies:	-	1	

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – August 3, 2020

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

Motion

Approval of Landmark Commission Calendar FY21-22

Maker:	Steiner				
Second:	Stone				
Results:	15/0				

Landmark Commission Minutes
 Tuesday, September 8, 2020

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

ADJOURNMENT

Hearing was adjourned at 4:45P.M.

 Evelyn Montgomery, Vice Chair

 Date