

**January 9, 2017**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on January 9, 2017 with a briefing at 11:37 a.m. in room 5ES and the public hearing at 1:09 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett  
Mike Birrer  
Clint Bowers  
\*Sam Childers  
Mattia Flabiano

John Johnson  
Cris Jordan  
Adam McGill  
\*Evelyn Montgomery

Daron Tapscott  
Emily Williams  
Katherine Seale, Chair  
Sean Tate

The following ex-officio member was present for the meeting: **Paul Ridley**

The following ex-officio member was absent for the meeting: No one

The following Commissioners were absent for the Meeting: No one

The following Commissioners were absent for the briefing: No one

The following Position is vacant: District 2, 3, 4 and District 12

The following Staff was present:

Neva Dean  
Mark Doty  
Jennifer Anderson

Marsha Prior  
Eric Hill  
Liz Casso

Laura Morrison  
Trena Law

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 move Discussion Item D5 to the Consent agenda.**

Maker: Birrer  
Second: Jordan  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

**Motion was made to approve Consent Items C1 through C8 and Discussion Item 5 per staff recommendation.**

Maker: Birrer  
Second: Amonett  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

**Motion was made to rearrange the agenda and take CR1, CR2, D2 - D4 and the remaining items in their natural order on the agenda.**

Maker: Birrer  
Second: Johnson  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

**CONSENT ITEMS:**

**1. 1121 PEMBERTON HILL RD**

Big Spring  
CA167-119(LC)  
Liz Casso

Install temporary corral traps. Approve site plan and image dated 12/8/16 with the finding the proposed work is consistent with preservation criteria 1.6 for general requirements, 7.1 and 7.3 for preservation, rehabilitation, restoration and reconstruction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**2. 305 E 6TH ST**

Lake Cliff Historic District  
CA167-129(JKA)  
Jennifer Anderson

Remove addition in rear of the main structure. Approve specifications dated 12-13-16 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. 718 NESBITT DR**

Junius Heights Historic District  
CA167-123(MP)  
Marsha Prior

1. Install five one-over-one wood windows with textured glass in rear and East side elevations where original windows had been removed and infilled. Approve with conditions – Approve plans and specifications dated 12/14/2016 with the condition that window trim match trim on existing windows with the finding the work is consistent with preservation criteria Section 5.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install French doors and two one-over-one wood windows on West side elevation of rear addition. Approve with conditions – Approve plans and specifications dated 12/14/2016 with the condition that window trim match trim on existing windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

#### **4. 4413 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-121(EH)  
Eric Hill

Replace existing metal skirting on main structure with Hardieboard. Approve with conditions - Approve proposed work with the condition that only two laps are installed from the bottom and all replaced skirting above is to match the existing novelty siding in material, dimensions, profile and color, that the smooth side of the hardie material faces out, and proper ventilation is added to the skirting. The proposed work does not comply with the preservation criteria Section 3.2, but it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **5. 2500 SOUTH BLVD**

South Blvd/Park Row Historic District  
CD167-005(MP)  
Marsha Prior

Demolish accessory structure using the standard 'imminent threat to public health/safety.' Approve - The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

#### **6. 215 S CLINTON AVE**

Winnetka Heights Historic District  
CA167-125(JKA)  
Jennifer Anderson

Paint main structure. Brand: Sherwin Williams. Color: SW0032 "Needlepoint Navy." Approve specifications dated 12-13-16 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).

#### **7. 408 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CD167-006(JKA)  
Jennifer Anderson

Demolish accessory structure using the standard "non-contributing structure because newer than period of significance." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **8. 408 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA167-127(JKA)  
Jennifer Anderson

1. Construct two carports in rear yard. Approve drawings and specifications dated 12-16-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install 8' fence in rear yard. Approve - The proposed work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**COURTESY REVIEW ITEMS:**

**1. 100 S GLASGOW DR**

Woodrow Wilson High School

CR167-002(LC)

Liz Casso

Courtesy Review - Construct a three-story addition. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: Chris Sano, Anne Hildenbrand

Against: No one

\*There was no formal motion made on this case.

**2. 6116 REIGER AVE**

J.L. Long Middle School

CR167-003(LC)

Liz Casso

Courtesy Review - Construct a two-story addition. Approve conceptually with the condition that the applicant incorporate the Task Force recommendations into the proposed addition's design, and that final plans, elevations, and details are submitted for final Landmark Commission review.

Speakers: For: John Lucio, Javier Lucio

Against: No one

\*There was no formal motion made on this case.

**DISCUSSION ITEMS:**

**1. 5536 Tremont**

Junius Heights Historic District

CE167-003(PT)

Pam Thompson

A Certificate of Eligibility (CE) for a tax exemption on 100% of the land and improvements for a period of ten years and approval of \$115,708 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Speakers: For: Tam Pham

Against: No one

**Motion:**

Approval of a Certificate of Eligibility (CE) for a tax exemption on 100% of the land and improvements for a period of ten years and approval of \$115,708 in expenditures spent on rehabilitation within the three years prior to the CE approval **because the property is potentially contributing and from now on will be contributing and will adhere to the standards for Junius Heights Historic ordinance for contributing structures.**

Maker: Amonett  
Second: Flabiano  
Results: 10/3

Ayes: - 10 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 3 \*Childers, \*Montgomery, Birrer  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

## 2. 715 LIPSCOMB AVE

Junius Heights Historic District  
CA167-122(MP)  
Marsha Prior

Construct 8 ft wood fence in rear yard and into front 50% of side yard. Work initiated without a Certificate of Appropriateness.

Speakers: For: Frank Palombi  
Against: No one

### **Motion:**

Construct 8 ft wood fence in rear yard and into front 50% of side yard. Work initiated without a Certificate of Appropriateness. **Approve with condition that fence must stop at the 50% mark of the structure.**

Maker: Jordan  
Second: Johnson  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

## 3. 2500 SOUTH BLVD

South Blvd/Park Row Historic District  
CA167-124(MP)  
Marsha Prior

1. Remove large metal vent on front gable, replace with smaller vent to match those existing on side elevations, and infill gap with stucco and wood trim.
2. Replace front door with wood 6-light door and stain. Brand: Woodcraft Brown Mahogany.
3. Cover concrete front porch with flagstone.

Speakers: For: Russ Eason  
Against: No one

**Motion:**

1. Remove large metal vent on front gable, replace with smaller vent to match those existing on side elevations, and infill gap with stucco and wood trim. **Approve photos dated 12/14/2016 with the condition that the stucco and wood infill are an exact match to the existing material on front gable in texture, profile, and dimension with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).**
2. Replace front door with wood 6-light door and stain. Brand: Woodcraft Brown Mahogany. **Approve replacement of front door with 15-light original door found in attic as testified to by applicant on 1-9-17.**
3. Cover concrete front porch with flagstone. **Deny without prejudice** - Flagstone porch is not historically accurate; recommend cleaning and staining concrete instead.

Maker: Johnson  
Second: McGill  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

**4. 5617 SWISS AVE**

Swiss Avenue Historic District  
CA167-120(EH)  
Eric Hill

1. Construct arbor in side yard.
2. Construct brick fireplace in rear yard.

Speakers: For: Jerry Baus  
Against: No one

**Motion:**

1. Construct arbor in side yard. **Approve - The proposed work meets the preservation criteria Section described as a temporary landscape element that resides within the back 50% of the yard.**
2. Construct brick fireplace in rear yard. **Approve with conditions** - Approve proposed work dated 12-01-16 with the condition that the chimney extending above the roof line matches the existing materials, profile, dimensions and color as the existing on the structure. The proposed work is consistent with the preservation criteria for chimneys in Section 51P-63.116(1)(G) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Williams  
Second: Bowers  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
Tapscott, Tate, Williams  
Against: - 0  
Absent: - 0  
Vacancies: - 4 2, 3, 4 and 12

**5. 103 N WINNETKA AVE (Moved to Consent Agenda)**

Winnetka Heights Historic District  
CA167-126(JKA)  
Jennifer Anderson

1. Construct accessory structure in rear yard. Approve drawings and specifications dated 12-13-16 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)(ii).
2. Install 8' wood fence in rear yard. Approve site plan and specifications dated 12-13-16 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)(ii).

**6. 316 S WINNETKA AVE**

Winnetka Heights Historic District  
CA167-128(JKA)  
Jennifer Anderson

Install 7'-6" cedar wood fence in front and side yard.

Speakers: For: No one  
Against: No one

**Motion:**

Install 7'6" cedar wood fence. **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 not consistent with preservation criteria Section 51P-87.111(b)(2)(C)(i) stating that the only types of fences permitted in the front yard are white wood picket fences and dark green, dark brown, or wrought iron fences; and that a fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of non-residential uses. The proposal is also inconsistent with Section 51P-87.111(b)(2)(C)(ii) stating that a fence in the interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building.

Maker: Tate  
Second: Jordan  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,



