

April 1, 2019



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on April 1, 2019 with a briefing at 11:08 p.m. in room 5ES, the public hearing at 1:18 p.m. in the Council Chambers and an executive session at 4:04 p.m. in room 5ES of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Krista De La Harpe
Mattia James Flabiano, Vice Chair
Rosemary Hinojosa
Evelyn Montgomery
Donald Payton

Leigh Richter
Katherine Seale - Chair
*John Allender
Robert Swann
Renee Strickland

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:

Courtney Peach
Courtney Spellicy

The following Commissioners were absent from the briefing:

Courtney Peach
Courtney Spellicy

The following Positions are vacant: District 3

The following Staff was present:

Jennifer Anderson
Liz Casso
Neva Dean
Mark Doty
Elaine Hill

Anna Lamberti Holmes
Melissa Parent
Marsha Prior
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 approve Consent Items C 1 – C 7 following staff recommendations.

Maker:	Flabiano				
Second:	Amonett				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

Motion was made to rearrange the agenda and take D10, D9, D1, D3, D5, D7, D8, and the remaining items will be heard in their natural order.

Maker:	Flabiano				
Second:	Williams				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	0	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

CONSENT ITEMS

1. 5732 WORTH ST
Junius Heights Historic District
CE189-001(MD)

Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$42,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility - Approval of the Certificate of Eligibility and approval of \$42,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 3939 GRAND AVE

Fair Park Historic District

CA189-363(MD)

Mark Doty

1. Hall of State - Install site drainage improvements. – Approve - Approve site drawings dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles. – Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes. - Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b)(c)(d) and (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade. – Approve with conditions - Approve conceptually with the condition any changes recommended by Texas Historical Commission are resubmitted back to Landmark for review and with the suggestion that the railing design is simplified and is a matte metal material instead of copper with the finding that although the proposed work does not comply with Section 4.2(b)(3) in the Preservation Zone, Esplanade of State subdistrict that states alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and with the finding the proposed work is consistent with the criteria for hardscape in the preservation criteria Section 3.10(b)(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 5429 REIGER AVE

Junius Heights Historic District

CA189-367(JKA)

Jennifer Anderson

1. Remove driveway on Reiger Avenue side and install grass – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Widen driveway on Reiger Avenue side – Approve – 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).

Relocate driveway approach on North Augusta Street side – Approve – 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).

4. 4837 SWISS AVE

Peak's Suburban Addition Historic District
CA189-361(MP)
Marsha Prior

1. Replace front porch sconce lights – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace mail slot on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace house numbers on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 607 N CLINTON AVE

Winnetka Heights Historic District
CA189-352(MLP)
Melissa Parent

Replace roll-up door and storefront on side facade with new storefront windows. – Approve - Approve drawings dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 218 N WINNETKA AVE

Winnetka Heights Historic District
CA189-364(MLP)
Melissa Parent

1. Remove one tree from front parkway. Work completed without Certificate of Appropriateness. - Approve - Approve completed work with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install three new windows on side facade. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 310 S WINNETKA AVE

Winnetka Heights Historic District
CA189-356(MLP)
Melissa Parent

Install new landscaping in front yard. - Approve - Approve landscape plan and plant specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

DISCUSSION ITEMS

1. 800 BLAYLOCK DR

Lake Cliff Historic District
CA189-355(MLP)
Melissa Parent

1. Construct new multi-family duplex on vacant lot.
2. Install new 4'-0" wrought iron fence.

Speakers: For: Zack Karovich
Against: No One

Motion

1. Construct new multi-family duplex on vacant lot – 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 that states new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. Preservation criteria Sections 9.4 and 9.5, with the understanding that the applicant will return with updated drawings in the future based on the concerns expressed by the Commission.
2. Install new 4'-0" wrought iron fence. – 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 that state interior side yard fences must be located in the rear 50% of the side yard. Preservation criteria Section 3.11b, with the understanding that the applicant will return with updated drawings in the future based on the concerns expressed by the Commission.

Maker:	Williams				
Second:	Strickland				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

2. 4803 GASTON AVE

Peak's Suburban Addition Historic District
CA189-360(MP)
Marsha Prior

Replace front balcony door. Work completed without a Certificate of Appropriateness.

Speakers: For: No One
Against: No One

					Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

5. 3517 HAVANA ST

Wheatley Place Historic District
CA189-358(MP)
Marsha Prior

1. Replace siding on rear elevation.
2. Replace rear door. Work completed without a Certificate of Appropriateness.

Speakers: For: Gerald Davis

Against: No one

Motion

1. Replace siding on rear elevation – Approve with conditions – replace using #117 wood siding on rear elevation.
2. Replace rear door – Approve 6 panel steel door.

Maker:	Amonett				
Second:	Flabiano				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

6. 3611 MEADOW ST

Wheatley Place Historic District
CA189-359(MP)
Marsha Prior

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

Motion

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness – Approve with conditions that new square columns be replaced with original, restored round columns if retained, or by replacement columns identical in size and detail to those existing prior to unauthorized work on the house; specifically, that columns be tapered to approximate taper of original columns, that they should stand upon square plinth blocks, that they feature half-round banding below the column capital, that they be crowned by a simple doric capital and square capital block consistent with original columns.

Maker:	Swann				
Second:	De La Harpe				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

7. 426 S CLINTON AVE

Winnetka Heights Historic District
CA189-354(MLP)
Melissa Parent

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness.

Speakers: For: Joel Just
Against: No one

Motion

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness – Approve two wood craftsman doors as submitted in the docket materials dated 4/1/19, as the craftsman door submitted is more appropriate for both front facing and side facing doors.

Maker:	Flabiano				
Second:	Amonett				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	

		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

8. 102 N WINNETKA AVE

Winnetka Heights Historic District
CA189-357(MLP)
Melissa Parent

Construct new addition in rear of main structure.

Speakers: For: Richard Fitzgerald
Against: No One

Motion

Construct new addition in rear of main 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:	Allender				
Second:	Strickland				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

9. 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
Milton Anderson
Against: No One

Motion

Construct 5-story vertical addition to existing 5-story structure. – Approve with the condition that the design be further refined and all details will be submitted in future CA'S for materials, color, fenestration etc., and with the understanding that the overall height and massing of the design in the drawings dated 4/1/19 is approved.

Maker:	Flabiano				
Second:	Swann				
Results:	11/2				
		Ayes:	-	11	De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	2	*Allender, Amonett,
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

10. 1601 CHALK HILL RD

Eagle Ford School
Liz Casso

A Landmark Commission Authorized Hearing to consider an Historic Overlay for Eagle Ford School, on the west side of Chalk Hill Road, south of Tom Landry Freeway.

Speakers: For: Larry Moser
David Preziosi

Against: No one

Motion

A Landmark Commission Authorized Hearing to consider an Historic Overlay for Eagle Ford School, on the west side of Chalk Hill Road, south of Tom Landry Freeway - Approve, subject to preservation criteria and that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas.

Maker:	Amonett				
Second:	Hinojosa				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

OTHER BUSINESS ITEMS

Motion

Approval of March 4th Minutes

Landmark Commission Minutes
Monday April 1, 2019

Maker:	Flabiano				
Second:	Williams				
Results:	13/0				
		Ayes:	-	13	*Allender, Amonett, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale, Slade, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	2	Peach, Spellicy
		Vacancies:	-	1	Dist. 3

ADJOURNMENT

Hearing was adjourned at 4:56 P.M.

Katherine Seale, Chair

Date