

June 1, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on June 1, 2020 with a briefing at 11:00 a.m. and the Public Hearing at 1:08 p.m. online with WebEx.

The following Commissioners were present for the meeting:

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

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 Lamberti 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 and individual discussion items.

Public Testimony:

No speakers

Approval of Minutes – May 4, 2020.

Motion was made to move consent items, C11, C18, C20 and C24 to the discussion docket.

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

Motion was made to approve consent items C1 - C10, C12 - C17, C19, C21, C22 and C23 following staff recommendations.

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

					Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	0	
		Absent:	-	1	Childers
		Vacancies:	-	1	

Motion was made to rearrange the order of the discussion agenda to hear CR, C11, C24, D7, D3, D4, D5, D1, D2, C18, C20, and D6

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

CONSENT ITEMS

1. 105 S WILLOMET

Winnetka Heights Historic District
CE190-004(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$38,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 306 S ROSEMONT

Winnetka Heights Historic District
CE190-005(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$82,409 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 400 S HOUSTON

Union Station
CA190-419(LC)
Liz Casso

Modify DART station by installing video monitors, metal fencing, steps and railings. Approve –

Approve drawings dated 6/1/20 with the finding the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 7035 LAKEWOOD BLVD

Clifford D Hutsell House
CA190-343(LC)
Liz Casso

1. Convert window opening to door opening on rear elevation. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria sections 4.1(b) & (c) for protected facades, sections 5.2 and 5.3 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
2. Install nine trees on site. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 3.9 for landscaping and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).
3. Modify non-historic detached garage. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 10.9 for new garage/studio design and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

5. 3819 MAPLE AVE

Old Parkland Hospital
CA190-344(LC)
Liz Casso

Install new hardscaping and landscaping. Approve – Approve drawings dated 6/1/20 with the finding that although the proposed work does not comply with Section 51P-262.112(a)(9)(B) which states that in Tract 1, “surface parking lots are prohibited to protect the existing tree root systems”, it meets the criteria for Landmark Commission approval of work that does not strictly comply with preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the district. In addition, the proposed work is consistent with preservation criteria Section 51P-262.112(a)(9)(C) for tree replacements in Tract 1, Section 51P-262.112(c)(2)(C) for new driveways in Tract 3, and Section 51P-262.112(c)(2)(I)(ii) for landscaping in Tract 3.

6. 718 GLENDALE ST

Junius Heights Historic District
CA190-342(JKA)
Jennifer Anderson

1. Install wood window in rear 50% of the west side façade – Approve – Approve drawings dated 3-2-20 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove chimney in rear 50% of the main structure – Approve – Approve drawings dated 3-2-20 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

7. 6011 WORTH ST

Junius Heights Historic District
CA190-430(JKA)
Jennifer Anderson

1. Construct accessory structure – Approve – Approve drawings and specifications dated 6-1-20 with the finding that the proposed 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).

2. Install driveway – Approve – Approve site plan dated 6-1-20 with the finding that the proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 112 E 6TH ST

Lake Cliff Historic District
CA190-425(MLP)
Melissa Parent

Construct new rear covered patio – Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 5101 REIGER AVE

Munger Place Historic District
CA190-431(MLP)
Melissa Parent

Construct new rear addition on main structure. Approve with conditions – Approve drawings dated 6/1/2020 with the condition that the wood windows not be clad, with the finding that the proposed work will be consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 4803 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-358(MP)
Marsha Prior

1. Install front yard landscaping. Approve – Approve drawings dated 6/1/2020 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).
2. Install side yards landscaping. Approve – Approve drawings dated 6/1/2020 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).
3. Install rear yard landscaping. Approve – Approve drawings dated 6/1/2020 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).
4. Construct portico on rear elevation. Approve – approve sketch drawings and column specifications dated 6/1/2020 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 4817 JUNIUS ST (MOVED TO DISCUSSION)

Peak's Suburban Addition Neighborhood Historic District
CA190-361(MP)
Marsha Prior

Install garage door on rear right side elevation. Work completed without a Certificate of Appropriateness

Speakers:

For: Taylor Perrine

Against: No one

Motion

Install garage door on rear right side elevation. Work completed without a Certificate of Appropriateness. Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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

12. 2401 SOUTH BLVD

South Blvd/Park Row Historic District
CA190-404(MP)
Marsha Prior

Replace dormer vents with wood windows. Approve with conditions – Approve proposed work with the condition that windows are wood, six-over-one with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 2501 SOUTH BLVD

South Blvd/Park Row Historic District
CA190-406(MP)
Marsha Prior

1. Change garage doors, exterior lights, and stain. Work initiated without a Certificate of Appropriateness. Approve – Approve completed changes with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Revise drawings to omit first floor window on right elevation. Work completed without a Certificate of Appropriateness. Approve – approve drawings dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

14. 5907 SWISS AVE

Swiss Avenue Historic District
CA190-355(MLP)
Melissa Parent

Construct a new two-story rear addition on main structure. Approve - Approve drawings and specifications dated 5/4/2020 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).

15. 1031 E 11TH ST

Tenth Street Neighborhood Historic District
CA190-312(MP)
Marsha Prior

Add one window to right side elevation. Work completed without a Certificate of Appropriateness. Approve – Approve completed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

16. 701 ROSS AVE

West End Historic District
CA190-401(LC)
Liz Casso

Install new storefront openings and lighting on west elevation. Approve – Approve drawings dated 6/1/20 with the finding the proposed work is consistent with preservation criteria section 5.3 for façade openings, 5.5 for window setback, 5.7 for façade appearance, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).

17. 3615 MEADOW ST

Wheatley Place Historic District
CA190-307(MP)
Marsha Prior

1. Re-instate porch columns and add one new porch column. Approve with conditions – Approve drawings dated 6/1/2020 with the condition that the height of restored brick bases are same height as original bases, that the fourth column added is same height as taller original brick bases and brick must match original bases, that tapered wood columns are plain (no panel), that tapered wood columns are 10” wide at base and 6” side at top, and that the wood tapered columns are only placed on the three taller brick bases with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two ganged wood windows with original wood trim on front elevation. Approve with conditions – Approve with condition that windows are wood on the exterior, that they are one-over-one double-hung, and that wood trim is installed per drawing dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace existing vinyl windows on side and rear elevations with wood windows and wood trim to match original. Approve with conditions – Approve with the condition that windows are wood on the exterior, that they are one-over-one double-hung, and that wood trim is installed for each window per drawing dated 6/1/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace siding with wood siding – Approve with conditions - Approve proposed work with the condition that the wood siding is #117 with the finding the work meets the standard in City Code Section 51A0-4.501(g)(6)(c)(ii).

18. 203 N CLINTON AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA190-423(MLP)

consistent with the criteria for color 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).

20. 214 N MONTCLAIR AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA190-353(MLP)
Melissa Parent

Paint front entrance door in Sherwin Williams SW7703 “Earthen Jug.”

Speakers: For: No one
Against: No one

Motion

Paint front entrance door in Sherwin Williams #7703 “Earthen Jug.” – Deny without prejudice – Deny with prejudice with the finding the proposed work is inconsistent with Section 51P-87.111(a)(8)(C) which states the colors of a structure must be complimentary of each other and the overall character of the district.

Maker:	Sherman				
Second:	Steiner				
Results:	11/4				
		Ayes:	-	15	Haskel, Poteet, Montgomery, Renaud, Sherman, Slade, Steiner, Stone, Swann, Velvin, Williams, Quintans,
		Against:	-	4	Hinojosa, Mast, Richter, Spellicy
		Absent:	-	1	Childers
		Vacancies:	-	1	

21. 314 S MONTCLAIR AVE

Winnetka Heights Historic District
CA190-428(MLP)
Melissa Parent

Install new Certainteed composition shingles in “Moire Black” on main structure. Approve - Approve specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

22. 214 N ROSEMONT AVE

Winnetka Heights Historic District
CA190-429(MLP)

Melissa Parent

Paint main structure with new body color in Sherwin-Williams SW-9133 "Jasper Stone." Approve - Approve specification dated 6/1/2020 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).

23. 105 S WILLOMET AVE

Winnetka Heights Historic District
CA190-299(MLP)

Melissa Parent

1. Construct new rear accessory structure. Approve - Approve drawings and specifications dated 4/6/2020 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)(ii).
2. Remove two trees from rear yard. Approve - Approve photos dated 4/6/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

24. 301 S WINNETKA AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA190-426(MLP)

Melissa Parent

Paint main structure in new color scheme. Brand: Behr. Body: S340 "Back to Nature." Trim: 13 "Cottage White." Mullions: N360 "Battleship Gray." Front door: PPU2 "Red Pepper."

Speaker: For: Brett Carter
Against: No one

Motion

Paint main structure in new color scheme. Brand: Behr. Body: S340 "Back to Nature." Trim: 13 "Cottage White." Mullions: N360 "Battleship Gray." Front door: PPU2 "Red Pepper." Approve with condition - Approve specifications dated 6/1/2020 with the condition that the front door is painted in the Battleship Gray color with the finding that it meets the standards of the preservation criteria under City Code Section 51A-4.501(g)(6)(i).

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

3. 2626 THOMAS AVE

State Thomas Historic District
CA190-345(LC)
Liz Casso
Construct a 2.5-story duplex.

Speakers: For: Rizwan Faruqui
Jim Anderson

Against: No one

Motion

Construct a 2.5-story duplex – Deny without prejudice. Deny without prejudice because the porch design is not compatible with the historic district.

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

4. 5507 BRYAN ST

Swiss Avenue Historic District
CA190-354(MLP)
Melissa Parent

Speaker: For: Ryan Withrow
Kevin Parma

Against:

Motion

1. Construct new rear addition on main structure. Approve - Approve drawings and specifications dated 6/1/2020 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).
2. Construct new rear porch on main structure. Approve - Approve drawings and specifications dated 6/1/2020 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).

3. Install new exterior stairway and trellis on side facade of rear accessory structure. Approve - Approve drawings 6/1/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new gate in sideyard. 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 metal fences in Section 51P-63.116(2)(B)(vii)(aa) that states “Wrought iron and metal fences must be compatible with the style and period of a main building.”

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

5. 339 S MONTCLAIR AVE

Winnetka Heights Historic District
CA190-298(MLP)
Melissa Parent

1. Construct vertical addition to main structure.
2. Install new columns on front porch of main structure.

Speakers: For: Isaac Martinez

Against:

Motion

1. Construct vertical addition to main structure - Approve with conditions - Approve drawings and specifications dated 6/1/2020 with the condition that Option B be used, with the finding that the proposed work are consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new columns on front porch of main structure. Approve - Approve drawings and specifications dated 6/1/2020 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

6. 210 S WINNETKA AVE

Winnetka Heights Historic District
CA190-300(MLP)
Melissa Parent
Construct rear accessory structure.

Speakers: For: No one
Against: No one

Motion

Construct 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) because the applicant did not meet the burden of proof to justify the work.

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

7. 3111 N WINNETKA AVE

Lillie McBride Home
Liz Casso

Held under advisement until July 6, 2020 hearing

Speakers: For: Shellie Ross
Jeffrey Hill

Against: No One

Motion

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

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

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – May 4, 2020

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

ADJOURNMENT

Hearing was adjourned at 4:56P.M.

Emily Williams, Chair

Date