

The Dallas Landmark Commission held a meeting on May 6, 2019 with a briefing at 11:05 p.m. in room 5ES, the public hearing at 1:13 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett Donald Payton Courtney Spellicy
Krista De La Harpe Courtney Peach Renee Strickland
Katherine Haskel Leigh Richter Robert Swann
Rosemary Hinojosa *Diane Sherman Emily Williams
Evelyn Montgomery 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: Katherine Seale

The following Commissioners were absent from the briefing: Katherine Seale

The following Positions are vacant: District 11

The following Staff was present:

Jennifer Anderson Anna Lamberti Holmes

Liz Casso Melissa Parent
Neva Dean Marsha Prior
Mark Doty Kris Sweckard

Elaine Hill

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 rearrange the agenda and take Other business item# 2, followed by Consent Items C 1 – C13, then Discussion Items D2, D3, D7, D8, D10 and the remaining items will be heard in their natural order.

Maker:	Strickland				
Second:	Amonett				
Results:	14/0				
		Ayes:	-	14	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Slade, Strickland, Swann, Williams Peach, Spellicy, Sherman, Haskel
		Against:	-	0	
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

Other business Item #2 – Recognition of Mattia Flabiano and his contributions and service to the Dallas Landmark Commission.

Motion was made to approve Consent Items C1 – C13 following staff recommendation.

Maker:	Strickland				
Second:	Hinojosa				
Results:	14/0				
		Ayes:	-	14	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Slade, Strickland, Swann, Williams Peach, Spellicy, Sherman, Haskel
		Against:	-	0	
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

CONSENT ITEMS

1. 4617 SYCAMORE ST

Peaks Suburban Historic District CE189-002(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 \$50,113 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 128 S CLINTON AVE

Winnetka Heights Historic District CE189-003(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 \$74,617 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 2807 HARRY HINES BLVD

Pike Park CA189-419(LC) Liz Casso

Install – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 10 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 1920 MAIN ST

Harwood Historic District CA189-417(LC) Liz Casso

Install signage on south and west elevations of cafe structure – Approve – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 7 for signs in Tract A and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. **706 DUMONT ST**

Junius Heights Historic District CA189-435(JKA) Jennifer Anderson

Install copper gutters and downspouts on main and accessory structure – Approve – Approved gutter plan and specifications dated 5/6/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 718 PARKMONT ST

Junius Heights Historic District

CA189-438(JKA) Jennifer Anderson

- 1. Remove Mulberry Tree from the front yard Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.5(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Remove China Berry tree from the side yard Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 800 BLAYLOCK DR

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

Construct new two-story duplex on vacant lot – Approve with conditions – Approve drawings dated 5/6/2019 with the condition that the shutters be removed, with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4 and 9.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4942 REIGER AVE

Munger Place Historic District CA189-430(MLP) Melissa Parent

Construct new porch addition on rear of main structure. – Approve - Approve drawings dated 5/6/2019 with the condition a Board of Adjustment variance is granted for the lot coverage with the finding the proposed work meets the standards in city code Section 51A-4.501(g)(6)(ii).

9. 4903 WORTH ST

Munger Place Historic District CA189-432(MLP) Melissa Parent

Replace existing glass mosaic tile entry surround with new tile – Approve - Approve image dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 4617 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District CA189-426(MP)
Marsha Prior

- 1. Replace brown roof shingles with black. Brand: Landmark 'Moire Black' Approve Approve specifications for roof shingles dated 5/6/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install wrought iron fence in front and side yard Approve with conditions Approve site plan and fence specifications dated 5/6/19 with the condition that the wrought iron fence is no taller than 3.5' in the front and front 50% of side yard, that it is located at least 2' from the sidewalk, and that it terminates at the center of the far right column porch with the finding the work is consistent with

preservation criteria Section 2.10 and 2.13, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 2500 THOMAS AVE

State Thomas Historic District CA189-418(LC) Liz Casso

- 1. Paint townhome buildings along Thomas Ave. Approve Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- Paint apartment buildings along Colby St. Approve Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

12. 2822 MCDERMOTT AVE

Wheatley Place Historic District CA189-421(MP) Marsha Prior

- 1. Remove addition Approve with conditions Approve drawing dated 5/6/2019 with the condition that wood one-over-one windows are installed on the north and east elevations once addition is removed with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2. Install two one-over-one vinyl windows on rear elevation Approve Approve window specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Install wood door on front elevation Approve Approve door specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 2826 METROPOLITAN AVE

Wheatley Place Historic District CA189-423(MP) Marsha Prior

Construct one-story house – Approve – Approve drawings and specifications dated 5/6/19 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).

DISCUSSION ITEMS

4503 REIGER AVE

Bianchi House CA189-429(LC) Liz Casso

Replace composite shingle roof with glazed tile roof

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Speakers: For: Liz Gibson

Jim Anderson Jacqui Connoy

Against: No One

Motion

Replace composite shingle roof with glazed tile roof - Approve French Style glazed roof tile in green matte finish with finding of fact that the unique nature of this smaller Mission Style house is compatible with the smaller, lower, profile of the tile, in comparison with larger barrel style tile used on larger Mission Style structures.

Maker:	Strickland				
Second:	Swann				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

2. 5429 REIGER AVE

Junius Heights Historic District CA189-436(JKA)

Jennifer Anderson

- 1. Install landscaping. Work partially completed without a Certificate of Appropriateness.
- 2. Replace seven exterior doors with wood doors.
- 3. Remove existing paint using soda-blasting technique.
- 4. Paint rear addition using Sherwin Williams SW6106 "Kilim Beige."

Speakers:	For:	Debbie Irons

Against: No One

Motion

- 1. Install landscaping. Work partially completed without a Certificate of Appropriateness Approve site plan with the finding that the proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace seven exterior doors with wood doors Approve the proposed work with the finding that it is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Remove existing paint using soda-blasting technique Deny without Prejudice The proposed work is not consistent with preservation criteria Section 4.6 stating that paint must be removed in accordance

with the Secretary of Interior Standards for Rehabilitation and Preservation Briefs published by the United States Department of Interior prior to refinishing.

4. Paint rear addition using Sherwin Williams SW6106 "Kilim Beige" – Approve – Approve to paint rear addition using SW6106 if applicant eventually chooses to do so after exhausting attempts at soy-based products or other staff supported products to remove paint with finding that it wont harm structure, historic district or future preservation.5429

Maker:	Spellicy				
Second:	Peach				
Results:	12/2				
		Ayes:	-	12	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Slade, Spellicy, Strickland, Williams, Peach, Haskel
		Against:	-	2	Sherman, Swann
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

3. 5835 REIGER AVE

Junius Heights Historic District CA189-437(JKA) Jennifer Anderson Construct accessory structure.

Speakers:	For:	Dale Coonrod

Against: No One

Motion #1

To extend the rule for applicant Dale Coonrod to speak for more than Five (5) minutes regarding his case.

Maker:	Peach				
Second:	De la Harpe				
Results:	14/0				
		Ayes:	-	14	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Slade, Spellicy Strickland, Swann, Williams Peach, Sherman,
		Against:	-	0	
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

Motion #2

Construct accessory structure – Approve.

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

4. 5010 JUNIUS ST

Munger Place Historic District CA189-431(MLP)

Melissa Parent

- 1. Construct new rear garage accessory structure.
- 2. Remove one door opening on side facade and infill with brick painted to match existing.
- 3. Install new landscaping in front and rear yards.

Speakers:	For:	No one
	Against:	No one

Motion

- 1. Construct new rear garage accessory structure Approve with conditions Approve drawings dated 5/6/19 with the condition that option A be used, with the finding that the proposed work will be consistent with the criteria for accessory buildings in the preservation criteria Section 51P97.111(c)(1)(A) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Remove one door opening on side facade and infill with brick painted to match existing Approve with conditions Approve photo dated 5/6/19 with the condition that the infilled brick is inset by a minimum of three inches to maintain the historic opening size with the finding the proposed work meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 3. Install new landscaping in front and rear yards Approve Approve drawings dated 5/6/19 with the finding the

proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(C)(i) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

	Maker:	Strickland				
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Second:	Amonett				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

5. 2401 SOUTH BLVD

South Blvd/Park Row Historic District CA189-424(MP)

Marsha Prior

- 1. Repoint mortar on main structure.
- 2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca.'

Speakers:	For:	No One
	Against:	No one

Motion

- 1. Repoint mortar on main structure Approve mortar specifications dated 5/6/19 with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca' Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work would have an adverse effect on the historic overlay district since concrete is not a material that was historically painted during the district's period of significance. The Commission is not denying without prejudice the addition of the house number.

Maker:	Montgomery				
Second:	Sherman				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

^{*}Commissioner Payton stepped out and did not hear or vote on the case.

6. 2516 THOMAS ST

State Thomas Historic District CA189-420(LC)

Liz Casso

- 1. Install new front door and transom window.
- 2. Replace wood fence in rear and side yards.

Speakers: For: Chris Woods

Against: No one

Motion

- 1. Install new front door and transom window. Deny 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)(3) which states that materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings on the block face and compatible with the contributing structures of a similar style, and 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.
- 2. Replace wood fence in rear and side yards. Approve with conditions Approve drawings and stain specifications dated 5/6/19 with the condition that stain color #2 "Ebony Grey" is used, with the finding the proposed work is consistent with preservation criteria Section 51P.225.109(a)(9)(G) for stain color, Section 51P.225.109(b)(2) for fences, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Sherman				
Second:	Strickland				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

7. 218 N CLIFF ST

Tenth Street Neighborhood Historic District CD189-008(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: DeLisa Rose

Against: Rosa Medrano

Larry Johnson Jennifer Rangel Patricia Cox

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 June 3, 2019 Landmark Commission meeting.

Maker:	Spellicy				
Second:	Amonett				
Results:	13/0				
		Ayes:	-	13	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Spellicy
		Against:	-	0	
		Absent:	-	2	Seale, Slade
		Vacancies:	-	1	Dist. 11

8. 3623 DUNBAR ST

Wheatley Place Historic District CA189-425(MP) Marsha Prior

Speakers: For: Antonio Alcaraz

Carolina Yumet (translator)

Against: No One

Motion

- 1. Install metal 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 5.3 which states that replacement doors must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 2. Replace four windows on front and right-side elevation. 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 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 3. Resize and replace three windows on rear and left side elevations. 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(c) which states that historic solid-to-void-ratios must be maintained and Section 5.3

which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

4. Infill three windows on side elevations. 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(c) which states that historic solid-to-void-ratios must be maintained.

Maker:	Sherman				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Spellicy
		Against:	-	0	
		Absent:	-	2	Seale, Slade
		Vacancies:	-	1	Dist. 11

9. 1408 W DAVIS ST

Winnetka Heights Historic District CA189-428(MLP) Melissa Parent Paint mural on side facade of main structure.

Speakers: For: No One

Against: No One

Motion

Paint mural on side facade of main structure. – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since murals are not typical in the district and it does not reflect historic paint colors or style.

Maker:	Swann				
Second:	Sherman				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

10. 123 S MONTCLAIR AVE

Winnetka Heights Historic District CA189-433(MLP)

Melissa Parent

- 1. Enclose portion of front porch on main structure, move front door, and install sidelights
- 2. Construct new addition in rear of main structure.

Sp	eakers:	For:	Allen Schramm

Against: No one

Motion

1. Enclose portion of front porch on main structure, move front door, and install sidelights – 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-87.111(a)(11)(B) that prohibit enclosing a front porch or entrance.

2. Construct new addition in rear of main structure. – Approve - Approve drawings dated 5/6/19 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P87-111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Spellicy
		Against:	-	0	
		Absent:	-	2	Seale, Slade
		Vacancies:	-	1	Dist. 11

OTHER BUSINESS ITEMS

Motion

Approval of April 1st Minutes

Maker:	Sherman				
Second:	Swann				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Haskel

	Against:	-	0	
	Absent:	-	3	Seale, Slade, Spellicy
	Vacancies:	-	1	Dist. 11

Motion

Approval of Swiss/Munger District New Task Force member, Emily Stevenson

Maker:	Amonett				
Second:	Strickland				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Haskel
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

ADJOURNMENT		
Hearing was adjourned at 4:24 P.M.		
Emily Williams, Acting Chair	 Date	