

December 7, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on December 7, 2020 with a briefing at 10:08 a.m. and the Public Hearing at 1:06 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers	Diane Sherman
Rosemary Hinojosa	Katy Slade
Evelyn Montgomery – Vice Chair	Courtney Spellicy
Christopher Poteet	Cynthia Steiner
Alicia Quintans	Edward Stone
Louis Renaud	Robert Swann
Leigh Richter	Elaine Velvin

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:

Katherine Haskel
Elizabeth Mast

The following Commissioners were absent from the briefing:

Katherine Haskel
Elizabeth Mast

The following Positions are vacant:

District 5 and District 7

The following Staff was present:

Jennifer Anderson	Marsha Prior
Liz Casso	Bert Vandenberg
Elaine Hill	
Anna Holmes	
Murray G. Miller	
Melissa Parent	

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.

Public Testimony:

No speakers

Approval of Minutes – November 2, 2020.

Motion was made to elect Commissioner Spellicy to serve as the Vice Chair for this meeting.

Maker:	Montgomery				
Second:	Childers				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

Motion was made to approve the following consent items following staff recommendations: C1 – C7 and C10 - C13.

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Maker:	Spellicy				
Second:	Childers				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

Motion was made to approve consent item C8 following staff recommendations.

Maker:	Spellicy				
Second:	Steiner				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Haskel, Mast, Quintans
		Vacancies:	-	2	District 5, District 7

Commissioner Quintans recused herself and did not hear or vote on this case.

Motion was made to rearrange the order of the agenda to hear CR1, C9, D1, D2, D3, D6, D7, D4, and D5.

Maker:	Spellicy				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

Motion was made to reconsider the motion to approve consent items C1 – C7 and C10 - C13.

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Maker:	Montgomery				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

Motion was made to approve the following consent items following staff recommendations: C1 – C7 and C11 - C13.

Maker:	Spellicy				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

Motion was made to approve consent item C10 following staff recommendations.

Maker:	Spellicy				
Second:	Hinojosa				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

CONSENT ITEMS

1. 3536 GRAND AVE

Fair Park Historic District
CA201-073(JKA)
Jennifer Anderson

Install sign on south facade of main structure - Approve – Approve drawings dated 12/7/20 with the finding that the work is consistent with preservation criteria Sections 9.1 and 9.2, is compatible with the historic overlay district, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 210 S HARWOOD ST

Harwood Historic District
CA201-076(LC)
Liz Casso

Amend previously approved new construction design of a multi-family structure - Approve the request and drawings dated 12/7/20 for a Certificate of Appropriateness to amend previously approved new construction design of a multifamily structure with the finding that the proposed work is generally consistent with the criteria for new construction in the preservation criteria Section 4 and that it meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

3. 5425 VICTOR ST

Junius Heights Historic District
CA201-072(JKA)
Jennifer Anderson

Construct pergola in rear yard – Approve – Approve site plan and drawings dated 12/7/20 with the finding that although the proposed work does not comply with Section 9.3 that states that accessory structures must be at least 8-0' from the main structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

4. 5415 WORTH ST

Junius Heights Historic District
CA201-071(JKA)
Jennifer Anderson

1. Replace window on northeast side with smaller window – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Sections 4.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove window on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 2416 PARK ROW AVE

South Blvd/Park Row Historic District

CA201-097(MP)

Marsha Prior

1. That the request for a Certificate of Appropriateness to replace the existing ribbon driveway with a (10'-wide) ribbon drive be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. That the request for a Certificate of Appropriateness to remove front yard bushes and replace with seasonal flowers be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 2524 SOUTH BLVD

South Blvd/Park Row Historic District

CA201-108(MP)

Marsha Prior

The applicant requests a Certificate of Appropriateness to construct a single-story house and detached accessory structure.

That the request for a Certificate of Appropriateness to construct a primary residence and accessory structure at 2524 South Boulevard be **approved** subject to the following conditions:

1. That roof overhangs of at least 12" deep be dimensioned on the drawings,
2. That the front door be drawn and labelled consistent with the detail sheet,
3. That the front step risers correspond to finished grades and be approximately 7" each,
4. That the window sizes noted be closer to a 2:1 (height to width) ratio,
5. That a window be added on the Right Elevation similar in size to the window on the Left Elevation near the front, be incorporated and that the iron gate be returned to the wall between the windows,
6. That a window head/sill detail incorporating the proposed window be provided at a scale of not less than 3" =1'-0",
7. That "divided lites" be incorporated in all windows that are visible from the public right-of-way,
8. That all exterior materials and products be labeled on the elevations,
9. That the Detail Sheet and the elevations be made consistent and that the elevations, site plan and floor plan be coordinated and
10. That any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the balance of the proposed work is generally consistent with the criteria for the construction of new buildings in the South Boulevard-Park Row preservation criteria Sections 3(b)(1) to 3(b)(9) and that it substantially meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5032 SWISS AVE

Swiss Avenue Historic District

CA201-080(MLP)

Melissa Parent

Replace existing rear addition with new two-story rear addition - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 222 N CLIFF ST

Winnetka Heights Historic District
CA201-092(MP)
Melissa Parent

1. That the request for a Certificate of Appropriateness to install new wood windows and wood doors on all elevations be approved with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. That the request for a Certificate of Appropriateness to replace a door with a window on rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. That the request for a Certificate of Appropriateness to add a door to the rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. That the request for a Certificate of Appropriateness to repair and replace the existing wood siding, as needed be approved 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).
5. That the request for a Certificate of Appropriateness to replace the front porch deck and concrete steps be approved with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. That the request for a Certificate of Appropriateness to repair the front porch columns and step wall be approved with the condition that any replacement brick and mortar match the existing in material, texture, profile, dimension, and color with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Commissioner Quintans recused herself and did not hear or vote on this case.

9. 1406 E 9TH ST (MOVED TO DISCUSSION)

Tenth Street Neighborhood Historic District
CA201-003(MP)
Marsha Prior

The applicant is requesting a Certificate of Appropriateness to construct a rear addition.

Speakers:	For:	Jay Taylor
	Against:	No one

Motion

The request for a Certificate of Appropriateness to construct a rear addition be approved with conditions – 1) The roof of the addition may be gabled, and that the gable be placed in relationship to principal roof in the same way as the gabled front porch on the existing structures, albeit in mirror image 2) The top plate of the addition be raised to the level of the top plate of the existing structure 3) The east roof slope of the addition be a coplanar extension of the proposed gable extension of the existing roof 4) The eave and rake overhangs and details match eave and rake overhangs and details on existing structure 5) The rafter tails on the addition be exposed to match existing structure in spacing and trim detailing 6) The north facing eave rake on the eastern projection of the addition into the side yard extend as far as the existing rafter tail that most closely approximates the depth of the rake overhangs on the original gables. The rafter tail can be extended by sistering in a second rafter tail and making up the difference with blocking to

create a doubled rafter tail of appropriate length 7) The projection of the addition into the eastern side yard be roofed by the extension of and coplanar with the principal roof 8) The all roof drainage be accomplished by overhangs, with no gutters or downspouts and 9) The break in the existing water table trim be found sufficient to differentiate between the existing structure and new construction, with finding that with these conditions the work is consistent with preservation criteria Sections 3.1, 3.2, 3.3, and 3.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Swann				
Second:	Steiner				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

10. 3606 DUNBAR ST

Wheatley Place Historic District
CA201-098(MP)
Marsha Prior

1. That the request for a Certificate of Appropriateness to install a door and window on front elevation be approved with the condition that the door is solid wood as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the request for a Certificate of Appropriateness to install porch rails be approved with the condition that the railing is approximately 8' wide and 36" tall and follows the general spacing as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. That the request for a Certificate of Appropriateness to replace the fence be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. That the request for a Certificate of Appropriateness to install a person entry door and a window on an accessory structure be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 130 N EDGEFIELD AVE

Winnetka Heights Historic District
CA201-074(MLP)
Melissa Parent

1. Construct new rear accessory structure - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the

preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install new landscaping in rear yard - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and 51P-87.111(b)(3)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 130 N EDGEFIELD AVE

Winnetka Heights Historic District

CD201-004(MLP)

Melissa Parent

Demolish rear accessory structure under standard "noncontributing because newer than period of significance" - Approve - Approve photos dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 206 S ROSEMONT AVE

Winnetka Heights Historic District

CA201-079(MLP)

Melissa Parent

1. Install new landscaping - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work is consistent with the criteria for foundation plantings in the preservation criteria Section 51P-87.111(b)(3)(A) and Section 51P-87.111(b)(3)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove rear section of existing ribbon driveway - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEM

1. 606 ELM ST

West End Historic District

CR201-001(LC)

Liz Casso

Courtesy Review - Courtesy Review - Modify landscaping, hardscaping, seating, and stair/elevator structure in Founders Plaza.

Applicant: Gensler - Felicia Santiago, AIA

Speaker: Paul Manno

*There was no formal motion made on this request.

DISCUSSION ITEMS

1. 4512 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District

CA201-095(MP)

Marsha Prior

1. The applicant is requesting a Certificate of Appropriateness to approve six-panel steel doors that have been installed without a Certificate of Appropriateness.

Speakers: For: Leslie Nepveux
Against: No one

Motion

1. The applicant requests a Certificate of Appropriateness to rehabilitate the front balcony and porch columns - Approve with conditions – Approve the request for a Certificate of Appropriateness to rehabilitate the front balcony and porch columns with the following conditions: 1) the front balcony railing be reduced in height to match the height of the historic railing as shown in the submitted historic photo, which appears to line up with the bottom of the second floor window sills; 2) the front porch wood columns include a recessed panel to match the historic columns as shown in the submitted historic photo; and 3) any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the proposed work is generally consistent with the criteria for protected facades in the preservation criteria Section 3.2, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. The applicant requests a Certificate of Appropriateness to construct rear, second floor addition with balcony - Approve – Approve the request for a Certificate of Appropriateness to construct a rear, second floor addition with balcony with the finding the proposed work is generally consistent preservation criteria Sections 4.1, 4.2, 4.3, 4.4, and 4.7 for new construction and additions, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. The applicant requests a Certificate of Appropriateness to replace a window on second floor front elevation with a door – Deny without prejudice – Deny without prejudice the request for a Certificate of Appropriateness to replace a window on the second floor front elevation with a door because it is inconsistent with the preservation criteria Section 3.11 and Secretary of the Interior’s Standards for the Treatment of Historic Properties No. 3 , and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. The applicant requests a Certificate of Appropriateness to restore a set of second floor ganged windows – Approve – Approve the request for a Certificate of Appropriateness to restore a set of second floor ganged windows with the finding the proposed work is generally consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and that meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Hinojosa				
Second:	Sherman				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

3. 101 N Montclair AVE
Winnetka Heights Historic District
CA201-077(MLP)
Melissa Parent

Install vegetable garden in front parkway.

Speakers: For: Marianna Griggs
Against: Sylvia Lagos

Motion

Install vegetable garden in front parkway - Deny - 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 landscaping in Section 51P-87.111(b)(1)(F) that states “The following items are not permitted in the front and corner side yards: Vegetable gardens.”

Maker:	Childers				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

4. 410 N WINNETKA AVE

Winnetka Heights Historic District
CA201-081(MLP)
Melissa Parent

NOTE: A CA for Discussion Agenda Item No. 4.2 must be granted before Discussion Agenda Item No. 5 may be considered.

1. Construct new rear addition on main structure.
2. Construct new rear accessory structure.

Speaker: For: No one
Against: No one

Motion

1. Construct new rear addition on main structure - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct new 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				

David Preziosi
Jason Harper

MOTION

Approve to establish the ad-hock Vision Implementation Committee as outlined in today's discussion.

Recommendations for the Ad-hoc Vision Implementation Committee:

1. Work quickly and efficiently. Your charge is to define concrete action items that the Landmark Commission can enact to help make processes in our department less time-consuming for staff. I suggest meeting every two weeks or once a month.
2. The work of this group is to begin in January 2021 be completed by or before the end of August 2021, so that the final suggestions can be acted upon in the fall. That would include any public meeting to be held that must go on to other bodies for approval. At this point, nothing can really get to city council before the new one is seated and begins work after August vacation, so we might as well use the summer to work.
3. Begin with actions that the Landmark Commission and/or staff could undertake without approval outside of the commission. These actions might include simplifying case reports, using existing task forces more effectively, or other ideas I haven't thought of. Present each actionable idea as soon as it is ready, so we may vote to implement.
4. In all deliberations, consider the customer experience for applicants, because we must improve our system not just for ourselves, but for the public.
5. When it is time to bring the commission the detailed information for holding a public meeting to change the ordinance, make it thorough. It should have complete language about the proposed changes. That should include details of the appeal process for any applicant who is denied by staff and wants to bring their case to the Landmark Commission. That process should be easy, fast, and free of charge.
6. The rules do not allow me to appoint Murray Miller as a voting member of the committee because staff can only serve as ex-officio members. I would ask the voting members to show full respect for his opinions and the thought he has already put into the Vision as they work with him.

These are the people I propose to serve on the committee:

Commissioner Steiner, who has an orderly approach to problems and is an attorney. I ask her to chair the committee because she can make sure they stay within the boundaries of the stated purpose and remind them of the need for efficiency.

Commissioner Sherman, long-time commissioner and a real estate professional who sells houses in historic districts and is familiar with the concerns buyers and residents have about working with our program.

Daron Tapscott, a historic preservation architect, chair of the Designation Committee, and veteran of the Landmark Commission. He has seen how the program has progressed, including the lengthening of our case reports.

Jason Harper, a member of the Preservation Dallas board, chair of its Preservation Issues Committee, and founder, president and project leader of Echelon, which has implemented construction of big projects on historic buildings in Dallas. He has also been through the CA process as a homeowner in a historic district.

Katharine Seale, former Landmark Commission chair and former director of Preservation Dallas, and few can argue if I say she is one of the most knowledgeable and experienced preservationists in Dallas.

Landmark Commission Minutes
Monday, December 7, 2020

I plan to attend all meetings, as a non-voting, ex-officio member. All commissioners and task force members are urged to attend when possible, and to contribute.

Maker:	Montgomery				
Second:	Stone				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – November 2, 2020

Maker:	Sherman				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Childers, Hinojosa, Montgomery, Poteet, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Mast
		Vacancies:	-	2	District 5, District 7

ADJOURNMENT

Hearing was adjourned at 4:06P.M.

Katherine Haskel, Chair

Date