

## Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE January 9, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT Landmark Commission - FY2021-22 Annual Report

On January 9, 2023, the Landmark Commission approved their FY2021-22 Annual Report.

In accordance with Chapter 8, Section 8-1.1, the members of the Landmark Commission are submitting their annual report of its activities for your review.

Thank you,

A handwritten signature in black ink, appearing to read 'E. Montgomery'.

Evelyn Montgomery  
Landmark Commission Chair

City of Dallas

## LANDMARK COMMISSION

# ANNUAL REPORT

October 1, 2021 - September 30, 2022



OFFICE OF HISTORIC PRESERVATION

December 30, 2022

## HISTORY OF THE LANDMARK PROGRAM

The Dallas Historic Landmark Preservation Committee was developed by the Department of Planning and Development in 1972 and formalized in the City of Dallas Development Code in 1973. It became the Dallas Landmark Commission in 1987. It is the City's official planning, supervision, and coordinating agency for historic preservation activities. Since its inception, the Landmark Commission has worked closely with the City of Dallas Department of Planning and Development, now the Planning and Urban Design Department and the community to identify significant cultural resources in the city and plan for their preservation. The City of Dallas became a Certified Local Government (CLG) September 12, 1986.

Dallas' first local landmark district, Swiss Avenue, was designated by the City Council in 1973. Currently, the City of Dallas has designated 154 historic overlay districts, 15 of which are neighborhoods, and 139 are individual landmarks. There are over 4,000 buildings throughout the city with landmark protection. A list of the 154 historic overlay districts can be found at the end of this report.

## LANDMARK COMMISSIONERS

City Council appoints members of the Landmark Commission. The Landmark Commission consists of 15 commissioners, including a chairperson and a vice chairperson, three alternate positions, and a City Plan Commission and Park and Recreation Board liaisons. The Commission is required to have professionals trained in disciplines related to Historic Preservation. These include Architecture, Landscape Architecture, History, Real Estate Appraisal, Real Estate Development and Urban Design.

Evelyn Montgomery, Vice Chair, Historian (District 2)

Diane Sherman, Historic Preservation (District 1)

**Vacant (District 3)** (as of April 2022)

Robert Swann, Historic Preservation/Historian (District 4)

Larry Offutt, Historic Preservation (District 5)

Rosemary Hinojosa, Historic Preservation (District 6)

Traswell C. Livingston, III, Real Estate Developer (District 7)

Courtney Spellicy, Historic Preservation (District 8)

Louis Renaud, Urban Planner (District 9)

Mark Hajdu, Real Estate Appraiser (District 10)

Sam Childers, Historic Preservation (District 11) (Resigned May, 2022)

Reagan Rothenberger, Urban Planner (District 12)

Katy Slade, Historic Preservation (District 13)

Mark Guest, Architect (District 14)

Elaine Velvin, Historian (District 15)

\*Jim Anderson, Landscape Architect (Alternate)

\*Jay Taylor, Real Estate Developer (Alternate)

\*Jeff Cummings, Historic Preservation/Architect (Alternate)

\* Johanna Hampton (City Plan Commission Liaison)

The Landmark Commission has one standing committee, Designation Committee. In addition, each City of Dallas Landmark district has an appointed Task Force. Both Designation Committee and Task Force members are appointed by the Landmark Commission.

## PURPOSE OF THE DALLAS LANDMARK PROGRAM

City of Dallas Landmark Program  
Dallas Development Code § 51A-4.501

The purpose of the Dallas Landmark Program is to promote the public health, safety and general welfare, and:

1. Protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's cultural, social, economic, archeological, paleontological, ethnic, political and architectural history;
2. Strengthen the economy of the city;
3. Increase public knowledge and appreciation of the city's historic past and unique sense of place;
4. Foster civic and neighborhood pride and sense of identity;
5. Promote the enjoyment and use of historic resources by the people of the city;
6. Preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history;
7. Create a more livable urban environment;
8. Enhance property values;
9. Provide financial incentives for preservation;
10. Protect and enhance the city's attraction to tourists and visitors;
11. Resolve conflicts between the preservation of historic resources and alternative land uses;
12. Integrate historic preservation into public and private land use planning;
13. Conserve valuable resources through use of the existing building environment;
14. Stabilize neighborhoods;
15. Increase public awareness of the benefits of historic preservation;
16. Maintain a harmony between new and historic structures so that they will be compatible in scale, form, color, proportion, texture and material; and
17. Encourage public participation in identifying and preserving historic resources.

## POWERS, DUTIES & OBJECTIVES

City of Dallas Landmark Commission  
Dallas Development Code § 51A-3.103(c)

The powers and duties of the Landmark Commission are as follows:

1. Familiarize themselves with the City's historic resources that may be eligible for designation as a historic overlay district.
2. Create, examine, and update the historic preservation plan.
3. Recommend to City Plan Commission the designation of historic overlay districts.
4. Recommend to City Council the designation of historic overlay districts.
5. Recommend changes in use where conditions exist under which the required preservation of a property would cause undue hardship to the owner of the property.
6. Review the application for a building permit for proposed work and determine whether a certificate of appropriateness should be issued.
7. Recommend the amendment or removal of a historic district overlay.
8. Review applications for demolition or removal.

9. Annually review the status of properties and include a report of the review in the Landmark Commission minutes.
10. Initiate the procedure for adopting an ordinance to establish or amend a historic overlay district.
11. Establish task forces as needed to make recommendations to the Landmark Commission on applications for certificates of appropriateness and other issues.
12. Identify cases of demolition by neglect and initiate remedial actions.
13. Establish historic preservation fund as well as the guidelines for the selection of projects.

## DESIGNATION COMMITTEE UPCOMING PROJECTS FOR FY22-23

### Initiated Landmark Designations:

- Bianchi House, 4503 Reiger Avenue, LMC Approval: 1/7/2019
- Bella Villa Apartment Building, 5506 Miller Avenue, LMC Approval: 10/7/2019
- Forest Theater, 1904 Martin Luther King Jr. Blvd, LMC Approval: 12/6/2021
- Belmont Hotel, 901 Fort Worth Avenue, CPC Re-initiated: 8/18/2022
- El Ranchito Restaurant, 610 W Jefferson Blvd, Initiated: 6/6/2022
- White Rock Cemetery, 5700 Celestial Rd, Initiated: 11/7/2022

## ACCOMPLISHMENTS FY21-22

### Landmark Designations

#### Landmark Designations Approved by City Council:

- The Jackson Residence, 10260 Strait Ln, Designated: 11/9/2022

#### Amendments to Existing Landmark Designations Approved by City Council:

- Ambassador Hotel, 1321 S Ervay St, Amended: 6/22/2022

### Demolition Delay

Staff reviewed 101 properties within four existing demolition delay overlays. 8 properties qualified for the 'Phase II'. 400 W. Tenth Street was purchased and moved to Fouraker Street – not far from its original location – as a result of Phase II discussions. The remaining 7 properties were released for demolition since no viable options other than demolition were identified by the owners.

### Certificates of Appropriateness

The Landmark Commission reviewed 217 Standard Certificates of Appropriateness, 4 Courtesy Reviews, and 13 Demolitions. In addition, staff reviewed 383 Routine Maintenance cases.

### Certificates for Eligibility

The Landmark Commission approved 0 Certificates of Eligibility for Tax Incentives.

## Code Enforcement

- 143 New Cases created
- Over 250 inspections performed
- 50+ cases resolved
- 82 Reported directly from citizens via 311 App
- 34+ reported via 311 agents and code compliance

## NATIONAL REGISTER NOMINATIONS AND LISTINGS

The Landmark Commission responds to the Texas Historical Commission request for comments and endorses National Register Nomination.

None for FY 21-22

## State Antiquities Landmarks

The Commission did not review or make any recommendations for any SAL properties in the City of Dallas.

## PUBLIC PARTICIPATION

The Landmark Commission holds public meetings the first Monday of each month to review certificates of appropriateness, certificates of demolition and removal, courtesy review and eligibility applications; and to receive public input.

The Task Forces of the Landmark Commission hold public meetings during the week following the first Thursday of the month application deadlines to review certificates of appropriateness, certificates of demolition and removal, and courtesy review applications; provide comments and feedback on each application to applicants; and to provide recommendations to the Landmark Commission on each case.

The Designation Committee holds public meetings on the third Wednesday of each month to review City of Dallas Landmark designation applications, as well as applications for amendments to existing City of Dallas Landmark districts.

## EDUCATION/INFORMATION ACTIVITIES

### Preservation meetings, conferences & training attended by Commissioners:

- Belmont Addition Conservation District Meeting: Amending a CD
- Dallas Historical Society Annual Meeting
- Cultural Landscape Foundation: Second Wave of Modernism IV: Making Space within Place
- Fair Park First Community Conversation
- National Alliance of Preservation Commission Conference
- North Texas Commercial Association of Realtors Opportunity Zones Conference
- Preservation Dallas Annual Meeting
- Preservation Dallas Monthly Preservation Issues Committee Meetings
- Preservation Dallas Board and Executive Committee Meetings

- Preservation Dallas In-Town Outing: David Crockett School
- Preservation Dallas Board Retreat
- Preservation Dallas Historic House Specialist Seminar
- Texas State Archives: Show and Tell
- Texas Historical Commission Conference
- The Slave Dwelling Project Conference

## LANDMARK COMMISSION MEMBERSHIPS

### Professional

- American Institute of Architects
- American Institute of Certified Planners
- American Society for Landscape Architects
- City of Neighborhoods
- Deep Ellum Foundation Culture Commission
- Frankford Preservation Foundation
- Professional Practice Network, ASLA, Historic Preservation
- Texas Society of Landscape Architects
- The Slave Dwelling Project Board of Directors
- Preservation Dallas Virtual Awards Recognitions

### Non-Professional

- Cultural Landscapes Foundation
- Commercial Real Estate Women Dallas
- Commercial Real Estate Women National Network
- Dallas Area Habitat for Humanity
- Dallas Regional Chamber
- Dallas Historical Society
- Friends of Fair Park
- Metroplex Association of Realtors
- National Association of Realtors
- National Association of Science Writers
- National Trust for Historic Preservation
- North Texas Commercial Association of Realtors
- Institute of Real Estate Management
- Institute of Management Consultants
- Oak Cliff Society of Fine Arts
- Preservation Dallas
- Texas Association of Realtors
- Urban Land Institute
- University of Texas at Arlington Advisory Board for the Program in Landscape Architecture

### Professional Registrations

- Certified Management Consultant
- Institute of Real Estate Management – CPM Emeritus
- North Texas Commercial Association of Realtors
- Registered Landscape Architect, State of Texas
- Texas Real Estate Commission – Salesperson
- Texas Real Estate Commission – Broker

## HISTORIC OVERLAY DISTRICTS

<b>No.</b>	<b>Historic District</b>	<b>No.</b>	<b>Historic District</b>
1	Swiss Avenue	46	Union Bankers Buildings
2	West End	47	Edison/La Vista Court
3	Old Tige Fire Station	48	Harwood Historic District
4	South Boulevard	49	Crown Hill Mausoleum
5	Union Station	50	Interstate Forwarding Building
6	Federal Reserve Building	51	Parks Brothers Storage Building
7	Magnolia Building	52	Southern Pine House
8	Cedar Springs Fire Station	53	Woodrow Wilson High School
9	Grace Methodist Church	54	Freedman's Cemetery
10	Elizabeth Church	55	Kings Court Apartments
11	Munger Place	56	Good Luck Gas Station
12	Shingle House	57	Ross Avenue Baptist Church
13	Wilson Block	58	Cox Farmhouse
14	Turtle Creek Pump Station	59	Bishop Courts Apartments
15	Winnetka Heights	60	Tenth Street Neighborhood
16	First Presbyterian Church	61	Phyllis Wheatley Elementary School
17	Municipal Building/Old City Hall	62	James Madison High School
18	St. Paul United Methodist Church	63	Crockett Elementary School
19	Scottish Rite Temple	64	Magnolia Station
20	Ambassador Hotel	65	East Dallas Christian Church
21	Majestic Theatre	66	Dr. Pepper Building (Repealed)
22	Melrose Hotel	67	Texas Farm and Ranch
23	U.S. Post Office	68	Dallas Tent and Awning/Murray Building
24	Cedar Crest	69	Wales Apartment Building
25	State Thomas	70	Olive and Myers Building
26	Higginbotham Bailey Building	71	Betterton House
27	Oak Lawn Methodist Church	72	Peak's Suburban Addition
28	Plaza Hotel	73	Western Union Telegraph Company
29	King Mansion	74	Lincoln High School
30	Continental Gin	75	Mayor Bradford House
31	Old Parkland Hospital	76	Alex W. Spence Junior High School
32	Sons of Hermann Home	77	James Fannin Elementary
33	Fair Park	78	American Beauty Mill
34	F.A. Brown Farmstead	79	White Rock Bath House
35	White Rock Pump Station	80	Boyd Hotel
36	Adolphus Hotel	81	Adams Hats Building
37	Kirby Building	82	John E. Mitchell Building
38	De Golyer Estate	83	La France Building
39	Kovandovitch House	84	Lake Cliff
40	Fire Station #16	85	Santa Fe II Freight Terminal & Warehouse
41	Harlan Building		
42	Cumberland Hill School	86	Sears Buildings
43	Santa Fe #1 Building	87	Republic National Bank (Davis Bldg.)
44	Booker T. Washington High School	88	Albert A. Anderson House
45.	Langley Grocery and Feed Store	89	Mallory Drug Store/B&B Bicycle



90. Oak Cliff United Methodist Church
91. Dallas Power & Light East Substation
92. Eastside Warehouse
93. City Hall
94. St. Ann's School
95. Bishop Arts
96. Pike Park
97. Juanita Craft House
98. Goodyear-Goodrich
99. St. James African Methodist Episcopal Temple
100. Wheatley Place
101. Crozier Tech/Dallas High School
102. Bluit Sanitarium & R.F. Ashley Building
103. Former Dr. Pepper Bottling Plant
104. G&J Manufacturing Building
105. Interurban Building
106. Olive and Myers Manufacturing Bldg.
107. Palace Blacksmith Shop
108. Richard and Grace Allen House
109. Bama Pie Company Building
110. Luna Tortilla Factory
111. North Dallas High School
112. Texas Theater
113. Stone Street
114. Pioneer Cemetery
115. Talley-Polk House
116. Ahab Bowen
117. Republic Bank Tower
118. Zion Hill Missionary Baptist Church
119. Bromberg/Paterson House
120. J.L. Long Middle School
121. Dallas Power & Light Building
122. Kalita Humphries Theater
123. Christ Episcopal Church
124. Stephen J. Hay Elementary School
125. 3829 N. Hall Street
126. Fidelity Union Life Complex
127. Clifford D. Hutsell House
128. Junius Heights
129. Mercantile National Bank
130. Garvin Cemetery
131. 4928 Bryan Street
132. Sheils House
133. John F. & Lucy Parks Estate
134. Adams-Gullet Duplex
135. L. Butler Nelson Cemetery
136. Gulf Refining Company
137. Stanley Marcus House
138. St. Joseph's Catholic Church & Acad.
139. W.H. Adamson High School
140. Good Samaritan Hospital
141. Harris Kemp House
142. Missionary Bapt. Church Cemetery
143. Grady Niblo Farmstead
144. Sunset High School
145. Kathlyn Joy Gilliam House
146. Allen Building
147. Big Spring
148. Lakewood Theater
149. Underwood Residence
150. One Main Place
151. McCree Cemetery
152. Eagle Ford School
153. McAdams Cemetery
154. The Jackson Residence

LANDMARK COMMISSION ATTENDANCE 2021-22	10/4/2021	11/11/2021	12/6/2021	1/3/2022	2/7/2022	3/7/2022	4/4/2022	5/2/2022	6/6/2022	7/5/2022	8/1/2022	9/6/2022	SPECIAL CALLED MEETING 9/14/22
Diane Sherman - Dist 1													
Evelyn Montgomery - Dist 2													
<b>VACANT - Dist 3</b>													
Robert Swann - Dist 4	A												
Larry Offutt - Dist 5	P												
Rosemary Hinojosa - Dist 6									A				
Traswell Livingston, III - Dist. 7							P		A				
Courtney Spellicy - Dist 8				A					A				
Louis Renaud - Dist 9									A				
Mark Hajdu - Dist 10										P			
<b>VACANT - Dist 11</b>	A						A				A		
Reagan Rothenberger - Dist. 12													
Katy Slade - Dist 13	A								A				A
Mark Guest - Dist 14													
Elaine Velvin - Dist 15							A						

**LEGEND**

- A = ABSENT
- BLANK = PRESENT
- R = REINSTATED AND PRESENT
- P = Dist 009 Present