

**May 6, 2019**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on May 6, 2019 with a briefing at 11:05 p.m. in room 5ES, the public hearing at 1:13 p.m. in the Council Chambers in room 5ES of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett  
Krista De La Harpe  
Katherine Haskell  
Rosemary Hinojosa  
Evelyn Montgomery

Donald Payton  
Courtney Peach  
Leigh Richter  
\*Diane Sherman  
Katy Slade

Courtney Spellicy  
Renee Strickland  
Robert Swann  
Emily Williams

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:  
Katherine Seale

The following Commissioners were absent from the briefing:  
Katherine Seale

The following Positions are vacant: District 11

The following Staff was present:

Jennifer Anderson  
Liz Casso  
Neva Dean  
Mark Doty  
Elaine Hill

Anna Lamberti Holmes  
Melissa Parent  
Marsha Prior  
Kris Sweckard

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 rearrange the agenda and take Other business item# 2, followed by Consent Items C 1 – C13, then Discussion Items D2, D3, D7, D8, D10 and the remaining items will be heard in their natural order.**

Maker:	Strickland				
Second:	Amonett				
Results:	14/0				
		Ayes:	-	14	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Slade, Strickland, Swann, Williams Peach, Spellicy, Sherman, Haskel
		Against:	-	0	
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

**Other business Item #2 – Recognition of Mattia Flabiano and his contributions and service to the Dallas Landmark Commission.**

**Motion was made to approve Consent Items C1 – C13 following staff recommendation.**

Maker:	Strickland				
Second:	Hinojosa				
Results:	14/0				
		Ayes:	-	14	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Slade, Strickland, Swann, Williams Peach, Spellicy, Sherman, Haskel
		Against:	-	0	
		Absent:	-	1	Seale
		Vacancies:	-	1	Dist. 11

**CONSENT ITEMS**

**1. 4617 SYCAMORE ST**

Peaks Suburban Historic District  
CE189-002(MD)  
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$50,113 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**2. 128 S CLINTON AVE**

Winnetka Heights Historic District  
CE189-003(MD)  
Mark Doty

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$74,617 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**3. 2807 HARRY HINES BLVD**

Pike Park  
CA189-419(LC)  
Liz Casso

Install – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 10 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**4. 1920 MAIN ST**

Harwood Historic District  
CA189-417(LC)  
Liz Casso

Install signage on south and west elevations of cafe structure – Approve – Approve drawings dated 5/6/19 with the finding the proposed work is consistent with preservation criteria Section 7 for signs in Tract A and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**5. 706 DUMONT ST**

Junius Heights Historic District  
CA189-435(JKA)  
Jennifer Anderson

Install copper gutters and downspouts on main and accessory structure – Approve – Approved gutter plan and specifications dated 5/6/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**6. 718 PARKMONT ST**

Junius Heights Historic District

CA189-438(JKA)  
Jennifer Anderson

1. Remove Mulberry Tree from the front yard – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.5(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove China Berry tree from the side yard – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**7. 800 BLAYLOCK DR**

Lake Cliff Historic District  
CA189-355(MLP)  
Melissa Parent

Construct new two-story duplex on vacant lot – Approve with conditions – Approve drawings dated 5/6/2019 with the condition that the shutters be removed, with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4 and 9.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 4942 REIGER AVE**

Munger Place Historic District  
CA189-430(MLP)  
Melissa Parent

Construct new porch addition on rear of main structure. – Approve - Approve drawings dated 5/6/2019 with the condition a Board of Adjustment variance is granted for the lot coverage with the finding the proposed work meets the standards in city code Section 51A-4.501(g)(6)(ii).

**9. 4903 WORTH ST**

Munger Place Historic District  
CA189-432(MLP)  
Melissa Parent

Replace existing glass mosaic tile entry surround with new tile – Approve - Approve image dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**10. 4617 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA189-426(MP)  
Marsha Prior

1. Replace brown roof shingles with black. Brand: Landmark 'Moire Black' – Approve – Approve specifications for roof shingles dated 5/6/19 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wrought iron fence in front and side yard – Approve with conditions – Approve site plan and fence specifications dated 5/6/19 with the condition that the wrought iron fence is no taller than 3.5' in the front and front 50% of side yard, that it is located at least 2' from the sidewalk, and that it terminates at the center of the far right column porch with the finding the work is consistent with

preservation criteria Section 2.10 and 2.13, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 2500 THOMAS AVE**

State Thomas Historic District  
CA189-418(LC)  
Liz Casso

1. Paint townhome buildings along Thomas Ave. – Approve – Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint apartment buildings along Colby St. – Approve – Approve paint specifications dated 5/6/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**12. 2822 MCDERMOTT AVE**

Wheatley Place Historic District  
CA189-421(MP)  
Marsha Prior

1. Remove addition – Approve with conditions – Approve drawing dated 5/6/2019 with the condition that wood one-over-one windows are installed on the north and east elevations once addition is removed with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two one-over-one vinyl windows on rear elevation – Approve – Approve window specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install wood door on front elevation – Approve – Approve door specifications dated 5/6/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**13. 2826 METROPOLITAN AVE**

Wheatley Place Historic District  
CA189-423(MP)  
Marsha Prior

Construct one-story house – Approve – Approve drawings and specifications dated 5/6/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**DISCUSSION ITEMS**

**1. 4503 REIGER AVE**

Bianchi House  
CA189-429(LC)  
Liz Casso

Replace composite shingle roof with glazed tile roof





Motion #2

Construct accessory structure – Approve.

Maker:	Amonett				
Second:	Swann				
Results:	11/1				
		Ayes:	-	11	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Strickland, Spellicy, Swann, Williams Peach, Sherman
		Against:	-	1	Haskel
		Absent:	-	3	Seale, Slade
		Vacancies:	-	1	Dist. 11

**4. 5010 JUNIUS ST**

Munger Place Historic District  
CA189-431(MLP)  
Melissa Parent

1. Construct new rear garage accessory structure.
2. Remove one door opening on side facade and infill with brick painted to match existing.
3. Install new landscaping in front and rear yards.

Speakers:	For:	No one
	Against:	No one

**Motion**

1. Construct new rear garage accessory structure - Approve with conditions – Approve drawings dated 5/6/19 with the condition that option A be used, with the finding that the proposed work will be consistent with the criteria for accessory buildings in the preservation criteria Section 51P97.111(c)(1)(A) and will meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove one door opening on side facade and infill with brick painted to match existing - Approve with conditions – Approve photo dated 5/6/19 with the condition that the infilled brick is inset by a minimum of three inches to maintain the historic opening size with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new landscaping in front and rear yards – Approve - Approve drawings dated 5/6/19 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(C)(i) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Strickland				
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Second:	Amonett				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

**5. 2401 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA189-424(MP)  
Marsha Prior

1. Repoint mortar on main structure.
2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca.'

Speakers: For: No One

Against: No one

**Motion**

1. Repoint mortar on main structure - Approve – mortar specifications dated 5/6/19 with the finding the work is consistent with preservation criteria Section 3(b)(6)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint concrete steps next to sidewalk and add house number. Brand: Sherwin Williams, SW 7022 'Alpaca' - Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work would have an adverse effect on the historic overlay district since concrete is not a material that was historically painted during the district's period of significance. The Commission is not denying without prejudice the addition of the house number.

Maker:	Montgomery				
Second:	Sherman				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

**\*Commissioner Payton stepped out and did not hear or vote on the case.**

**6. 2516 THOMAS ST**

State Thomas Historic District  
CA189-420(LC)  
Liz Casso

1. Install new front door and transom window.
2. Replace wood fence in rear and side yards.

Speakers: For: Chris Woods  
Against: No one

**Motion**

1. Install new front door and transom window. – Deny – 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 Section 51P-225.109(a)(3) which states that materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings on the block face and compatible with the contributing structures of a similar style, and Section 51P-225.109(a)(16)(F)(iii) which states that windows, doors and lights on the front façade of a main building be typical of the style and period of the building.
2. Replace wood fence in rear and side yards. – Approve with conditions – Approve drawings and stain specifications dated 5/6/19 with the condition that stain color #2 “Ebony Grey” is used, with the finding the proposed work is consistent with preservation criteria Section 51P.225.109(a)(9)(G) for stain color, Section 51P.225.109(b)(2) for fences, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Sherman				
Second:	Strickland				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

**7. 218 N CLIFF ST**

Tenth Street Neighborhood Historic District  
CD189-008(MP)  
Marsha Prior

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Speakers: For: DeLisa Rose  
Against: Rosa Medrano





**10. 123 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA189-433(MLP)

Melissa Parent

1. Enclose portion of front porch on main structure, move front door, and install sidelights
2. Construct new addition in rear of main structure.

Speakers: For: Allen Schramm  
Against: No one

**Motion**

1. Enclose portion of front porch on main structure, move front door, and install sidelights – 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 Section 51P-87.111(a)(11)(B) that prohibit enclosing a front porch or entrance.
2. Construct new addition in rear of main structure. – Approve - Approve drawings dated 5/6/19 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P87-111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Amonett, De La Harpe, Haskel, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Spellicy
		Against:	-	0	
		Absent:	-	2	Seale, Slade
		Vacancies:	-	1	Dist. 11

**OTHER BUSINESS ITEMS**

**Motion**

Approval of April 1<sup>st</sup> Minutes

Maker:	Sherman				
Second:	Swann				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Haskel

		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

**Motion**

Approval of Swiss/Munger District New Task Force member, Emily Stevenson

Maker:	Amonett				
Second:	Strickland				
Results:	12/0				
		Ayes:	-	12	Amonett, De La Harpe, Hinojosa, Montgomery, Payton, Richter, Strickland, Swann, Williams Peach, Sherman, Haskel
		Against:	-	0	
		Absent:	-	3	Seale, Slade, Spellicy
		Vacancies:	-	1	Dist. 11

**ADJOURNMENT**

Hearing was adjourned at 4:24 P.M.

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

\_\_\_\_\_  
Date