

SECTION 5

Transcript of the
April 1, 2024
Landmark Commission
Hearing
1001 N Crawford Street
CA234-246(MW)

Landmark Commission Minutes.

1001 N Crawford St. CA234-246 (MW)

Monday, April 1, 2024

1 COMMISSIONER MONTGOMERY: All right. Now, we
2 can move on to -- it seems like we haven't gotten anything
3 done because we're only on discussion item 2, but we
4 really have gotten a lot done. So let's go with that one.

5 MR. WATSON: Item D2 is 1001 North Crawford
6 Street in the Lake Cliff, historic district CA234-246MW.
7 And I am Marcus Watson presenting the request is for a
8 certificate of appropriateness to replace all existing
9 windows non historic with all side 1700 series vinyl,
10 windows in beige color. Staff recommendation is that the
11 request for a certificate of appropriateness to replace
12 all existing windows non historic with all side 1700
13 series vinyl windows in base color, be approved with the
14 condition that the new windows be all wood inside and out,
15 no vinyl and no cladding, and be submitted for final staff
16 approval.

17 With the finding that vinyl windows are not
18 compatible with the historic overlay district and would
19 constitute an adverse effect on the district.
20 Implementation of the condition would allow the proposed
21 work to be consistent with the preservation criteria.
22 Sections 5.2 and 5.3, the standards in city code section
23 51(a)-4.501G(6) C Roman at two for non-contributing
24 structures and the Secretary of the Interior standards.

25 Task force recommendation; that the request for

1 a certificate appropriateness to replace all existing
2 windows non historic with all sides 1700 series vinyl
3 windows in beige color be approved. Many precedents for
4 vinyl windows and other properties in the district would
5 windows pose a large financial burden on applicant no
6 historic tax credits for property.

7 COMMISSIONER MONTGOMERY: Thank you. And we do
8 have one speaker. I see he is on screen. Mr. Barrett
9 Lindbergh. Welcome. We do need you to state your name
10 and address and then swear or promise to tell the truth.

11 MR. LINDBERGH: Sure. Barrett Lindbergh 6060
12 North Central Expressway and we'll tell the truth.

13 COMMISSIONER MONTGOMERY: All right, sir, you
14 have three minutes to give us any information you want to
15 have about -- you want to give us about your request.

16 MR. LINDBERGH: Sure. Here to request your
17 approval for our Certificate of Appropriateness to replace
18 the existing aluminum windows at 1001 North Crawford with
19 vinyl windows in beige color. It's a non-contributing
20 structure without a protected facade, and our proposed
21 vinyl windows are compatible with the Lake Cliff historic
22 overlay. Similar vinyl windows can be found on at least
23 10 properties in the historic district. Those are in our
24 submission package. Notably city staff or Melissa parent
25 has supported the approval of vinyl windows at 606 and 707

1 North Marsalis in 2021 and 2022. And City staffer
2 Christina Mankowski supported the same change in 2022 and
3 2023 on 501 and 515 North Marsalis.

4 These were all similarly sized non-contributing
5 multi-family buildings. And again, there's photographs of
6 those properties in our submission package. The
7 Neighborhood Task force explicitly supports this proposal.
8 Oftentimes we're as developers at odds with the -- with
9 the neighborhood task force, but in this case, they
10 recognize the compatibility of the vinyl windows with
11 other projects and the historic overlay overall.

12 The Dallas code states that for
13 non-contributing structures, the Landmark Commission must
14 grant the application if the proposed work is compatible
15 with the overlay district. By approving our request, you
16 will follow the historic overlay in the Dallas code.
17 Encouraging our continued investment and others continued
18 investment in overall city historic districts. If you
19 cannot approve our request over right, we request that you
20 deny the application rather than approving it with
21 conditions, allowing us to appeal it to the planning
22 commission. City Staff has recommended that you approve
23 it with conditions and we would request either an approval
24 or a denial without prejudice. Thank you for your
25 consideration and I hope for your support today.

1 COMMISSIONER MONTGOMERY: All right, thank you
2 Mr. Lindbergh. Now it is time for the commissioners to
3 ask questions of both you and Staff. Commissioner
4 Spellicy?

5 COMMISSIONER SPELLICY: In regards to the
6 discussion that occurred at the task force. It looked
7 like there was -- around the cost, the creation of the
8 financial burden, the fact that a historic tax credit
9 isn't available for the property or things like that. And
10 I thought you made reference to that being included within
11 the packet, but I don't actually see anything that is
12 listed in there like we've seen in a couple of our other
13 commercial projects that have come before us.

14 MR. LINDBERGH: Sure. So wood windows would
15 cost about \$25,000 more than the proposed vinyl windows.
16 And because this is a non-contributing property there are
17 no tax credits at the federal or state level or property
18 tax abatements available at the local level available if
19 we were to need to use any type of more expensive
20 material.

21 COMMISSIONER MONTGOMERY: And how does that
22 relate in regards to percentage of the overall budget for
23 the project?

24 MR. LINDBERGH: It is a -- an increase. It's a
25 material increase.

1 COMMISSIONER SPELLICY: I just want to make
2 sure that the commission does understand, unless this is a
3 demolition for economic hardship, we're -- the
4 commission's not really supposed to discuss money.

5 COMMISSIONER MONTGOMERY: I just want to
6 clarify that there are a handful of commercial properties
7 and at least two that I could think of residential ones,
8 which we absolutely had these types of discussions in
9 terms of the project moving forward. So it may have been
10 done in error in the past, but nobody thought those
11 discussions that day, so --

12 MR. LINDBERGH: Yeah. And I think it was my
13 fault that I brought it up and the only reason bringing it
14 up was just there are city incentives available for
15 historic properties and there are no incentives available
16 for non-contributing properties. And that's why I wanted
17 to make the distinction.

18 COMMISSIONER MONTGOMERY: Would you like to
19 explore the option of becoming a contributing property so
20 you could get those tax incentives?

21 MR. LINDBERGH: Well, I think explicitly in the
22 historic overlay when it was drawn up in the 1980s, that
23 this property, 1001 North Crawford is explicitly
24 non-contributing.

25 COMMISSIONER MONTGOMERY: And it might be

1 forever non-contributing, but it's also possible we could
2 look at it and decide that it in some way met that
3 criteria to become, I think we've done it before. I'm not
4 saying we would find that to be true in this case, but if
5 we would try, would you be open to us trying to?

6 MR. LINDBERGH: Well, number one, I think we're
7 a little late since we've already started construction,
8 but number two, prior to starting construction, we looked
9 into having this property along with several other that
10 we've done -- added to the National Historic Register and
11 it was not possible because there was nothing remarkable
12 about it.

13 COMMISSIONER MONTGOMERY: Okay. All right. So
14 they did not think that it qualified. All right. Does
15 anybody else have a question, Commissioner Preziosi you
16 have your light on.

17 COMMISSIONER PREZIOSI: Yes. Question for the
18 applicant. Will the proposed windows fill the entire
19 opening or will there be any blocking to fill the opening
20 with the windows you've chosen.

21 MR. LINDBERGH: They'll fill the entire
22 opening.

23 COMMISSIONER PREZIOSI: So are these custom
24 windows then, or are these standard windows that actually
25 fit the opening size.

1 MR. LINDBERGH: They're custom windows.

2 COMMISSIONER MONTGOMERY: Any other?

3 COMMISSIONER RENAUD: This is Commissioner
4 Renaud.

5 COMMISSIONER MONTGOMERY: Commissioner Renaud?

6 COMMISSIONER RENAUD: Yes. I wanted for the
7 record to bring up the -- the examples that were in the --
8 in our package that actually, I believe there were maybe
9 three different profiles for the -- for the sashes of the
10 -- or the frames of the windows themselves. I -- I just
11 wanted to bring those up so that we could see them. The
12 -- I -- I thought I remember one that had a profile that
13 was very wood like. Wood in terms of its section but I
14 wanted everybody to -- to be able to see it and -- and
15 appreciate the -- the detail.

16 COMMISSIONER SPELLICY: Is this the page you're
17 referring to?

18 COMMISSIONER RENAUD: There was a three
19 dimensional picture that showed what the frame, actually
20 --

21 COMMISSIONER SPELLICY: (Indiscernible).

22 COMMISSIONER RENAUD: The way it's shaped.

23 COMMISSIONER MONTGOMERY: It's page 201.

24 COMMISSIONER RENAUD: I believe you just passed
25 it.

1 COMMISSIONER SPELLICY: You don't have the same
2 page numbers. It's --

3 COMMISSIONER RENAUD: You just passed it.
4 Let's see. It's a - it's a specification sheet.

5 COMMISSIONER SPELLICY: There's a delay.

6 MR. LINDBERGH: Going to go back about six
7 pages. Maybe 16 or 17.

8 COMMISSIONER RENAUD: There you go.

9 COMMISSIONER SPELLICY: Yeah.

10 COMMISSIONER RENAUD: There -- so there's three
11 different profiles it looks like with 1700 series. I
12 can't quite read the numbers, but it -- it appears that --

13 COMMISSIONER SPELLICY: 1700, is the first one.

14 COMMISSIONER RENAUD: Yeah. It appears that
15 the middle section is a bit more wood like. I do see that
16 it has a -- a -- a wide sort of flat piece. But again you
17 know, in terms of everything that we've heard today, if
18 that might be a reasonable alternate.

19 MR. LINDBERGH: We can certainly price out.
20 Yeah, we can certainly price it out. I -- I don't know
21 the answer.

22 COMMISSIONER RENAUD: Okay.

23 COMMISSIONER MONTGOMERY: To -- to clarify with
24 the applicant, if -- if it was the opinion of this body
25 that we thought that one would suffice, would you accept

1 agreeing to go with that one today?

2 MR. LINDBERGH: I -- I don't know the answer as
3 far as price or availability.

4 COMMISSIONER MONTGOMERY: Okay. All right.
5 Any other questions? No questions here. No questions at
6 home? Well, in that case it's time for a motion.

7 Commissioner Reaves, hang on everyone, the city
8 attorney is assisting.

9 COMMISSIONER RENAUD: In the matter of
10 CA234246MW I move that we deny without prejudice request
11 with -- it is a request that this gentleman has an
12 opportunity to check on the prices of the other windows.

13 COMMISSIONER MONTGOMERY: Normally we need the
14 end of it to be kind of about why -- not that, why the
15 other, why. Like why -- why --

16 COMMISSIONER RENAUD: With the proposed affect
17 work is not compatible with the historic overlay district.
18 I like that.

19 COMMISSIONER MONTGOMERY: Yeah, I like that.
20 That's why she wrote it for a segment though. I never use
21 it. Everyone else should I make motions very often. All
22 right, so we have a motion. Any one second this motion?

23 COMMISSIONER GAY: Second.

24 COMMISSIONER MONTGOMERY: Okay. Thank you.
25 Commissioner Gay for your second. Is there any further

1 discussion, Commissioner Rothenberger?

2 COMMISSIONER ROTHENBERGER: Yeah. I -- we'll
3 be supporting the motion. I think what's been presented
4 is sufficient in my opinion. Thank you.

5 COMMISSIONER MONTGOMERY: Anyone else with a
6 comment. Then it is time for us to vote. All those in
7 favor of this motion please say aye.

8 COMMISSIONER OFFUT: Aye.

9 COMMISSIONER FOGLEMAN: Aye.

10 COMMISSIONER HINOJOSA: Aye.

11 COMMISSIONER MONTGOMERY: Any more? Any
12 opposed? Okay. I see --

13 COMMISSIONER RENAUD: Nay.

14 COMMISSIONER MONTGOMERY: -- two. Okay.
15 Clearly I don't see them all. So once again we'll do the
16 roll call. I just for Texas to make sure we have not made
17 a mistake.

18 COMMISSIONER RENAUD: Madam Chair, if I may,
19 before we take a vote, I just want to be clear that the
20 standard is whether or not these windows as presented --
21 the vinyl windows, whether or not it's compatible with the
22 historic district. We -- we can't get into discussion
23 about how much it costs or if it's cost effective for the
24 project. That should be the standard. Whether or not
25 this work -- the proposed work is compatible with the

1 historic district.

2 COMMISSIONER MONTGOMERY: Yes. That is why we
3 redid the original position. So as we are voting on the
4 compatibility of this, okay, let us have our roll call
5 vote now.

6 UNKNOWN FEMALE: District one, Commissioner
7 Sherman?

8 COMMISSIONER SHERMAN: Aye.

9 UNKNOWN FEMALE: District two, Commissioner
10 Montgomery?

11 COMMISSIONER MONTGOMERY: Yes.

12 UNKNOWN FEMALE: District three, Commissioner
13 Fogelman?

14 COMMISSIONER FOGLEMAN: No.

15 UNKNOWN FEMALE: District four, Commissioner
16 Taylor?

17 COMMISSIONER MONTGOMERY: Commissioner Taylor,
18 you're on mute.

19 COMMISSIONER TAYLOR: My mic's messing up. I
20 don't have any questions.

21 UNKNOWN FEMALE: No. Are you're voting on --
22 on the the motion just -- that we just made.

23 COMMISSIONER TAYLOR: It was a aye.

24 UNKNOWN FEMALE: Okay. Thank you. District
25 five, Commissioner Offutt?

1 COMMISSIONER OFFUT: Yes.
2 UNKNOWN FEMALE: District six, Commissioner
3 Hinojosa?
4 COMMISSIONER HINOJOSA: No.
5 UNKNOWN FEMALE: District eight, Commissioner
6 Spellicy?
7 COMMISSIONER SPELLICY: (Indiscernible).
8 UNKNOWN FEMALE: District nine, Commissioner
9 Renaud?
10 COMMISSIONER RENAUD: No.
11 UNKNOWN FEMALE: You're muted too.
12 COMMISSIONER RENAUD: No.
13 UNKNOWN FEMALE: District 11, Commissioner Gay?
14 COMMISSIONER GAY: Aye.
15 UNKNOWN FEMALE: District 12, Commissioner
16 Rothenberger?
17 COMMISSIONER ROTHENBERGER: Nay.
18 UNKNOWN FEMALE: District 13, Commissioner
19 Preziosi?
20 COMMISSIONER PREZIOSI: Yes.
21 UNKNOWN FEMALE: District -- I'm sorry.
22 Commissioner Anderson?
23 COMMISSIONER ANDERSON: Yes.
24 UNKNOWN FEMALE: Commissioner Reaves?
25 COMMISSIONER RENAUD: Yes.

1 UNKNOWN FEMALE: Eight out of 13. Yes, it says
2 yes.

3 COMMISSIONER MONTGOMERY: Okay. Eight out of
4 13 supported. Therefore, this motion carries therefore
5 this applicant's request is denied without prejudice,
6 which he did request. We do if we couldn't approve and we
7 know that the applicant I believe is aware of the appeal
8 process and perhaps we'll choose to pursue that.

9 Staff can help with any issues about that. We
10 would rather want that the applicant come back with a
11 different idea that we could support but the applicant
12 will decide for himself what he wishes to do.

13 Thank you, sir.

14 (End of recording).
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Wanda Ramos

Wanda Ramos

Transcriber