

July 1, 2019



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on July 1, 2019 with a briefing at 11:03 p.m. in room 5ES, the public hearing at 1:07 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

* Alternates

Michael Amonett
Krista De La Harpe
Katherine Haskell
Rosemary Hinojosa
Evelyn Montgomery

Donald Payton
Leigh Richter
*Diane Sherman

Robert Swann
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:

Katherine Seale
Katy Slade
Courtney Spellicy
Renee Strickland

The following Commissioners were absent from the briefing: Katherine Seale

Katy Slade
Courtney Spellicy
Renee Strickland

The following Positions are vacant:
District 10
District 11

The following Staff was present:

Jennifer Anderson	Anna Lamberti Holmes
Liz Casso	Melissa Parent
Neva Dean	Marsha Prior
Mark Doty	
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 approve Consent Items C 1 – C8 and C10, C11, following staff recommendations.

Maker:	Amonett				
Second:	Hinojosa				
Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	1	Dist. 10, Dist. 11

Motion was made to move C9 from the Consent docket to the Discussion docket.

Maker:	Sherman				
Second:	Hinojosa				

Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	1	Dist. 10, Dist. 11

Motion was made to take Item C9, D9, D1, D3, D5, D7, D8, D10, D11, D12, D13 and the remaining items will be heard in their natural order.

Maker:	Amonett				
Second:	Hinojosa				
Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	1	Dist. 10, Dist. 11

CONSENT ITEMS

1. 1910 PACIFIC AVE

Harwood Historic District
CA189-577(LC)

Liz Casso

Install flat attached sign on east elevation – Approve – Approve drawings dated 7/1/19 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).

2. 721 RIDGEWAY ST

Junius Heights Historic District
CA189-592(JKA)

Jennifer Anderson

Install Red Oak tree in parkway. Work completed without a Certificate of Appropriateness - Approve – Approve the completed work with the finding that it is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 5320 VICTOR ST

Junius Heights Historic District
CA189-597(JKA)
Jennifer Anderson

1. Construct rear addition - Approve – Approve plans dated 07-01-19 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove two vinyl windows and install four 1/1 wood windows on east façade – Approve Approve plans dated 07-01-19 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install 1/1 wood window on west façade - Approve – Approve plans dated 07-01-19 with the Finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 5403 WORTH ST

Junius Heights Historic District
CA189-595(JKA)
Jennifer Anderson

Construct accessory structure - Approve with Conditions – Approve plans dated 07-01-19 with the condition that the windows are wood with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5801 WORTH ST

Junius Heights Historic District
CA189-594(JKA)
Jennifer Anderson

Install 6' and 8' metal fence around perimeter of Lipscomb Elementary – Approve – Approve site plan and photo dated 07-01-19 with the finding that the work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA189-599(MP)
Marsha Prior

1. Install porch railings – Approve – Approve drawings dated 7/1/2019 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install porch sconce lights and ceiling light. Work completed without a Certificate of Appropriateness – Approve – Approve lights with the finding the work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 2516 THOMAS ST

State Thomas Historic District
CA189-590(LC)
Liz Casso

Install new wood door and transom window - Approve with conditions – Approve with the condition the transom sash be reduced from 4 inches to 2 inches and the outer door casing be increased

from 3¼ inches to 5 inches, with the finding the proposed work is consistent with preservation criteria Section 51P-225.109(a)(3) for architectural detail, Section 51P-225.109(a)(16) for windows and doors, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 2609 THOMAS AVE

State Thomas Historic District

CA189-576(LC)

Liz Casso

Paint main structure, including brick exterior, and accessory structure – Approve – Approve paint specifications dated 7/1/19 with the finding that while the proposed work is inconsistent with preservation criteria Section 51P-225.109(a)(9)(B) which states that brick surfaces not previously painted may not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick itself, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

9. 1031 E 11TH ST (MOVED TO DISCUSSION)

Tenth Street Neighborhood Historic District

CA189-603(MP)

Marsha Prior

Construct 1 1/2 - story house and accessory structure.

Speakers:	For:	Daylon Esaw
	Against:	No one

Motion

Approve drawings and specifications dated 7/1/19 with the conditions, 1) All windows must be unclad wood sash; 2) Door lights must be squared off at the top (not arched); 3) Brick column bases in front and rear must approximate the size and proportions established as character defining for the neighborhood by the house which, until December 4, 2018 stood at 1107 East Eleventh street. Photographs showing relevant details of the national register listed house referenced above were distributed to the applicant by preservation staff at the public meeting. Brick column bases at 1107 E. Eleventh street were approximately 20" square or greater (2 and ½ mortared brick lengths) by approximately 16 brick courses from the floor of the porch. Columns stood slightly forward of the foundation and were expressed as brick all the way to the ground brick column bases were topped by square concrete or cast stone caps with a slight overhang all around; 4) Tapered wood box columns must reflect the size and proportions established as character defining by those at 1107 E. Eleventh street as referenced above. They must be constructed as simple wood box columns without siding or corner boards. Columns to be capped with square wood block capital and trimmed with an appropriate wood moulding at capital and base in a way reflective of the character defining example; 5) Roof overhangs on side gables must be extended equally on both east and west elevations to accommodate the placement of brackets at appropriate intervals as befits the craftsman style of the proposed construction. Overhang should extend beyond the western chimney face sufficiently to allow the rake edge treatment to pass in front of the chimney face without interruption, with cricket and flashing as required. Rake fascia should reflect historic

		Vacancies:	-	2	Dist. 10, Dist. 11
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2. 706 DUMONT ST

Junius Heights Historic District
CA189-593(JKA)
Jennifer Anderson

1. Replace overhead garage doors on accessory structure.
2. Replace door on northwest side.
3. Install two wood windows on northwest side.
4. Install four skylights on southeast roof.
5. Replace all siding with 6" beveled cedar siding and paint. Brand: Valspar. Body - "Mauving Up," Trim - "Beach Dune," Accent - "Red Maple."

Speakers:	For:	No One
	Against:	No One

Motion

1. Replace overhead garage doors on accessory structure – 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 not consistent with preservation criteria Section 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because the style of the garage door proposed is not compatible with the style of the main structure.
2. Replace door on northwest side – 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 not consistent with preservation criteria Section 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because the style of the door proposed is not compatible with the style of the main structure.
3. Install two wood windows on northwest side – 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 not consistent with preservation criteria Section 9.2 stating that the accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because the style of the windows proposed is not compatible with the style of the main structure.
4. Install four skylights on southeast roof – Approve – Approve plans dated 07-01-19 with the finding that the work is consistent with preservation criteria Section 6.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace all siding with 6" beveled cedar siding and paint. Brand: Valspar. Body - "Mauving Up," Trim - "Beach Dune," Accent - "Red Maple." – 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 is not consistent with preservation criteria Section 9.2 stating that accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building and because it is inconsistent with City Code Section 51A-4.501(e)(4)(C)

Motion #2

Approved allowing the fence to remain where it is at the corner of the right side of the front of the House and on the right side and the left side needs to be 10 feet back from the front corner of the house.

Maker:	Amonett				
Second:	Hinojosa				
Results:	5/5				MOTION FAILED
		Ayes:	-	5	Amonett, Hinojosa, Payton, Richter, Williams
		Against:	-	5	De La Harpe, Haskel, Montgomery, Sherman, Swann
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

Motion #3

Install 8' fence in side and rear yard - 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 not consistent with preservation criteria Section 3.6(a)(2) stating that fences in interior side yards must be located in the rear 50% of the side yard and behind the open front porch of an adjacent house, or Section 3.6(a)(3) stating that fences in corner side yards are not allowed in front of the side facade of the main building unless Landmark Commission determines that more security or screening is necessary.

Maker:	Sherman				
Second:	De la harpe				
Results:	6/4				
		Ayes:	-	6	Amonett, De La Harpe, Haskel, Montgomery, Swann, Sherman
		Against:	-	4	Hinojosa, Payton, Williams, Richter,
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

4. 5511 WORTH ST

Junius Heights Historic District
CA189-591(JKA)
Jennifer Anderson

Remove Sycamore tree from front yard and install Red Bud tree. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion

Remove Sycamore tree from front yard and install Red Bud tree. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Suggest reapplying to add an equivalent deciduous tree comparable to the tree that was removed with the finding that it is compatible with preservation criteria 3.5 (b) and 3.5 (c) and meets the standards in City Code Section 51A-7.501 (g)(6)(C)(i)

Maker:	Swann				
Second:	Amonett				
Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

5. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-601(MP)
Marsha Prior

1. Remove portion of house on right (Northeast) side elevation.
2. Install solid concrete driveway.
3. Remove tree on right (Northeast) side yard.

Speakers: For: Meghana Korupolu
Rishank Korupolu
Against: No one

Motion

1. Remove portion of house on right (Northeast) side elevation – Approve with the condition that the roof line depicting the original bump out be conserved.
2. Install solid concrete driveway – Approve.
3. Remove tree on right (Northeast) side yard – Approve – Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Williams				
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Second:	Amonett				
Results:	9/1				
		Ayes:	-	9	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams,
		Against:	-	1	Sherman
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

6. 4525 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-600(MP)

Marsha Prior

Install gravel in driveway. Work initiated without a Certificate of Appropriateness.

Speakers:	For:	Rishank Korupolu Meghana Korupolu
	Against:	No one

Motion

Install gravel in driveway. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve completed work with the condition that only the driveway portion within applicant's property boundary is graveled with the finding the work meets the standard in City Code Section 51A 4.501(g)(6)(C)(ii).

Maker:	Sherman				
Second:	Swann				
Results:	7/3				
		Ayes:	-	7	De La Harpe, Haskel, Montgomery, Payton, Swann, Williams, Sherman
		Against:	-	3	Amonett, Hinojosa, Richter
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

7. 4902 SWISS AVE

Swiss Avenue Historic District
CA189-579(MLP)

Motion #2

Construct 5-story vertical addition to existing 5-story structure – Approve with the condition that the alternative façade material presented, the red metal panels, are used to clad the structure, which is consistent with the ordinance and preservation criteria Section 5.2 and will allow continued use of the building.

Maker:	Montgomery				
Second:	Hinojosa				
Results:	9/1				
		Ayes:	-	9	De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	1	Amonett
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

10. 3735 HAVANA ST

Wheatley Place Historic District
CA189-602(MP)
Marsha Prior

1. Remove chimney on front elevation. Work completed without a Certificate of Appropriateness.
2. Replace six windows on front and side elevations with wood, double-hung one-over-one windows and three rear windows with aluminum one-over-one windows.
3. Remove vent in front gable and install horizontal wood siding. Work initiated without a Certificate of Appropriateness.
4. Remove fan light in front dormer and install horizontal wood siding.
5. Install horizontal wood siding on front and side elevations.

Speakers: For: Jorge Olivares

Against: No One

Motion

1. Remove chimney on front elevation. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
2. Replace six windows on front and side elevations with wood, double-hung one-over-one windows and three rear windows with aluminum one-over-one windows – Deny without prejudice – more trim specifications are needed.
3. Remove vent in front gable and install horizontal wood siding. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve siding photo dated 7/1/19 with the condition that a new vent with trim is placed in front gable with the finding the work is consistent with preservation criteria Section 4.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4.501(g)(6)(C)(i) on the basis that the work has an adverse effect on the architectural features of the structure and the historic overlay district.

Maker:	Sherman				
Second:	Amonett				
Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

OTHER BUSINESS ITEMS

Motion

Approval of June 3rd Minutes

Results:	10/0				
		Ayes:	-	10	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Swann, Williams, Sherman
		Against:	-	0	
		Absent:	-	4	Seale, Slade, Spellicy, Strickland
		Vacancies:	-	2	Dist. 10, Dist. 11

ADJOURNMENT

Hearing was adjourned at 4:54 P.M.

Emily Williams, Acting Chair

Date