

January 7, 2019



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on January 7, 2019 with a briefing at 10:05 a.m. in room 5ES, the public hearing at 1:15 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett	Leigh Richter	Robert Swann
Krista De La Harpe	Katherine Seale - Chair	*Sam Childers
Mattia James Flabiano, Vice Chair	*Diane Sherman	
Evelyn Montgomery	Courtney Spellicy	
Donald Payton	Renee Strickland	

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:

\*John Allender  
Rosemary Hinojosa  
Courtney Peach  
Emily Williams

The following Commissioners were absent from the briefing:

\*John Allender  
Rosemary Hinojosa  
Courtney Peach  
Emily Williams

The following Positions are vacant: District 3, District 13

The following Staff was present:

Jennifer Anderson	Marsha Prior
Liz Casso	Melissa Parent
Neva Dean	Anna Lamberti Holmes
Mark Doty	Kris Sweckard
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 C1 through C8 following staff recommendations.**

Maker:	Flabiano				
Second:	Amonett				
Results:	12/0				
		Ayes:	-	12	Amonett *Childers, De La Harpe, Flabiano, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**Motion was made to rearrange the agenda and take D16, D1, D2, D4, D5, D8, D9, D12, D13, D15 and the remaining items will be heard in their natural order.**

Maker:	Flabiano				
Second:	Strickland				
Results:	12/0				
		Ayes:	-	12	Amonett *Childers, De La Harpe, Flabiano, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**CONSENT ITEMS**

**1. 3309 ELM ST**

Continental Gin Historic District  
CA189-148(LC)  
Liz Casso  
Install landscaping

Install landscaping. – Approve – Approve landscape plan option A drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 8 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 1617 ABRAMS RD**

Junius Heights Historic District  
CA189-175(JKA)  
Jennifer Anderson  
Install French doors on rear elevation

Install French doors on rear elevation – Approve – Approve drawing and specification dated 01/07/19 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).

**3. 6032 JUNIUS ST**

Junius Heights Historic District  
CA189-155(JKA)  
Jennifer Anderson  
Install automatic garage door on accessory structure

Install automatic garage door on accessory structure – Approve – Approve specifications dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**4. 5621 TREMONT ST**

Junius Heights Historic District  
CA189-151(JKA)  
Jennifer Anderson  
Install window on rear of the main structure

Install window on rear of the main structure – Approve – Approve drawings dated 01/07/19 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).

**5. 5823 VICTOR ST**

Junius Heights Historic District  
CA189-152(JKA)  
Jennifer Anderson

1. Install 8-0' wrought iron fence and gate in rear yard
2. Install 6-0' trellis in rear yard
3. Install concrete pavers in rear yard

1. Install 8-0' wrought iron fence and gate in rear yard – Approve – Approve drawings dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.6(a)(5) and 3.6(b)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 6-0' trellis in rear yard – Approve – Approve drawings dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.6(a)(5) and 3.6(b)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install concrete pavers in rear yard – Approve – Approve drawing and specification dated 01/07/19 with the finding that the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **6. 2401 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-174(MP)

Marsha Prior

1. Construct swimming pool and covered structure in rear yard
  2. Construct wood deck in rear yard
  3. Construct wood screening fence in rear yard
- 
1. Construct swimming pool and covered structure in rear yard – Approve – Approve site plan, drawing, and specifications dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
  2. Construct wood deck in rear yard – Approve – Approve drawing dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
  3. Construct wood screening fence in rear yard – Approve – Approve site plan dated 1/7/2019 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

## **7. 805 ELM ST**

West End Historic District  
CA189-149(LC)

Liz Casso

Install super graphic sign on east elevation

Install super graphic sign on east elevation – Approve – Approve drawings for both sign options dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for supergraphic signs in the Antioch Church Subdistrict and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

## **8. 603 MUNGER AVE**

West End Historic District  
CA189-147(LC)

Liz Casso

1. Install painted sign on south elevation
  2. Install window sign on north elevation
- 
1. Install painted sign on south elevation – Approve – Approve drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1005(f) for painted applied signs on Type A facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install window sign on north elevation – Approve – Approve drawings dated 1/7/19 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1005(i) for window signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**DISCUSSION ITEMS**

**1. 4503 REIGER AVE**

Bianchi House  
CA189-157(LC)  
Liz Casso

1. Construct horizontal addition on rear elevation.
2. Construct vertical addition.
3. Replace composite shingle roof with glazed tile roof.

Speakers: For: Norman Alston  
David Preziosi

Against: No one

**Motion**

1. Construct horizontal addition on rear elevation. – Approve with conditions – Approve drawings dated 1/7/19 with the condition that final plans, elevations, and details are submitted for final Landmark Commission review, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct vertical addition. – Approve with conditions – Approve drawings dated 1/7/19 with the condition that final plans, elevations, and details are submitted for final Landmark Commission review, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace composite shingle roof with glazed tile roof. – Approve with conditions – Approve with the condition that a barrel style roof tile with a matte or non-glossy finish is used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Flabiano				
Second:	Childers				
Results:	12/0				
		Ayes:	-	12	Amonett *Childers, De La Harpe, Flabiano, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**2. 714 HUNTLEY ST**

Junius Heights Historic District  
CA189-154(JKA)  
Jennifer Anderson











Against: No one

**Motion**

1. Install new concrete slab and steps along front façade. – Deny without prejudice – Pending further information.
2. Create opening in decorative stone wing wall on southeast facade. – Deny 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 is not compatible with the historic overlay district.
3. Replace existing glass storefront with new aluminum storefront windows and doors. – Deny 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 is not compatible with the historic overlay district and the Applicant did not submit information for review.

Maker:	Montgomery				
Second:	Sherman				
Results:	11/0				
		Ayes:	-	11	Amonett *Childers, De La Harpe, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	5	*Allender, Flabiano, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**7. 4800 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA189-159(MLP)  
Melissa Parent

Replace twenty wood windows on main structure with new vinyl windows. Work completed without CA.  
– Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.

Speakers: For: No one

Against: No one

**Motion**

Replace twenty wood windows on main structure with new vinyl windows. Work completed without CA.  
– Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.

Maker:	Childers				
Second:	Strickland				

Results:	11/0				
		Ayes:	-	11	Amonett *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	5	*Allender, Flabiano, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**8. 4525 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA189-158(MLP)  
Melissa Parent

1. Construct new addition in rear.
2. Remove one window on rear of main structure and infill with siding to match existing.
3. Modify existing window opening on rear.
4. Remove two deteriorated chimneys on main structure.
5. Install new wood railing on front porch.
6. Install new 6'-0" wood fence with gate in side and rear yards.
7. Remove five trees alongside facades.

Speakers:

For:           Jacqui Connors

Against:       No one

**Motion**

1. Construct new addition in rear. – Approve – Approve drawings date 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove one window on rear of main structure and infill with siding to match existing. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Modify existing window opening on rear. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove two deteriorated chimneys on main structure. – Approve - Approve drawings dated 1/7/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install new wood railing on front porch. – Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install new 6'-0" wood fence with gate in side and rear yards. – Approve with conditions - Approve site plan and specifications dated 1/7/19 with the condition that the top of the gate be parallel to grade with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Remove five trees alongside facades. – Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Sherman				
Second:	Amonett				
Results:	12/0				

		Ayes:	-	12	Amonett, Flabiano, *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**9. 2615 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-173(MP)  
Marsha Prior  
Install railing on front and side porch.

Speakers:

For: Joy Strickland  
Against: No one

**Motion**

Install railing on front and side porch – Approve – Approve with the condition the requested handrail is wood, no taller than the brick pilaster, the hand rail is mounted just behind the brick edging on the concrete porch and with the finding of fact the proposed hand rail is for safety purposes and is not detrimental to the historic overlay district.

**10. 1205 NORTH ST**

Tenth Street Neighborhood Historic District  
CA189-163(MP)  
Marsha Prior

1. Move and restore existing house
2. Replace windows with wood windows
3. Construct concrete driveway

Speakers:

For: Larry Johnson  
Against: No one

**Motion**

1. Move and restore existing house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2(h)(1) and Section 2(h)(i) for front and side yard setbacks.
2. Replace windows with wood windows – Approve with conditions – Approve drawings dated 1/7/2019 with the condition that wood windows are one-over-one with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct concrete driveway – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2(h)(1) for front yard setbacks.

Maker:	Sherman				
Second:	Amonett				
Results:	11/0				
		Ayes:	-	11	Amonett *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	5	*Allender, Flabiano, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**11. 3712 S MALCOLM X BLVD**

Wheatley Place Historic District  
CA189-161(MP)  
Marsha Prior

Replace/install eight windows with vinyl windows and repair window frame and trim as needed.

Speakers: For: Dalia Sanchez  
Against: No one

**Motion**

Replace/install eight windows with vinyl windows and repair window frame and trim as needed – Approve with condition – Approve with condition the windows are one over one, vinyl is acceptable and missing trim or framing is repaired to match the historic figurations.

Maker:	Amonett				
Second:	Spellicy				
Results:	12/0				
		Ayes:	-	12	Amonett, Flabiano, *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**12. 2822 MCDERMOTT AVE**

Wheatley Place Historic District  
CA189-162(MP)  
Marsha Prior

1. Construct addition on left (East) elevation). Work completed without a Certificate of Appropriateness.
2. Apply Smart Side panel siding to main structure. Work completed without a Certificate of



**Motion**

Approve with condition that ribbon driveway remain to the existing fence and removed beyond the fence. Amendment that the gate is to look like a functioning gate.

Maker:	Amonett				
Second:	Flabiano				
Results:	7/5				
		Ayes:	-	7	Amonett, Flabiano, Payton, Richter, Seale, Spellicy, Swann
		Against:	-	5	*Childers, De La Harpe, Montgomery, *Sherman, Strickland
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**14. 407 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA189-166(MP)  
Marsha Prior

1. Replace siding with wood and paint. Brand: Sherwin Williams. Body - Custom gray color; Trim - Custom white color
2. Replace two windows on front elevation

Speakers: For: Richard Ackers  
Against: No one

**Motion**

1. Replace siding with wood and paint. Brand: Sherwin Williams. Body – Custom gray color; Trim – Custom white color – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two windows on front elevation – Approve with conditions – Approve proposed work with the condition that replacement windows are wood on the exterior with no metal, vinyl, or aluminum cladding with the finding the work meets the standard in City Code Section 51A-4.501(g)(C)(6)(ii).

Maker:	Amonett				
Second:	Strickland				
Results:	11/0				
		Ayes:	-	11	Amonett *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, *Sherman, Spellicy, Strickland, Swann

		Against:	-	0	
		Absent:	-	5	*Allender, Flabiano, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**15. 218 N WINNETKA AVE**

Winnetka Heights Historic District  
CA189-168(MP)

Marsha Prior

1. Construct addition to rear and side of main structure.
2. Construct detached garage.

Speakers: For: Woody ODaniel  
Against: No one

**Motion**

Approve requested items 1 & 2 per documents submitted 1/7/19 with the finding of fact that the proposed addition and the accessory structure meet the requirements of the ordinance and is not detrimental to the historic overlay district and with the finding of fact that the applicant separated the main structure, the detached garage is not visible from the street and the entire addition is in the rear of the structure.

Maker:	Flabiano				
Second:	De la Harpe				
Results:	11/1				
		Ayes:	-	11	Amonett, Flabiano, *Childers, De La Harpe, Montgomery, Payton, Richter, Seale, Spellicy, Strickland, Swann
		Against:	-	1	*Sherman
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**16. 4503 REIGER AVENUE**

Bianchi House  
Z189-161(LC)

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Bianchi House, on the north side of Reiger Avenue, east of North Carroll Avenue.

Speakers: For: Norman Alston  
David Preziosi  
Against: No one

**Motion**



Approval, subject to preservation criteria, including the proposed edit made by Chairwoman Seale to Section 9.4 of the preservation criteria, that a new addition may be no more than 4.5ft above the main cross gable ridge of the house, instead of 6ft.

Maker:	Flabiano				
Second:	Amonett				
Results:	12/0				
		Ayes:	-	12	Amonett *Childers, De La Harpe, Flabiano, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	4	*Allender, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**OTHER BUSINESS ITEMS**

**Motion**

Approval of December Minutes

Maker:	Childers				
Second:	Swann				
Results:	11/0				
		Ayes:	-	11	Amonett *Childers, De La Harpe, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann
		Against:	-	0	
		Absent:	-	5	*Allender, Flabiano, Hinojosa, Peach, Williams
		Vacancies:	-	2	Dist. 3, Dist. 13

**ADJOURNMENT**

Hearing was adjourned at 5:17 P.M.

\_\_\_\_\_  
Katherine Seale, Chair

\_\_\_\_\_  
Date