

**March 4, 2019**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 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

Michael Amonett	Donald Payton	Renee Strickland
Sam Childers	Courtney Peach	Courtney Spellicy
Krista De La Harpe	Leigh Richter	Katy Slade
Mattia James Flabiano, Vice Chair	Katherine Seale - Chair	Emily Williams
Rosemary Hinojosa	*Diane Sherman	
Evelyn Montgomery	Robert Swann	

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: District 3

The following Staff was present:

Jennifer Anderson	Mark Doty	Marsha Prior
Casey Burgess	Elaine Hill	Kris Sweckard
Chris Caso	Anna Lamberti Holmes	Bert Vanderberg
Liz Casso	Melissa Parent	
Neva Dean	Theresa Pham	

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 approve Consent Items C 1 – C 10 following staff recommendations.**

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

**Motion was made to rearrange the agenda and take D1, D3, D4, D7, D8, D11, D12, D13, D17, D24 and the remaining items will be heard in their natural order.**

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

**CONSENT ITEMS**

**1. 400 S HOUSTON ST**

Union Station  
CA189-279(LC)  
Liz Casso

Install monument sign at east elevation - Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with Union Station preservation criteria Section 4 for signs, West End preservation criteria Section 5.6 for signs, Section 51A-7.1006 for detached signs in West End and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 602 E 5<sup>TH</sup> St**

Lake Cliff Historic District  
CA189-292(MLP)  
Melissa Parent

1. Replace all vinyl windows and modify opening sizes on main structure with new windows. Infill with siding to match existing– Approve with conditions – Approve drawings and specifications dated 3/4/2019 with the condition that the proposed windows are wood and not wood clad with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2, and with the finding it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new wood columns on front porch. – Approve – Approve drawings dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove boxed eaves and repair underlying soffit and fascia. – Approve – Approve drawings dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**3. 212 E 6<sup>TH</sup> ST**

Lake Cliff Historic District  
CA189-287(MLP)  
Melissa Parent

1. Replace front and rear entry doors. – Approve – Approve specifications dated 3/4/19 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing metal columns with wood columns – Approve – Approve drawing dated 3/4/19 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing garage door with new garage door. – Approve – Approve specifications dated 3/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**4. 2314 SOUTH BLVD**

South Blvd/Park Row  
Historic District

CA189-272(MP)

Marsha Prior

1. Install landscaping – Approve – Approve site plan dated 3/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install 6' wood fence with iron gate and stain. Brand: Ready Seal "Natural Cedar" – Approve with conditions – Approve site plan dated 3/4/19 with the condition the fence side facing the street is finished with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**5. 5310 LIVE OAK ST**

Swiss Avenue Historic District

CA189-283(MLP)

Melissa Parent

Enclose existing rear second-story balcony. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**6. 4937 SWISS AVE**

Swiss Avenue Historic District

CA189-294(MLP)

Melissa Parent

1. Construct new rear balcony. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new pergola and outdoor kitchen area in rear. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace two second-story rear windows with new french doors and windows. – Approve – Approve drawings and specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Extend existing concrete driveway to rear garage structure. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-63.116(2)(G)(i)(cc), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**7. 607 CORBIN ST**

West End Historic District

CA189-288(LC)

Liz Casso

Construct a park, including new landscape, hardscape, and shade structures. – Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.0 for construction and renovation, Section 5.6 for signs, Section 51A-7.1006 for detached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 501 ELM ST**

West End Historic District

CA189-278(LC)

Liz Casso

Install two flat attached signs on south elevation. – Approve – Approve drawings dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, 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)(i).

**9. 509 MAIN ST**

West End Historic District  
CA189-332(LC)  
Liz Casso

Replace windows on Criminal Courts Building. – Approve – Approve drawings and images dated 3/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.0 for construction and renovation and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 305 S WILLOMET AVE**

Winnetka Heights Historic District  
CA189-286(MLP)  
Melissa Parent

1. Remove two windows on the south elevation of main structure. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace eight aluminum windows with new wood windows on rear of main structure. – Approve – Approve specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace front and rear entry door with new doors and remove three door openings on rear of main structure. – Approve – Approve specifications dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Plant twelve boxwood hedges in front yard. – Approve – Approve site plan dated 3/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Paint main structure. Brand: Pittsburgh Paint. Color: Main - PPG1041-3 "Billowing Clouds." Trim - PPG1013-6 "Gray Flannel." Accent - PPG1161-4 "Blue Promise"– Approve – Approve specifications dated 3/4/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**DISCUSSION ITEMS**

**1. 1201 MARILLA ST**

Pioneer Cemetery  
CD189-007(LC)  
Liz Casso

Speakers:

For:

Jennifer Scripps, John Fullinwider, Edward M. Sebesta, Gerald Britt, Gary Moore

Against:

Allison Reaves Poggi, Stephen McNallen, Carole Haynes, Judith Edwards, Rosa Rodriguez, Deborah Franklin, Rick Range, Landon

Landmark Commission Minutes  
Monday March 4, 2019

Simmons, Connie Marshall, Warren Johnson, Karen Pieroni, David Preziosi, Joanna Hampton, David Hendricks, James Henderson, Chris Carter, Larry Johnson, Sandra Crenshaw, Tami Brown Rodriguez, Serrano Baldeo

Motion #1

Deny the application to remove the Confederate monument from Pioneer Cemetery using the standard demolition or removal of a non-contributing structure because the proposed work does not meet the standard in Section 51A-4.501(h)(4)(D) in that having been built in 1896, it is not newer than the period of significance for the historic overlay district. This same Dallas City Code specifies that all existing grave markers, monuments, and tombs are protected. Protected is defined, within the ordinance, as an architectural or landscape feature that must be retained and maintain its historic appearance, as near as practical in all aspects. Therefore, as a monument, it is protected according to the ordinance.

Maker:	Williams				
Second:	Swann				<b>MOTION FAILED</b>
Results:	6/9				
		Ayes:	-	6	Childers, Flabiano, Richter, Williams Seale, Swann
		Against:	-	9	Amonett, De La Harpe, Hinojosa, Montgomery Payton, Peach, Slade, Spellicy, Strickland
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

Motion #2

Approve the removal of the Confederate monument from Pioneer Cemetery pursuant to Section 51A-4.501(h)(4)(D). The monument is non-contributing to the historic overlay district. The monument was installed after the period of historic significance for the historic overlay district and the removal of the monument will not adversely affect the historic character of the property or integrity of the historic overlay district.

Maker:	Strickland				
Second:	Hinojosa				
Results:	10/5				
		Ayes:	-	10	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Peach, Richter, Slade, Spellicy, Strickland
		Against:	-	5	Childers, Flabiano, Seale, Swann, Williams
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

**2. 5917 REIGER AVE**

Junius Heights Historic District  
CA189-301(JKA)  
Jennifer Anderson  
Install solar panels on roof.

**Motion**

Install solar panels on roof - 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 preservation criteria Section 6.4 stating that mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

Speakers: For: No One  
Against: No One

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

**3. 5935 VICTOR ST**

Junius Heights Historic District  
CA189-300(JKA)  
Jennifer Anderson  
Install 7' board-on-board fence in rear and side yards.

Speakers: For: Mark Beal  
Against: No one

**Motion**

Install 7' board-on-board fence in rear and side yards. – Approve with the condition that the fence be moved to approximately 16-18 feet back from the front façade to just in front of the existing side porch with the gate moved to that location with the finding of fact that there is a security concern and in a high pedestrian traffic area.

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

**4. 4803 GASTON AVE**

Peak’s Suburban Addition Neighborhood Historic District  
CA189-304(MP)  
Marsha Prior

1. Replace rear door with wood door. Work initiated without a Certificate of Appropriateness.
2. Remove tree in front yard.
3. Install landscaping in front yard.

Speakers: For: Travis Moody  
Against: No one

**Motion**

1. Replace rear door with wood door. Work initiated without a Certificate of Appropriateness – Approve – Approve initiated work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the re-sized door is on the rear, which is not a protected elevation, and is not visible from the street.
2. Remove tree in front yard – Approve based on the fact that the still young Magnolia will continue to get larger and obscure even more views in and out and according to section 2.6 does not meet the standard of City Code section 51A-4.501(g)(6)(C)(i).
3. Install landscaping in front yard – Approve with conditions – Approve landscape plan dated 3/4/19 with the condition that the boxwoods are a compact size that would not obscure the main structure, and that the proposed live oak on right side of front yard does not impact other existing trees 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).

Maker:	Williams				
Second:	Flabiano				
Results:	15/0				
		Ayes:	-	15	Amonett, Childers, De La Harpe, Flabiano,







**8. 2401 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-273(MP)  
Marsha Prior

1. Replace mortar on all elevations.
2. Install travertine paver on front walkway.
3. Install landscaping beds and stone border in front yard. Work completed without a Certificate of Appropriateness.

Speakers:                      For:                      Steven Deering  
   Against:                  No One

**Motion**

1. Replace mortar on all elevations – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for determining if the mortar is an appropriate mixture and color to match the historic.
2. Install travertine paver on front walkway – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with travertine pavers are not common to the district and would have an adverse effect on the historic overlay district.
3. Install landscaping beds and stone border in front yard. Work completed without a Certificate of Appropriateness – Approve - Install landscaping beds and stone border in front yard with the finding the work meets the standards in City Code Section 51A-4.501(g)(C)(6)(i).

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

**9. 2534 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-298(MP)  
Marsha Prior

1. Install wood fence and stain. Brand: Goof Proof 'Natural Cedar.' Work initiated without a Certificate of Appropriateness.
2. Install burglar bars on windows and doors. Work completed without a Certificate of Appropriateness.

Speakers:                      For:                      No One  
   Against:                  No One

**1<sup>st</sup> Motion**

1. Install wood fence and stain. Brand: Goof Proof “Natural Cedar.” Work completed without a Certificate of Appropriateness – Approve – Fence has minor adverse effect on existing structure and it meets preservation standard #10.
2. Install burglar bars on windows and doors Work completed without a Certificate of Appropriateness – Approve – Meets standards 9 and 10 of Secretary of Interior Standards with the condition the burglar bar bolt be attached to the mortar, not the historic brick.

Maker:	Williams				
Second:	Amonett				<b>MOTION FAILED</b>
Results:	3/10				
		Ayes:	-	3	Amonett, Swann, Williams
		Against:	-	10	Childers, Flabiano, De La Harpe, Hinojosa, Montgomery Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

**2<sup>nd</sup> Motion**

1. Install wood fence and stain – Approve with the condition that the fence be moved to the rear corner of the house on the Atlanta street side with the finding it meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2. Install burglar bars on windows and doors. Work completed without a Certificate of Appropriateness – Approve – Meets standards 9 and 10 of Secretary of Interior Standards with the condition the burglar bars are attached to mortar joints, not the historic brick, with the finding it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

**10. 2516 THOMAS ST**

State Thomas Historic District  
CA189-291(LC)  
Liz Casso  
Install new front door and transom window.

Speakers: For: No One  
Against: No One

**Motion**

Install new front door and transom window. – 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 Section 51P-225.109(a)(16)(B) which states that opaque and translucent glass is not permitted, Section 51P-225.109(a)(16)(F)(iii) which states that windows, doors and lights on the front façade of a main building be typical of the style and period of the building.

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

**11. 1121 E 9<sup>TH</sup> ST**

Tenth Street Neighborhood Historic District  
CD189-006(MP)  
Marsha Prior

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: No one  
Against: David Preziosi, Larry Johnson, Rosa Medrano

**Motion**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Staff recommends an initial suspension period as outlined in 54A-4.501(i)(8)(A)(i) until the April 1, 2019 Landmark Commission meeting.

Maker:	Spellicy				
Second:	Amonett				
Results:	15/0				
		Ayes:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann,

					Williams
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

**12. 1024 E 10<sup>TH</sup> ST**

Tenth Street Neighborhood Historic District  
CA189-303(MP)  
Marsha Prior  
Construct 2-story house.

Speakers: For: Saro Di Frisco  
Against: No One

**Motion**

Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design is inconsistent with preservation criteria Section 3.2 which states that new construction must be of appropriate massing, shape, and detailing typical of the historic structures.

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

**13. 1132 BETTERTON CIR**

Tenth Street Neighborhood Historic District  
CA189-263(MP)  
Marsha Prior  
Replace front door.

Speakers: For: Nayeli Perez  
Against: No One

**Motion**

Approve the replacement of the front door with a new wooden door presented to the Landmark Commission on March 4, 2019, with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Hinojosa				
Second:	Williams				
Results:	12/3				
		Ayes:	-	12	Amonett, Childers, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Swann, Williams
		Against:	-	0	
		Absent:	-	3	De La Harpe, Spellicy, Strickland
		Vacancies:	-	1	Dist. 3

**\*Commissioners De la Harpe, Spellicy and Strickland did not hear or vote on this case as they stepped away.**

**14. 5619 SWISS AVE**

Swiss Avenue Historic District  
CA189-280(MLP)  
Melissa Parent

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA.

Speakers: For: Concepcion Lozano

Against: No One

**1st Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district, with a condition that the applicant comes back with Landscape plan for the Landmark’s approval to include an irrigation plan.

Maker:	Flabiano				
Second:	Childers				
Results:	0/15				<b>MOTION FAILED</b>
		Ayes:	-	0	
		Against:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann, Williams
		Absent:	-	0	

		Vacancies:	-	1	Dist. 3
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**2<sup>nd</sup> Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

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

**15.5623 SWISS AVE**

Swiss Avenue Historic District  
CA189-281(MLP)  
Melissa Parent

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness.

Speakers: For: Concepcion Lozano  
Against: No One

**1<sup>st</sup> Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district, with a condition that the applicant comes back with Landscape plan for the Landmark’s approval to include an irrigation plan.

Maker:	Flabiano				
Second:	Childers				
Results:	0/15				MOTION FAILED
		Ayes:	-	0	



		Against:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann, Williams
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

**2<sup>nd</sup> Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

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

**16. 5627 SWISS AVE**

Swiss Avenue Historic District  
CA189-282(MLP)  
Melissa Parent

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without a Certificate of Appropriateness.

Speakers:	For:	Concepcion Lozano
	Against:	No One

**1<sup>st</sup> Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district, with a condition that the applicant comes back with Landscape plan for the Landmark’s approval to include an irrigation plan.

Maker:	Flabiano				
Second:	Childers				
Results:	0/15				<b>MOTION FAILED</b>
		Ayes:	-	0	
		Against:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann, Williams

**2<sup>nd</sup> Motion**

Construct 9'-0" stucco finish concrete block wall along rear property line. Work initiated without CA. – Deny without prejudice - The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

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

**17. 711 ELM ST**

West End Historic District  
CA189-290(LC)  
Liz Casso

Construct 5-story vertical addition to existing 5-story structure.

Speakers:

For:

Tommy Mann, Adam Jones

Against:

No One

**Motion**

Take this case under advisement until the next Landmark meeting, April 1, 2019, pending a sample of the red colored metal panel with the understanding that the commission agrees with new proposed height of 108' with elevator penthouse extending above that; preference for the original glazing solution with more pronounced mullions; preference for the August 2018 Courtesy Review design for the 6<sup>th</sup> floor, which is the floor between and connecting the existing historic structure below to the upper portion

of the addition, including the return of the eyebrow (flat awning) feature along front of the 6<sup>th</sup> floor level.

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

**18. 1801 N LAMAR ST**

West End Historic District  
CA189-293(LC)  
Liz Casso  
Construct rooftop amenities deck.

Speakers: For: No One

Against: No One

**Motion**

Construct rooftop amenities deck. – Deny without prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient details and specifications on the proposed rooftop amenities deck.

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

**19. 3534 DUNBAR ST**

Wheatley Place Historic District  
CA189-261(MP)

Marsha Prior

1. Resize six windows and replace with vinyl windows. Work completed without a Certificate of Appropriateness.
2. Install iron gate at front door. Work completed without a Certificate of Appropriateness.
3. Remove windows on right (South) side elevation and infill with wood siding. Work completed without a Certificate of Appropriateness.
4. Paint brick on front porch columns. Work completed without a Certificate of Appropriateness.

Speakers:	For:	No One
	Against:	No One

**Motion**

1. Resize six windows and replace with vinyl windows. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Sections 5.1 and 5.3 which state that historic windows must remain intact and that replacements must express profile, muntin and mullion size, light configuration, and material to match historic.
2. Install iron gate at front door. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.5 which states that burglar bars are not permitted on protected elevations.
3. Remove windows on right (South) side elevation and infill with wood siding. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.1 which states that historic windows must remain intact.
4. Paint brick on front porch columns. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(e) which states that brick elements on protected facades may not be painted.

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

\*Commissioner De La Harpe did not vote as she stepped away.

CA189-262(MP)

Marsha Prior

1. Remove addition to left (East) side of house.
2. Replace vinyl windows on front and right (West) elevation with one-over-one wood windows.
3. Install multi-light and one-over-one vinyl windows on rear and rear 50% of side elevation. Work completed without a Certificate of Appropriateness.
4. Install wood door on front elevation.
5. Install #117 wood siding on main structure.

Speakers: For: No One  
Against: No One

**Motion**

1. Remove addition to left (East) side of house – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for understanding both the current and proposed measurements along the East side elevation.
2. Replace vinyl windows on front and right (West) elevation with one-over-one wood windows – Approve with conditions – Approve image dated 3/14/19 with the condition that window trim is wood and matches the original with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install multi-light and one-over-one vinyl windows on rear and rear 50% of side elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vinyl windows on protected elevations are incompatible with the historic overlay district.
4. Install wood door on front elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed door style is not compatible with the historic overlay district.
5. Install #117 wood siding on main structure – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

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

**21. 3615 MEADOW ST**  
Wheatley Place Historic District

CA189-260(MP)

Marsha Prior

1. Install wood columns and wood railing on front porch. Work completed without a Certificate of Appropriateness.
2. Install Whitewood board on front elevation and gables in vertical pattern. Work completed without a Certificate of Appropriateness.
3. Install Smartside paneling on front, side, and rear elevations. Work completed without a Certificate of Appropriateness.
4. Add dormer to front elevation. Work completed without a Certificate of Appropriateness.
5. Install window in front gable. Work completed without a Certificate of Appropriateness.
6. Re-size and install arched vinyl windows on front elevation. Work completed without a Certificate of Appropriateness.
7. Install multi-light vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.
8. Remove siding from one original front opening and install steel front door; cover second front opening with siding. Work completed without a Certificate of Appropriateness.
9. Install security door on front elevation and security bars on front and rear windows. Work completed without a Certificate of Appropriateness.
10. Install new roof shingles on main and accessory structures. Brand: Owens Corning. Work completed without a Certificate of Appropriateness.
11. Install Smartside paneling on accessory structure. Work completed without a Certificate of Appropriateness.
12. Install garage door and personal entry door on accessory structure. Work completed without a Certificate of Appropriateness.
13. Paint main and accessory structures. Brand: Glidden. Body - 70BG 17/116 "Village Blue". Brand: Glidden. Front Siding - 70YR 13/259, "Fresh Baked Pumpernickel". Brand: Behr. Accent - PPU2-02, "Red Pepper". Work completed without a Certificate of Appropriateness.

Speakers: For: No One

Against: No One

## Motion

1. Install wood columns and wood railing on front porch. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the altered porch with cedar wood columns and railing would have an adverse effect on the historic overlay district.
2. Install Whitewood board on front elevation and gables in vertical pattern. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because vertical siding would have an adverse effect on the historic overlay district.
3. Install Smartside paneling on front, side, and rear elevations. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because a composite siding material would have an adverse effect on the historic overlay district.
4. Add dormer to front elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-

- 4.501(g)(6)(C)(ii) because the addition of a non-historic dormer would have an adverse effect on the historic overlay district.
5. Install window in front gable. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because new window openings on a protected elevation, as well as the material and style of window, would have an adverse effect on the historic overlay district.
  6. Re-size and install arched vinyl windows on front elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the material, size, and style of window on a protected elevation would have an adverse effect on the historic overlay district.
  7. Install multi-light vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the material, size, and style of windows on protected elevations would have an adverse effect on the historic overlay district.
  8. Remove siding from one original front opening and install steel front door; cover second front opening with siding. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because covering an original opening and the material of the door on a protected elevation would have an adverse effect on the historic overlay district.
  9. Install security door on front elevation and security bars on front and rear windows. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because exterior bars on protected elevations would have an adverse effect on the historic overlay district.
  10. Install new roof shingles on main and accessory structures. Brand: Owens Corning. 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).
  11. Install Smartside paneling on accessory structure. 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).
  12. Install garage door and personal entry door on accessory structure. 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).
  13. Paint main and accessory structures. Brand: Glidden. Body - 70BG 17/116 “Village Blue.” Brand: Glidden. Front Siding - 70YR 13/259, “Fresh Baked Pumppernickel. Brand: Behr. Accent – PPU2-02, “Red Pepper.” Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the colors and color scheme would have an adverse effect on the historic overlay district.

Maker:	Williams				
Second:	De La Harpe				
Results:	15/0				
		Ayes:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann,

					Williams
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

**22.2826 METROPOLITAN AVE**

Wheatley Place Historic District  
CA189-269(MP)  
Marsha Prior  
Construct single story house.

Speakers: For: No One  
Against: No One

**Motion**

Construct single story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.3 which states that new main structures must include a front porch appropriate to the neighborhood.

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

**23. 214 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA189-284(MLP)  
Melissa Parent

Paint main structure. Brand: Sherwin Williams. Body Color: SW0075 "Holiday Turquoise"; Trim Color: SW7005 "Pure White".

Speakers: For: No One  
Against: No One

**Motion**

Sherwin Williams. Body Color: SW0075 "Holiday Turquoise"; Trim Color: SW7005 "Pure White" – Deny



without prejudice – The proposed work does not meet the standard in preservation criteria Section, 51P 87.111(a)(8)(C) and does not meet the standards City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district with the finding the requested color is not appropriate for the style and period of the house or district.

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

**24. 419 N WINNETKA AVE**

Winnetka Heights Historic District

CA189-285(MLP)

Melissa Parent

1. Replace brick on front steps of main structure. Work completed without Certificate of Appropriateness.
2. Replace existing concrete walkway and waterfall steps in front yard with new concrete.  
Work completed without Certificate of Appropriateness.  
Replace existing front columns with new wood columns. Work initiated without Certificate of Appropriateness.
4. Replace front door with new wood door.

Speaker:	For:	Martin Frank Stluka
	Against:	No One

**Motion**

1. Replace brick on front steps of main structure. Work completed without Certificate of Appropriateness. - Deny without prejudice – Deny without prejudice with the finding the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) with the finding the proposed work is not compatible with the historic overlay district.
2. Replace existing concrete walkway and waterfall steps in front yard with new concrete. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace existing front columns with new wood columns. Work initiated without Certificate of Appropriateness. – Approve – Approve drawing dated 3/4/2019 with the finding the initiated work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Replace front door with new wood door. – Approve – Approve specification dated 3/4/2019 with the finding the proposed work meets the standards in City Code

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

**25. DCA189-002(MD)**

Mark Doty

Discussion and consideration of City of Dallas historic designation initiation, designation and appeals procedures.

**Motion**

Approve with conditions:

1. Sec. 51A – 4.501 (c)(2)(A)(i) (dd) – remove “and information... district designations, ending statement at “process”
2. Sec. 51A-4.501 (c)(2)(A)(ii) (bb) – replace “may” with “must also include the following as applicable”
3. Sec. 51A-4.501 (c)(3) – add “the director, along with the chair of the Landmark Commission, shall...”

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

**OTHER BUSINESS ITEMS**

**Motion**

Approval of February 4<sup>th</sup> Minutes

Maker:	Flabiano				
Second:	Swann				
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 7:48 P.M.

\_\_\_\_\_  
Katherine Seale, Chair

\_\_\_\_\_  
Date