

February 4, 2019



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on February 4, 2019 with a briefing at 12:09 p.m. in room 5ES, the public hearing at 1:18 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

* Alternates

*John Allender
Michael Amonett
Krista De La Harpe
Mattia James Flabiano, Vice Chair
Rosemary Hinojosa

Evelyn Montgomery
Courtney Peach
Leigh Richter
Katherine Seale - Chair
*Diane Sherman

Robert Swann
Renee Strickland
Courtney Spellicy
Katy Slade
Emily Williams

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:

Donald Payton

The following Commissioners were absent from the briefing:

Donald Payton

The following Positions are vacant: District 3

The following Staff was present:

Liz Casso
Neva Dean
Mark Doty
Elaine Hill

Melissa Parent
Marsha Prior
Anna Lamberti Holmes
Kris Sweckard

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.

Motion was made to move Consent Item C4 to the discussion agenda.

Maker:	Flabiano				
Second:	Williams				
Results:	15/0				
		Ayes:	-	15	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	0	
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

Motion was made to approve Consent Items C1, C2, C3 and C5 following staff recommendations.

Maker:	Flabiano				
Second:	Allender				
Results:	15/0				
		Ayes:	-	15	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	0	
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

Motion was made to rearrange the agenda and take C4, D1, D2, D5 and the remaining items will be heard in their natural order.

Maker:	Flabiano				
Second:	Amonett				
Results:	15/0				
		Ayes:	-	15	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	0	
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

CONSENT ITEMS

1. 1910 PACIFIC ST

Harwood Historic District
CA189-210(LC)
Liz Casso

1. Replace brick pavers with grey tile on north and south patios. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install exterior lighting on north and south patios. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct two shade structures on north patio. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Reconstruct existing brick planters on north patio. – Approve with conditions – Approve drawings dated 2/4/2019 with the condition that the planters be clad in salvaged brick from the original planters, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 4525 SYCAMORE ST

Peak’s Suburban Addition Neighborhood Historic District
CD189-005(MLP)
Melissa Parent

Demolish rear accessory structure using standard "Imminent threat to public health/safety". – Approve The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no

reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

3. 5521 SWISS AVE

Swiss Avenue Historic District
CA189-213(MLP)
Melissa Parent

1. Install one security camera on side facade. Work completed without CA. – Approve – The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install electric car charger dock on side facade. Work completed without CA. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 2826 METROPOLITAN AVE (Moved to Discussion)

Wheatley Place Historic District
CA189-216(MP)
Marsha Prior

Speakers

For: Zack Bigelow
Against: No one

Motion #1

Construct single family house – Approve – Approve drawings and specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Williams				
Second:	Sherman				MOTION FAILED
Results:	5/10				
		Ayes:	-	5	Amonett, Hinojosa, Peach, Spellicy, Williams
		Against:	-	10	*Allender, De La Harpe, Flabiano, Montgomery, Richter, Seale, Sherman, Slade, Strickland, Swann
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

Motion #2

Construct single family house – Deny – Deny without prejudice because of a lack of porch.

Maker:	Montgomery				
Second:	Peach				
Results:	13/2				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Montgomery, Peach, Richter, Seale, Sherman,

					Slade, Spellicy, Strickland, Williams
		Against:	-	2	Hinojosa, Swann
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

5. 218 N WINNETKA AVE

Winnetka Heights Historic District
CA189-217(MP)
Marsha Prior

Replace secondary front door with Craftsman style wood door. – Approve – Approve door image dated 2/4/19 with the finding the work is consistent with 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).

DISCUSSION ITEMS

1. 4706 JUNIUS ST

Peak’s Suburban Addition Neighborhood Historic District
CA189-212(MLP)
Melissa Parent

1. Install new concrete driveway.
2. Install new wood decking on front porch and stain.
3. Install new wood front porch skirting to match existing siding on main structure.
4. Install 6'-0" wood fence and gates in rear and side yards.

Speakers: For: Jordan Heringer
Jeff Rogney

Against: No one

Motion

1. Install new concrete driveway. – Approve – Approve site plan dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new wood decking on front porch and stain – Approve – Approve the applicant’s request and the details as submitted on 2/4/19, as the requested wood porch is compatible with the historic overlay district.
3. Install new wood front porch skirting to match existing siding on main structure – Approve – Approve the applicant’s request and the details as submitted on 2/4/19, as the requested wood porch is compatible with the historic overlay district.
4. Install 6'-0" wood fence and gates in rear and side yards. – Approve – Approve site plan and images dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Flabiano				
Second:	Williams				

Results:	14/1				
		Ayes:	-	14	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	1	Sherman
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

2. 509 MAIN ST

West End Historic District
CA189-209(LC)
Liz Casso
Install green tinted glass on additions.

Motion

Install green tinted glass on additions. – Approve – Approve images dated 2/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City code Section 51A-4.501(g)(6)(C)(i).

Speakers: For: Paul Manno
Jeff Blackwell
Against: No One

Maker:	Williams				
Second:	Amonett				
Results:	14/0				
		Ayes:	-	14	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	1	Peach
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

* Commissioner Allender recused himself and did not hear or vote on this case

3. 3712 S MALCOLM X BLVD

Wheatley Place Historic District
CA189-215(MP)
Marsha Prior

1. Install double door on side elevation.
2. Replace vinyl siding with new vinyl siding.
3. Replace cornice on all elevations.

5. 127 N EDGEFIELD AVE

Winnetka Heights Historic District

CA189-218(MP)

Marsha Prior

1. Construct rear addition.
2. Replace aluminum windows with wood windows.
3. Replace front door.
4. Remove aluminum siding and replace existing wood siding, up to 50% as needed.
5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green."

Speakers: For: Carl Sanford
Isaac Martinez

Against: No one

Motion

1. Construct rear addition. – Approve – Approve drawings dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace aluminum windows with wood windows – Approve – Approve with condition that the windows are all wood w-2500 Jeld Wen windows, not clad.
3. Replace front door. – Approve – Approve specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove aluminum siding and replace existing wood siding, up to 50% as needed. – Approve with conditions – Approve proposed work with the condition that rear addition has concrete skirting, that existing brick skirting remains, and that concrete and brick are painted to match the wood siding with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green." – Approve – Approve paint specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(8)(B) and 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Allender				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	0	
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

OTHER BUSINESS ITEMS

Motion

Approval of January Minutes

Maker:	Flabiano				
Second:	Williams				
Results:	15/0				
		Ayes:	-	15	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Peach, Richter, Seale, Sherman, Slade, Spellicy, Strickland Swann, Williams
		Against:	-	0	
		Absent:	-	1	Payton
		Vacancies:	-	1	Dist. 3

ADJOURNMENT

Hearing was adjourned at 3:50 P.M.

Katherine Seale, Chair

Date