

**August 3, 2020**

RECEIVED  
2020 SEP 11 AM 10:19  
CITY SECRETARY  
DALLAS, TEXAS



**CITY OF DALLAS  
LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a meeting on August 3, 2020 with a briefing at 10:39 a.m. and the Public Hearing at 1:07 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers	Katy Slade
Katherine Haskel	Courtney Spellicy
Rosemary Hinojosa	Cynthia Steiner
Elizabeth Mast	Edward Stone
Evelyn Montgomery – Vice Chair	Robert Swann
Louis Renaud	Elaine Velvin
Leigh Richter	Emily Williams – Chair
Diane Sherman	

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:

Christopher Poteet

The following Commissioners were absent from the briefing:

Christopher Poteet

The following Positions are vacant:

District 7

The following Staff was present:

Jennifer Anderson	Theresa Pham
Liz Casso	Melissa Parent
Elaine Hill	Marsha Prior
Murray G. Miller	

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 items, individual discussion items and “A Vision for Historic Preservation”.

**Public Testimony:**

No speakers

Approval of Minutes – July 6, 2020.

**Motion was made to rearrange the order of the discussion agenda to hear D6, D1, D4, D7 and the rest to be heard in their natural order.**

Maker:	Montgomery				
Second:	Childers				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**Motion was made to approve consent items C1 – C14 following staff recommendations.**

Maker:	Montgomery				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**CONSENT ITEMS**

**1. 3000 MARTIN LUTHER KING JR BLVD**

James Madison High School  
CA190-533(LC)  
Liz Casso

1. Construct storm shelter addition at rear elevation. Approve – Approve drawings dated 8/6/20 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).
2. Modify tennis courts and construct new parking area at northeast corner of block. Approve – Approve drawings dated 8/6/20 with the finding the proposed work is consistent with sections 2.3 and 2.5 for site elements and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 3819 MAPLE AVE**

Old Parkland Hospital  
CA190-529(LC)  
Liz Casso

Install lighting and refinement of architectural details on clock/bell tower. Approve – Approve drawings dated 8/3/20 with the finding the proposed work is consistent with preservation criteria Section 51P-262.112(c)(2)(I)(i) for outdoor lighting, Section 51P-262.112(c)(8)(D) and (E) for new construction design, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**3. 5326 JUNIUS ST**

Junius Heights Historic District  
CA190-544(JKA)  
Jennifer Anderson

Plant two trees in rear yard. Approve – Approve site plan dated 8-3-20 with the finding that the 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).

#### **4. 5901 WORTH ST**

Junius Heights Historic District

CA190-545(JKA)

Jennifer Anderson

1. Install metal handrails on two stoops on side facade and one stoop on rear façade. Approve – Approve drawing dated 8-3-20 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)(i).
2. Stain existing wood fence using Ready Seal stain in color “Pecan.” Approve – Approve specifications dated 8-3-20 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install landscaping in front and side yards. Approve – Approve site plan dated 8-3-20 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **5. 5212 TREMONT ST**

Munger Place Historic District

CA190-532(MLP)

Melissa Parent

Construct new rear accessory structure. - Approve - Approve drawings and specifications dated 8/3/2020 with the finding the proposed work is consistent with the criteria for accessory building in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), Section 51P-97.111(c)(1)(A)(ii), and Section 51P-97.111(c)(1)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **6. 514 N PRAIRIE AVE**

Peak's Suburban Addition Neighborhood Historic District

CA190-562(MP)

Marsha Prior

1. Install single-light wood door on front elevation. Approve – Approve specifications dated 8/3/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install full, single-lite wood door on rear elevation. Approve – Approve specifications dated 8/3/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install three-ganged single lite windows on rear elevation. Approve – Approve specifications dated 8/3/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install light on front elevation. Approve – Approve light illustration dated 8/3/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Reduce overhang on accessory structure to 4" on one side. Approve – Approve drawings dated 8/3/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **7. 4803 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District

CA190-539(MP)

Marsha Prior

Install business sign in front yard. Approve – Approve site plan and rendering dated 8/3/2020 with the finding that the sign is consistent with preservation criteria Section 7.3 which states that signs must conform with applicable provisions in the Dallas City Code and be compatible with the historic structure, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **8. 4513 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District

CA190-541(MP)

Marsha Prior

Install light fixtures on front porch ceiling. Approve – Approve light specifications dated 8/3/2020 with the finding the work is consistent with preservation criteria Section 2.5 for lighting and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **9. 2734 SOUTH BLVD**

South Blvd/Park Row Historic District

CA190-483(MP)

Marsha Prior

1. Replace wood front door and paint. Brand: Modern Masters, "Spiritual Purple." Approve – Approve door specifications dated 8/3/2020 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install mailbox on front elevation. Approve – Approve illustration dated 8/3/2020 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **10. 603 MUNGER AVE**

West End Historic District

CA190-586(LC)

Liz Casso

Install painted sign and light fixtures on east elevation. Approve - Approve drawings dated 8/6/20 with the finding the proposed work is consistent with preservation criteria section 5.6 for signs, Section 51A-7.1005(f) for painted signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **11. 2019 N LAMAR ST**

West End Historic District

CA190-538(LC)

Liz Casso

Install flat attached sign on north elevation. Approve - Approve drawings dated 8/6/20 with the finding the proposed work is consistent with preservation criteria section 5.6 for signs, Section 51A-7.1005(c)(3) and (4) for upper level flat attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **12. 221 N ROSEMONT AVE**

Winnetka Heights Historic District

CA190-535(MLP)

Melissa Parent

1. Construct new front porch on main structure. - Approve - Approve drawings dated 8/3/2020 with the finding the proposed work is consistent with the criteria for columns in the preservation criteria Section 51P-87.111(a)(9)(B) and the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(E) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Body: Sherwin Williams SW9177 "Salty Dog," Trim: Behr "Ultra White." Front door: Sherwin Williams SW6711 "Parakeet." - Approve - Approve specifications dated 8/3/2020 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **13. 425 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA190-528(MLP)  
Melissa Parent

1. Install two attached signs on front facade of main structure. - Approve with conditions – Approve drawings and specifications dated 8/3/2020 with the condition that the attached sign be installed using the same insertion points as the previous signage or be installed through mortar joints, with the finding that the proposed work will be consistent with the criteria for signs in the preservation criteria Section 51P-87.111(a)(15) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install one detached sign in front yard. Approve – Approve drawings and specifications dated 8/3/2020 with the finding that the proposed work will be consistent with the criteria for signs in the preservation criteria Section 51P-87.111(a)(15) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

### **14. 406 N WINDOMERE AVE**

Winnetka Heights Historic District  
CA190-530(MLP)  
Melissa Parent

1. Relocate two windows on side façade. - Approve - Approve drawings and specifications dated 8/3/2020 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 meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install French doors on side façade. - Approve - Approve drawings and specifications dated 8/3/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new wood fencing inside and rear yards. - Approve - Approve site plan and specifications dated 8/3/2020 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(C)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **DISCUSSION ITEMS**

### **1. 112 E 6TH ST**

Lake Cliff Historic District  
CA190-525(MLP)  
Melissa Parent

Install new wood fencing in front 50% of side yards.

Speakers: For: Angie Viscuso

Against: No one

**Motion**

Install new wood fencing in front 50% of side yards. - Denial 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 for fences in Section 3.11(b) that states “Interior side yard fences must be located in the rear 50 percent of the interior side yard,” and Section 3.12 that states “Unless otherwise noted, fences must not exceed 8 feet in height.”

Maker:	Montgomery				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**2. 629 N MARSALIS AVE**

Lake Cliff Historic District  
CA190-527(MLP)  
Melissa Parent

1. Construct porch in rear of main structure. Work completed without Certificate of Appropriateness.
2. Construct carport on rear accessory structure. Work completed without Certificate of Appropriateness.
3. Paint wood elements of main structure in Glidden PPG-31 "Crimson Red." Work completed without Certificate of Appropriateness.
4. Install wood fence over existing retaining wall on corner side facade. Work completed without Certificate of Appropriateness.
5. Paint retaining wall in Glidden PPG-31 "Crimson Red." Work completed without Certificate of Appropriateness.

Speakers: For: No one

Against: No one

**Motion**

1. Construct porch in rear of main structure. Work completed without Certificate of Appropriateness. - 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.

2. Construct carport on rear accessory structure. Work completed without Certificate of Appropriateness. - 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.
3. Paint wood elements of main structure in Glidden PPG-31 "Crimson Red." Work completed without Certificate of Appropriateness. - Approve - Approve specifications dated 8/3/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install wood fence over existing retaining wall on corner side facade. Work completed without Certificate of Appropriateness. - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.
5. Paint retaining wall in Glidden PPG-31 "Crimson Red." Work completed without Certificate of Appropriateness. - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Maker:	Swann				
Second:	Steiner				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**3. 4903 WORTH ST**

Munger Place Historic District  
CA190-537(MLP)  
Melissa Parent

1. Install wood slats on existing wrought iron fence. Work completed without Certificate of Appropriateness.
2. Install red carpet on front walkway. Work completed without Certificate of Appropriateness.

Speakers: For: Priscilla Monterrosa  
Against: No one

**Motion**

1. Install wood slats on existing wrought iron fence. Work completed without Certificate of Appropriateness. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.
2. Install red carpet on front walkway. Work completed without Certificate of Appropriateness. - Denial without prejudice - The proposed work does not meet the standards in City Code Section



51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Maker:	Hinojosa				
Second:	Mast				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**4. 5207 TREMONT ST**

Munger Place Historic District  
CA190-562(MLP)

Melissa Parent

1. Install corrugated steel siding on rear facade of main structure. Work initiated without Certificate of Appropriateness.
2. Install corrugated steel siding on rear accessory structure. Work completed without Certificate of Appropriateness.

Speaker: For: J.C. Malone

Against: No one

**Motion**

1. Install corrugated steel siding on rear facade of main structure. Work initiated without Certificate of Appropriateness. - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria for façade materials in Section 51P-97.111(c)(1)(L)(i) that states “The only permitted façade materials are brick, wood siding, and stucco. Cut stone is only permitted as a foundation material. All façade treatments and materials must be typical of the style and period of the main building and the district. All trim must consist of mill-finished wood.”
2. Install corrugated steel siding on rear accessory structure. Work completed without Certificate of Appropriateness. - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria for façade materials in Section 51P-97.111(c)(1)(L)(i) that states “The only permitted façade materials are brick, wood siding, and stucco. Cut stone is only permitted as a foundation material. All façade treatments and materials must be typical of the style and period of the main building and the district. All trim must consist of mill-finished wood.”

Maker:	Steiner				
Second:	Velvin				

Landmark Commission Minutes  
Monday, August 3, 2020

Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**5. 3033 WARREN AVE**

Wheatley Place Historic District  
CA190-556(MP)

Marsha Prior

1. Install front door. Work completed without a Certificate of Appropriateness.
2. Replace existing wood floor, wood posts and screen on front porch.

Speakers:                         For:                         No one  
   Against:                 No one

**Motion**

1. Install 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 and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.”
2. Replace existing wood floor, wood posts and screen on front porch. 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 7.2 which states that enclosed porches should be restored to their historic appearance.

Maker:	Montgomery				
Second:	Stone				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet

		Vacancies:	-	1	
--	--	------------	---	---	--

**6. 3037 WARREN AVE**

Wheatley Place Historic District  
CA190-540(MP)  
Marsha Prior  
Construct two-story house.

Speakers: For: Scottie Smith  
Michael Merriweather  
Jalani Bracey

Against: No one

**Motion**

Construct two-story house. Deny without prejudice –The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Sections 9.2, 9.3, 9.6, 9.7, and 9.11(b) for new construction.

Maker:	Childers				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**7. 305 S WILLOMET AVE**

Winnetka Heights Historic District  
CA190-536(MLP)  
Melissa Parent

1. Construct hipped roof over front entrance of main structure.
2. Construct rear porch addition.
3. Replace two sets of ganged windows with four new door openings in rear of main structure.
4. Paint main structure. Brand: Sherwin Williams. Body: SW2811 "Rookwood Blue Green." Doors: SW2813 "Downing Straw." Shutters: SW2809 "Rookwood Shutter Green." Trim: SW2833 "Roycroft Vellum."

Speakers: For: Russell Peters  
Against: No one



Landmark Commission Minutes  
Monday, August 3, 2020

Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – July 6, 2020

Maker:	Swann				
Second:	Childers				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin, Williams,
		Against:	-	0	
		Absent:	-	1	Poteet
		Vacancies:	-	1	

**ADJOURNMENT**

Hearing was adjourned at 3:47P.M.

*Emily Williams*

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

9/8/2020

\_\_\_\_\_  
Date