

October 5, 2020



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on October 5, 2020 with a briefing at 9:40 a.m. and the Public Hearing at 1:05 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Katherine Haskel	Katy Slade
Rosemary Hinojosa	Courtney Spellicy
Elizabeth Mast	Edward Stone
Evelyn Montgomery – Vice Chair	Robert Swann
Christopher Poteet	Elaine Velvin
Alicia Quintans	
Louis Renaud	
Leigh Richter	

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:

Diane Sherman
Cynthia Steiner
Emily Williams

The following Commissioners were absent from the briefing:

Diane Sherman
Cynthia Steiner
Emily Williams

The following Positions are vacant:

District 7 and District 11

The following Staff was present:

Liz Casso	Marsha Prior
Elaine Hill	Bert Vandenberg
Anna Holmes	
Murray G. Miller	
Melissa Parent	

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:

1. The Commissioners were briefed on the consent items
2. Secretary of the Interior Standards for treatment of historic properties
3. Historical Context Assessment & Survey of Greater Downtown and Intown Dallas

Public Testimony:

No speakers

Approval of Minutes – September 8, 2020.

Motion was made to elect Commissioner Richter to serve as the Vice Chair for this meeting.

Maker:	Montgomery				
Second:	Hinojosa				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams

		Vacancies:	-	2	District 7, District 11
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Motion was made to approve the consent agenda following staff recommendations.

Maker:	Richter				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

Motion was made to rearrange the order of the discussion agenda to hear D2, D6, and all others to be heard in their natural order.

Maker:	Richter				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

CONSENT ITEMS

1. 4711 Swiss Avenue

Peaks Suburban Addition Historic District
CE190-009(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and change in non-contributing status.

2. 1023 N CRAWFORD ST

Lake Cliff Historic District
CA190-684(MLP)
Melissa Parent

Replace existing ribbon driveway with new concrete driveway. Approve - Approve specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Section 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 2610 PARK ROW AVE

South Blvd/Park Row Historic District
CA190-694(MP)
Marsha Prior

The applicant requests a Certificate of Appropriateness to install and paint cedar wood columns on the front porch. Work initiated without a Certificate of Appropriateness. - Approve with conditions – Approve the request for a Certificate of Appropriateness to install cedar wood columns and paint subject to the following condition: 1. that the posts include a plain wood capital; with the finding that the proposed work is generally consistent with 51A-4.501(g)(6)(B) which states that the landmark commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district and that it substantially meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 4803 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-699(MP)
Marsha Prior

The applicant requests a Certificate of Appropriateness to install a business sign in the front yard - Approve – Approve the request for a Certificate of Appropriateness to install a business sign in the front yard with the finding that the balance of the proposed work is generally consistent with the criteria for signs in the preservation criteria Section 7.3 and that it substantially meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 4706 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA190-674(MP)
Marsha Prior

1. The applicant requests a Certificate of Appropriateness to construct a rear addition with balcony. Approve with conditions – Approve the request for a Certificate of Appropriateness to construct a rear addition with balcony subject to the following condition: 1. That the corner boards between the main structure and the addition are maintained to delineate the historic residence from the new addition with the finding that the proposed work is consistent with preservation criteria section 3.3 for facades and sections 4.2, 4.3 and 4.7 for new construction and additions, and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(c)(ii).
2. The applicant requests a Certificate of Appropriateness to replace a non-historic one-over-one window on the west elevation with new wood window. Approve – Approve the request for a Certificate of Appropriateness to replace a non-historic one-over-one window on the west elevation with new wood window with the finding that the proposed work is consistent with preservation criteria section 3.3 for facades, and section 3.13 for fenestration and openings, and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(c)(ii).

6. 111 S ROSEMONT AVE

Winnetka Heights Historic District
CA190-686(MLP)
Melissa Parent

Paint main structure. Brand: Behr. Body: N305-5 "Muted Sage." Trim: 13 "Cottage White." Front porch floor: S180-6 "Perfect Penny." - Approve - Approve specifications dated 10/5/2020 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).

7. 209 S WILLOMET AVE

Winnetka Heights Historic District
CA190-709(MLP)
Melissa Parent

Replace brick walkway in front yard with concrete walkway. - Approve - Approve specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 218 S WINDOMERE AVE

Winnetka Heights Historic District
CA190-685(MLP)
Melissa Parent

Paint main and rear accessory structures. Brand: Sherwin Williams. Body: SW6244 "Naval." Trim: SW7007 "Ceiling Bright White." Doors: SW6868 "Real Red." - Approve - Approve specifications dated 10/5/2020 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).

DISCUSSION ITEMS

1. 4935 REIGER AVE

Munger Place Historic District
CA190-682(MLP)
Melissa Parent

1. Install Hardie Board skirting on main structure.
2. Replace two wood windows on side facade with new wood windows.

Speakers:	For:	No one
	Against:	No one

Motion

1. Install Hardie Board skirting on main structure. - Approve - Approve drawings and specifications dated 10/5/2020 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(1)(L)(iii)(bb) that states "Processed wood products are not permitted as a façade

material,” 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 will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

2. Replace two wood windows on side facade with new wood windows. Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof to justify the work.

Maker:	Poteet				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

2. 2409 PARK ROW AVE

South Blvd/Park Row Historic District
CA190-695(MP)

Marsha Prior

The applicant requests a Certificate of Appropriateness to paint the brick on the main structure. Brand: Pittsburgh Paints & Sherwin Williams. Body PPG1024, “Moth Gray;” Trim “PPG1104, “White Rock;” Accent “SW7748, “Green Earth.” Work initiated without a Certificate of Appropriateness.

Speakers:	For:	Larry Yarrell
	Against:	No one

Motion

The applicant requests a Certificate of Appropriateness to paint the brick of the main structure. Brand: Pittsburgh Paints & Sherwin Williams. Body PPG1024, “Moth Gray;” Trim “PPG1104, “White Rock;” Accent “SW7748, “Green Earth.” Work initiated without a Certificate of Appropriateness. Deny without Prejudice – Deny without prejudice the request for a Certificate of Appropriateness to paint the brick on the main structure because the work is inconsistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties No. 5, which states that historic finishes should be preserved and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because painting brick would have an adverse effect on the historic architectural structure and the historic overlay district.

Maker:	Hinojosa				
Second:	Richter				

Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

3. 400 N CLINTON AVE

Winnetka Heights Historic District

CA190-680(MLP)

Melissa Parent

Replace existing corner side fence with new wood 8'-0" fence.

Speakers: For: No one

Against: No one

Motion

Replace existing corner side fence with new wood 8'-0" fence. - 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 51P-87.111(b)(2)(C)(iii)(bb) that states "A fence in a corner side yard must not be directly in front of the corner side façade, except that the commission may allow a fence that is directly in front of all or any portion of the rear 50 percent of the corner side façade if the fence does not screen all or any portion of a significant architectural feature of the main building."

Maker:	Slade				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

4. 101 N MONTCLAIR AVE

Winnetka Heights Historic District

CA190-666(MLP)

Melissa Parent

Plant a vegetable garden in front parkway. Work completed without Certificate of Appropriateness.

Speaker: For: No one
 Against: No one

Motion

Plant a vegetable garden in front parkway. Work completed without Certificate of Appropriateness.
 – 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 for landscaping in Section 51P-87.111(b)(1)(F) that states “The following items are not permitted in the front and corner side yards: Vegetable gardens.”

Maker:	Quintans				
Second:	Renaud				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

5. 206 S ROSEMONT AVE

Winnetka Heights Historic District
 CA-190-681(MLP)
 Melissa Parent

1. Install new landscaping plan.
2. Install new 6'-0" wood fencing inside and rear yards.

Speakers: For: No one
 Against: No one

Motion

1. Install new landscaping plan. - Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new 6'-0" wood fencing inside and rear yards. - Denial 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 future preservation, maintenance and use of the structure or the historic overlay district.

Maker:	Renaud				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

6. Approval of Request to City Plan Commission

Murray G. Miller

Speakers: For: No one

Against: David Preziosi
Jason Harper
Veletta Lill
Katherine Seale
Marcel Quimby

Motion #1

Deny the request to authorize a public hearing on proposed amendments to Section 51A-4.501, "Historic Overlay District," of the Dallas Development Code, Ordinance No. 19455, with consideration given to amending:

- (1) 51A-4.501(d) - Pre-designation Certificate of Appropriateness.
- (2) 51A-4.501(e) – Additional uses and regulations; and
- (3) 51A-4.501(g) - Certificates of Appropriateness, and
- (4) 51A-4.501(h)(2) - Certificate for Demolition or Removal, Application

and requesting that the CPC suspend Section 13, Rule (f)(8) of the City Plan Commission Rules of Procedure and take the item from the Zoning Ordinance Advisory Committee and direct that the initial public hearing and ordinance review be held at the Landmark Commission.

Maker:	Slade				
Second:	Spellicy				
Results:	5/8				MOTION FAILED
		Ayes:	-	5	Haskel, Mast, Montgomery, Slade, Spellicy
		Against:	-	8	Hinojosa, Poteet, Quintans, Renaud, Richter, Swann, Stone, Velvin

Landmark Commission Minutes
Monday, October 5, 2020

		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	Districts 7 and 11

Motion #2

Approve the request to authorize a public hearing on proposed amendments to Section 51A-4.501, "Historic Overlay District," of the Dallas Development Code, Ordinance No. 19455, with consideration given to amending:

- (1) 51A-4.501(d) - Pre-designation Certificate of Appropriateness.
- (2) 51A-4.501(e) – Additional uses and regulations; and
- (3) 51A-4.501(g) - Certificates of Appropriateness, and
- (4) 51A-4.501(h)(2) - Certificate for Demolition or Removal, Application

and requesting that the CPC suspend Section 13, Rule (f)(8) of the City Plan Commission Rules of Procedure and take the item from the Zoning Ordinance Advisory Committee and direct that the initial public hearing and ordinance review be held at the Landmark Commission.

Maker:	Swann				
Second:	Richter				
Results:	8/5				
		Ayes:	-	8	Hinojosa, Poteet, Quintans, Renaud, Richter, Swann, Stone, Velvin
		Against:	-	5	Haskel, Mast, Montgomery, Slade, Spellicy
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	Districts 7 and 11

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – September 8, 2020

Maker:	Richter				
Second:	Hinojosa				
Results:	13/0				
		Ayes:	-	13	Haskel, Hinojosa, Mast, Montgomery, Poteet, Quintans, Renaud, Richter, Slade, Spellicy, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Sherman, Steiner, Williams
		Vacancies:	-	2	District 7 and District 11

ADJOURNMENT

Hearing was adjourned at 3:35P.M.

Evelyn Montgomery, Vice Chair

Date