

February 3, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on February 3, 2020 with a briefing at 11:30 a.m. in room 5ES, the public hearing at 1:22 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

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

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:

No one

The following Commissioners were absent from the briefing:

No one

The following Positions are vacant:

No Vacancies

The following Staff was present:

Jennifer Anderson	Renee Paramo
Liz Casso	Melissa Parent
Neva Dean	Marsha Prior
Elaine Hill	
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

Approval of the January 6, 2020 minutes
Approval of the 2018-2019 Annual Report
Approval of Designation Committee Members

Motion was made to rearrange the discussion docket and hear CR1, D3, D5, and the remaining items will be heard in their natural order.

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

Motion was made to approve the consent docket following staff recommendations.

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

		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	0	

CONSENT ITEMS

1. 2551 ELM ST

Knights of Pythias
CA190-169(LC)
Liz Casso

1. Install a blade sign on the east elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
2. Install canopy sign on the west elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
3. Install flat attached sign with light fixture above on south elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 3.4 for lighting, Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
4. Install address numbers on south elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).

2. 800 ROSS AVE

West End Historic District
CA190-168(LC)
Liz Casso

Install flat attached sign on east elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1004(a)(4) for general material requirements, Section 51A-7.1005(c) for flat attached signs on Type A facades and meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).

3. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA190-171(MLP)
Melissa Parent

1. Replace fourteen windows on main structure with new wood windows – Approve - Approve specifications dated 2/3/2020 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).
2. Remove openings #6, #9, #12, #25 and #29-33. Infill with new wood #117 siding – Approve - Approve drawings dated 2/3/2020 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).
3. Replace and resize window openings #5 and #10 with new wood windows – Approve - Approve specifications and drawings dated 2/3/2020 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).

COURTESY REVIEW ITEMS

1. 2700 CANTON ST

Adam Hats Building
CR190-003(LC)
Liz Casso

Courtesy Review - Construct a multi-story, multifamily building with parking garage.

Speakers:	For:	Greg Coutant
	Against:	No One

DISCUSSION ITEMS

1. 5538 WORTH ST

Junius Heights Historic District
CA190-173(JKA)
Jennifer Anderson

1. Remove existing porch enclosure and construct new screened-in porch on front elevation.
2. Widen steps on front porch.
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red"
4. Install 6' wood fence in side and rear yard.
5. Install 5' gate in southwest side yard.

Speakers:	For:	Mark Shafer
	Against:	No One

Motion

1. Remove existing porch enclosure and construct new screened-in porch on front elevation – Approve screened porch addition according to drawings submitted, approve removal of existing porch enclosure and restore existing knee wall.
2. Widen steps on front porch - Approve drawing dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 7.1 and meets the standards in Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red"- Approve specifications dated 2-3-20 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).
4. Install 6' wood fence in side and rear yard – Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 3.6(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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5. Install 5' gate in southwest side yard - Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Montgomery, Payton, Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Mast, Slade
		Vacancies:	-	0	

***Commissioners Mast and Slade did not hear or vote on this case.**

2. 4317 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-174(MP)

Marsha Prior

1. Replace all windows with new aluminum windows.
2. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100.

Speakers:	For:	No one
	Against:	No one

Motion

1. Replace all windows with new aluminum windows. – Approve with conditions – Approve window survey dated 2/3/2020 with the conditions that the aluminum replacement windows use the adobe grey finish color, they must fit the original window openings, and that each window is replaced with one that matches the style, size, number of glass panes, configuration, dimensions, and profile of the existing with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painting brick would have an adverse effect on the historic overlay district.

Maker:	Montgomery				
Second:	Poteet				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Montgomery, Payton,

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				Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann
		Against:	- 0	
		Absent:	- 2	Mast, Slade
		Vacancies:	- 0	

***Commissioners Mast, Slade and, Williams did not hear or vote on this case.**

3. 2616 STATE ST

State Thomas Historic District
CA190-170(LC)
Liz Casso

Construct a 2.5-story residence with attached garage.

Speakers:	For:	Justin Henry Thomas Fancher
	Against:	No one

Motion

Construct a 2.5-story residence with attached garage – Deny without Prejudice – Accept Task Force recommendation to deny without prejudice because the structure is too massive, and the height and massing will dominate the blockface. The proposed work is inconsistent with the preservation criteria section 51P-225.109(a)(3), section 51P-225.109(a)(7)(A)(i), as well as the Secretary of the Interior Standard #9 which states, new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

4. 223 N WINNETKA AVE

Winnetka Heights Historic District
CA190-172(MLP)
Melissa Parent
Install solar panels on roof of main structure.

Speakers: For: No one
Against: No one

Motion

Install solar panels on roof of main structure – 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 the preservation criteria for skylights and solar panels in Section 51P-87.111(a)(14)(E)(i) (aa) that states “skylights and solar panels are only permitted on the rear 50 percent of the roof of a main building on an interior lot”.

Maker:	Spellicy				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Montgomery, Payton, Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Mast, Slade
		Vacancies:	-	0	

***Commissioners Mast and Slade did not hear or vote on this case.**

5. 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

Speakers: For: David Preziosi
Against: Brent Jackson

Motion

Hold a Public Hearing to consider initiation of historic designation process for the Clyde Barrow Family Home & Filling Station – Hold the public hearing open until the March 2, 2020 Landmark Commission Meeting.

The new city ordinance is unavailable at this time.

Maker:	Spellicy				
Second:	Childers				

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

***Commissioner Slade did not hear or vote on this case.**

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – January 6, 2020

Maker:	Swann				
Second:	Hinojosa				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Montgomery, Payton, Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Mast, Slade
		Vacancies:	-	0	

***Commissioners Mast and Slade did not hear or vote on this case.**

Motion

Approval of the 2018-2019 Annual Report

Maker:	Childers				
Second:	Montgomery				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Montgomery, Payton, Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Mast, Slade
		Vacancies:	-	0	

***Commissioners Mast and Slade did not hear or vote on this case.**

Motion

Approval of Designation Committee Members

Maker:	Swann				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Montgomery, Payton, Poteet, Renaud, Richter, Sherman, Spellicy, Steiner, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Mast, Slade
		Vacancies:	-	0	

***Commissioners Mast and Slade did not hear or vote on this case.**

ADJOURNMENT

Hearing was adjourned at 3:50 P.M.

Emily Williams, Chair

Date