

**December 2, 2019**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on December 2, 2019 with a briefing at 11:05 a.m. in room 5ES, the public hearing at 1:20 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Sam Childers  
Krista De la Harpe  
Katherine Haskel  
Evelyn Montgomery  
Donald Payton  
Leigh Richter  
Katy Slade  
Elizabeth Mast

Diane Sherman  
Courtney Spellicy  
Robert Swann  
Emily Williams – Chair  
\*Alicia Quintans  
\*Elaine Velvin  
Chris Poteet

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:

Rosemary Hinojosa

The following Commissioners were absent from the briefing:

Rosemary Hinojosa

The following Positions are vacant:

District 15

The following Staff was present:

Jennifer Anderson  
Liz Casso  
Neva Dean  
Elaine Hill

Anna Lamberti Holmes  
Melissa Parent  
Marsha Prior

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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.

**Public Testimony:**

Approval of minutes – No Speakers

Approval of Task Force members for CBD/Individual, /West End, State-Thomas/Wilson Block, Swiss/Munger and Fair Park.

**Motion was made to rearrange the agenda to approved C2 through C9 following Staff Recommendations.**

|          |            |            |   |    |   |
|----------|------------|------------|---|----|---|
| Maker:   | Montgomery |            |   |    |   |
| Second:  | Sherman    |            |   |    |   |
| Results: | 15/0       |            |   |    |   |
|          |            | Ayes:      | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |            | Against:   | - | 0  |   |
|          |            | Absent:    | - | 1  | Hinojosa  |
|          |            | Vacancies: | - | 1  | Dist. 15  |

**Motion was made to approve C1 following staff recommendations.**

|          |            |       |   |    |  |
|----------|------------|-------|---|----|--|
| Maker:   | Montgomery |       |   |    |  |
| Second:  | Swann      |       |   |    |  |
| Results: | 15/0       |       |   |    |  |
|          |            | Ayes: | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, |

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|  |  |            |     |          |
|--|--|------------|-----|----------|
|  |  |            |     | Williams |
|  |  | Against:   | - 0 |          |
|  |  | Absent:    | - 1 | Hinojosa |
|  |  | Vacancies: | - 1 | Dist. 15 |

**\*Commissioner Mast recused herself and did not hear or vote on this case.**

**Motion was made to rearrange the discussion docket and hear the courtesy review, D1, D2, D3, D5, D8 and the remaining items will be heard in their natural order.**

|          |            |            |      |   |
|----------|------------|------------|------|---|
| Maker:   | Montgomery |            |      |   |
| Second:  | Swann      |            |      |   |
| Results: | 15/0       |            |      |   |
|          |            | Ayes:      | - 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |            | Against:   | - 0  |   |
|          |            | Absent:    | - 1  | Hinojosa  |
|          |            | Vacancies: | - 1  | Dist. 15  |

**Motion was made to approved items C10 and C11 following staff recommendations.**

|          |            |            |      |   |
|----------|------------|------------|------|---|
| Maker:   | Montgomery |            |      |   |
| Second:  | Velvin     |            |      |   |
| Results: | 15/0       |            |      |   |
|          |            | Ayes:      | - 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |            | Against:   | - 0  |   |
|          |            | Absent:    | - 1  | Hinojosa  |
|          |            | Vacancies: | - 1  | Dist. 15  |

**CONSENT ITEMS**

**1. 5000 WORTH ST**

Munger Place Historic District  
CE190-001(MLP)  
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$410,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 1500 JACKSON ST**

Interurban Building  
CA190-063(LC)  
Liz Casso

Install flat attached sign on west elevation – Approve with conditions – Approve drawings dated 12/2/19 with the condition that the sign may only be installed through the storefront mullions and not through the historic cast stone, with the finding the proposed work is consistent with preservation criteria Section 9 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**3. 1904 MARTIN LUTHER KING JR BLVD**

Forest Theater  
CA190-077 (LC)  
Liz Casso

1. Modify storefront #4 on north elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Modify storefronts #5-9, including conversion of doors to windows on north elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new HVAC equipment and screen above storefronts – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct black box/back of house addition on west elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**4. 3000 MARTIN LUTHER KING JR BLVD**

James Madison High School  
CA190-062(LC)  
Liz Casso

1. Install new landscaping at west (front) elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work is consistent with preservation criteria section 2.5 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct storm shelter addition on east (rear) elevation – Approve – Approve drawings dated 12/2/19 with the finding the proposed work is consistent with preservation criteria sections 4.1, 4.3, 4.5 and 4.6 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**5. 3536 GRAND AVE**

Fair Park Historic District  
CA190-086(JKA)  
Jennifer Anderson

1. African American Museum of Dallas - Install signage on main structure – Approve - Approve plans dated 12-2-19 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. African American Museum of Dallas - Install 8 lighted bollards – Approve - Approve plans and specifications dated 12-2-19 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).

**6. 920 MORELAND AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA190-070(MP)

Marsha Prior

Install accessory structure in rear yard – Approve with conditions – Approve survey plat and specifications dated 12/2/19 with the condition that the wood siding is painted to match the main structure with the finding the work is consistent with preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6, and 6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**7. 5647 SWISS AVE**

Swiss Avenue Historic District  
CA190-064(MLP)

Melissa Parent

Install new landscaping in front yard – Approve - Approve site plan dated 12/2/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-63.116(2)(D) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 300 S CLINTON AVE**

Winnetka Heights Historic District  
CA190-073(MLP)

Melissa Parent

1. Construct new rear addition – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace fourteen damaged and missing windows with new wood windows on main structure – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Sections 51P-87.111(a)(17)(F)(iii) and 51P-87.111(a)(17)(F)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new landscaping – Approve - Approve site plan dated 12/2/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(3)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing steel front doors with new wood doors – Approve - Approve drawings and specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Sections 51P-87.111(a)(17)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 127 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CD190-004(MLP)

Melissa Parent

1. Demolish two rear accessory structures under standard "Imminent threat to public health/safety" – Approve - The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

**10. 127 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA190-074(MLP)  
Melissa Parent

1. Construct new rear porch on main structure – Approve - Approve drawings dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new 2-story rear accessory structure – Approve - Approve drawings dated 12/2/19 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct new carport in rear yard – Approve - Approve drawings dated 12/2/19 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new wood fence and sliding gate in rear and side yards – Approve - Approve specifications dated 12/2/19 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(B) and Section 51P-87.111(b)(2)(D) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

**11. 315 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA190-067(MLP)  
Melissa Parent

Plant one new red oak tree in the front yard and one new white oak tree in the parkway – Approve - Approve site plan and photos dated 12/2/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**COURTESY REVIEW ITEMS**

Courtesy Review - Construction of a support and kitchen addition on south elevation, construction of a rooftop deck above lobby, and reconfiguration of rear parking lot including installation of new landscaping – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**DISCUSSION ITEMS**

**1. 717 RIDGEWAY ST**

Junius Heights Historic District  
CA190-084(JKA)

Jennifer Anderson

1. Construct addition and dormers.
2. Replace windows W01, W02, W11, W12, and W13 with wood windows.
3. Replace windows W19 and W20 on rear elevation with French doors.
4. Replace missing and damaged brick.
5. Install patio in front yard using brush concrete.
6. Install walkway in front yard using brush concrete.
7. Paint main structure. Stucco, window mullions and sashes, door trim: Behr UL140-14 "Heavy Cream;" Window frames, trim: Behr UL160-23 "Espresso Bean;" Front door: Benjamin Moore HC-181 "Heritage Red."
8. Replace up to 50% of existing siding on garage with matching siding and paint. Brand: Behr. Body: UL140-14 "Heavy Cream;" Trim: UL160-23 "Espresso Bean."

Speakers: For: Yvonne Wong

Against: No One

#### **Motion**

1. Construct addition and dormers – Approve with conditions – Approve drawings dated 12-2-19 with the condition that all materials used match the materials on the main structure with the finding that the work is consistent with preservation criteria Section 8.5 and 8.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace windows W01, W02, W11, W12, and W13 with wood windows – Approve – Approve drawings dated 12-2-19 with the finding that the work is consistent with preservation criteria Section 5.1 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace windows W19 and W20 on rear elevation with French doors – Approve - Approve drawings dated 12-2-19 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace missing and damaged brick – Approve with the following conditions – Replacement brick must be the original brick salvaged from replacement of windows W19 and W20 on rear elevation with French doors as per item 3. Until replacement of missing or damaged brick is complete or supply of salvaged brick is exhausted. If new brick must be brought to site to complete replacement, new brick must match original brick in size and color pending staff approval.
5. Install patio in front yard using brush concrete – Deny – 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 4.1(a) stating that the front facade is a protected facade or with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken and because no evidence was submitted that a patio previously existed at this location.
6. Install walkway in front yard using brush concrete – Approve – Approve hand drawn walkway on site plan dated 12-2-19 and with the condition that the new walkway match the existing waterfall steps in width, with the finding that 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).
7. Paint main structure. Stucco, window mullions and sashes, door trim: Behr UL140-14 "Heavy Cream;" Window frames, trim: Behr UL160-23 "Espresso Bean;" Front door: Benjamin Moore HC-181 "Heritage Red" – Approve – Approve paint specifications and locations per image















buildings on interior lots must have a width no less than 25 feet and no more than 80 percent of the lot width, Section 51P-225.109(a)(10)(C), which states that columns must be a style typical of the style and period of the main building, Section 51P-225.109(a)(12)(F), which states that each front porch and entry treatment must have a shape, roof form, materials, and colors that are typical of the style and period of the building, and must reflect the dominant horizontal or vertical characteristics of the main building and the contributing structures of a similar style in the Historic Core Subdistrict, Section 51P-225.109(a)(16)(F)(i), which states that all windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

|          |          |            |   |    |   |
|----------|----------|------------|---|----|---|
| Maker:   | Sherman  |            |   |    |   |
| Second:  | Childers |            |   |    |   |
| Results: | 15/0     |            |   |    |   |
|          |          | Ayes:      | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |          | Against:   | - | 0  |   |
|          |          | Absent:    | - | 1  | Hinojosa  |
|          |          | Vacancies: | - | 1  | Dist. 15  |

**9. 4902 SWISS AVE**

Swiss Avenue Historic District  
CA190-072(MLP)  
Melissa Parent

1. Install new wood and wrought iron fencing in cornerside yard. Stain in Sherwin Williams "Mountain Ash." Work initiated without Certificate of Appropriateness.
2. Plant four Christmas Jewel Holly trees in cornerside yard.

Speakers:                      For:                      No one

   Against:                      No one

**Motion**

1. Install new wood and wrought iron fencing in cornerside yard. Stain in Sherwin Williams "Mountain Ash." Work initiated without Certificate of Appropriateness – Deny - The completed 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-63.116(2)(B)(iv)(cc) that prohibits fencing in the front 50% of a cornerside facade.
2. Plant four Christmas Jewel Holly trees in cornerside yard – Deny without prejudice - The proposed 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: | Swann |  |  |  |  |
|--------|-------|--|--|--|--|

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|          |         |            |   |    |   |
|----------|---------|------------|---|----|---|
| Second:  | Sherman |            |   |    |   |
| Results: | 15/0    |            |   |    |   |
|          |         | Ayes:      | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |         | Against:   | - | 0  |   |
|          |         | Absent:    | - | 1  | Hinojosa  |
|          |         | Vacancies: | - | 1  | Dist. 15  |

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – November 4, 2019

|          |          |            |   |    |   |
|----------|----------|------------|---|----|---|
| Maker:   | Childers |            |   |    |   |
| Second:  | Richter  |            |   |    |   |
| Results: | 15/0     |            |   |    |   |
|          |          | Ayes:      | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |          | Against:   | - | 0  |   |
|          |          | Absent:    | - | 1  | Hinojosa  |
|          |          | Vacancies: | - | 1  | Dist. 15  |

**Motion**

Approval of Task Force members for CBD/Individual/West End, State-Thomas/Wilson Block, Swiss/Munger and Fair Park

|          |             |          |   |    |   |
|----------|-------------|----------|---|----|---|
| Maker:   | Spellicy    |          |   |    |   |
| Second:  | De la harpe |          |   |    |   |
| Results: | 15/0        |          |   |    |   |
|          |             | Ayes:    | - | 15 | Childers, De la harpe, Haskel, Mast, Montgomery, Payton, Poteet, Richter, Sherman, Slade, Spellicy, Swann, Quintans, Velvin, Williams |
|          |             | Against: | - | 0  |   |

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|  |  |            |   |   |          |
|--|--|------------|---|---|----------|
|  |  | Absent:    | - | 1 | Hinojosa |
|  |  | Vacancies: | - | 1 | Dist. 15 |

**ADJOURNMENT**

Hearing was adjourned at 3:45 P.M.

\_\_\_\_\_  
Emily Williams, Chair

\_\_\_\_\_  
Date