

Case No. CA234-246 (MW)

BARRETT LINBURG
Appellant,

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In re 1001 N. Crawford St.

vs.

Appeal to the City Plan Commission

LANDMARK COMMISSION,
Appellee.

BRIEF IN SUPPORT OF THE LANDMARK COMMISSION

TO THE HONORABLE COMMISSIONERS OF THE CITY PLAN COMMISSION:

Now comes the City of Dallas Landmark Commission (“Landmark”) and submits this brief in support of Landmark’s decision to deny Appellant’s application for a certificate of appropriateness.

A. Facts and Background

The structure¹ in question is a noncontributing apartment building located at 1001 North Crawford Street (the “structure”) which is in the Lake Cliff Historic District (“Lake Cliff”). (*See* Record § 3, p. 13.)² Most of the apartment buildings in Lake Cliff were constructed in the 1920’s and 1930’s and contribute to the feel of Lake Cliff. (*See* National Register of Historic Places Continuation Sheet – Lake Cliff Historic District; Ex. A at p. 11.) However, the structure was built in 1945 and is “larger and less sensitive to the historic ambiance of the district.” (*See* National Register of Historic Places Continuation Sheet – Inventory of Properties – Lake Cliff Historic District; Ex. A at p. 7.)

¹ The Dallas Appraisal District indicates that the property is owned by 1001 Crawford LLC.

² All Record references are to the section number and the page number in the pdf copy of the Record.

Barrett Linburg of Savoy Equity Partners (hereinafter collectively referred to as “Savoy”) makes this appeal to the City Plan Commission (“CPC”). (*See* Record p. 1.) On January 22, 2024, Savoy submitted eight requests for a certificate of appropriateness (“CA”) to Landmark relating to balconies, doors, windows, shutters, trim, railings, and light fixtures. (*See* Record § 7, p. 114.) On March 4, 2024, Landmark approved all the requested CAs, but some of the items were approved with conditions. (*See* Landmark Minutes for March 4, 2024; Ex. B at p. 7-8.) Landmark approved Savoy’s request for a CA to replace the 1960’s era aluminum windows with vinyl windows conditioned on the windows being wood. (*See id.* at 7.) Landmark noted that the required condition was necessary so that the windows complied with the Lake Cliff preservation criteria. (*See id.*)

On March 5, 2024, Savoy submitted another request to Landmark for a certificate of appropriateness to use vinyl windows to replace the existing aluminum windows. (*See* Record § 1, p. 5-6.) The issue went before Landmark a second time on April 1, 2024, and staff recommended that the windows be replaced conditioned on the windows being wood, with no vinyl and cladding. (*See* Record § 2, p.10.) Staff determined that vinyl windows are not compatible because Lake Cliff would be adversely affected based on the lack of compliance with Sections 5.2 and 5.3 of the Lake Cliff preservation criteria. (*See id.* & § 3 at p. 10.) Section 5.2 recommends replacement of windows that have been altered and no longer match the historic appearance. (*See id.* § 6 at p. 83.) Section 5.3 recommends replacement of windows that express muntin and mullion size, light configuration, and material to match the historic. (*See id.*)

The Lake Cliff task force recommended that vinyl windows be approved because there are examples of vinyl windows in Lake Cliff and the financial burden of wood windows. (*See id.* at § 5 at p. 45.) Savoy’s representative requested that Landmark either approve or deny with no conditions to allow for an appeal to the CPC. (*See Id.* at § 5 at p. 46.) During the April 1, 2024

hearing, Landmark Commissioners noted that cost of the project should not influence their decision. (*See Id.* at § 5 at pp. 48 & 53.) After a substantive discussion related to the request, Landmark denied the request for approval of vinyl windows. (*See id.* at § 1 at p. 7 & §5 at p. 56.) Savoy now appeals the April 1, 2024 decision of Landmark to the CPC. (*See id.* p. 1.)

B. The Historic Preservation Program and Staff Recommendations

The purpose of the historic district preservation program is to protect, enhance, and perpetuate places that represent distinctive and important elements of the City of Dallas’ historical and architectural history, and to preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City of Dallas’ history. Dallas, Tex., Code § 51A-4.501(a).

Due to the quasi-judicial nature of Landmark proceedings, Landmark Commissioners are restricted from visiting properties that have pending CA applications, so Landmark finds the preservation criteria and staff recommendations helpful in determining what proposed work is compatible with the historic overlay district and what proposed work is not compatible.

C. The Legal Standard

Landmark must grant a CA for noncontributing structures if it determines that the proposed work is compatible with the historic overlay district. *Id.* § 51A-4.501(g)(6)(C)(ii). At the April 1, 2024, Landmark hearing, Savoy had the burden of proof to establish the necessary facts to warrant a favorable action. *Id.* § 51A-4.501(g)(6)(B).

Regarding appeals to the CPC, the City Council provided guidance and mandated that the CPC give deference to Landmark’s decision. *Id.* § 51A-3.103(a)(1). Their reasoning is based on their requirement that all Landmark Commissioners have expertise in historic preservation. *Id.* § 51A-4.501(o) (requiring that the CPC give deference to the landmark commission decision and may not substitute its judgment for the landmark commission’s judgment).

When the CPC hears an appeal from Landmark, it may not substitute its judgment for the judgment of Landmark, but, rather, shall determine if Landmark erred in its decision. *Id.* § 51A-4.501(o)(1). The CPC is required to affirm the decision of Landmark unless it finds that the decision: “(A) violates a statutory or ordinance provision; (B) exceeds the [L]andmark [C]ommission’s authority; or (C) was not reasonably supported by substantial evidence considering the evidence in the record.” *Id.* § 51A-4.501(o)(2).

Here, there is no violation of a statutory or ordinance provision. Nor did Landmark exceed its authority as the Dallas Development Code specifically grants Landmark jurisdiction to approve, deny with prejudice, or deny without prejudice the CA and may impose conditions on the CA. *Id.* § 51A-4.501(g)(6)(B). Therefore, this appeal considers whether there is substantial evidence in the record to support the decision of Landmark.

D. Argument

The record in this case is clear and there is substantial evidence to support Landmark’s decision. Landmark’s reasoning cited during the hearing were consistent with staff recommendations.

The goal of the preservation program is to preserve the historical design elements of buildings in Lake Cliff and not approve design elements that make a building less conforming with the preservation standards. With regard to the specific issue in this appeal, the Lake Cliff preservation criteria require replacement of windows when they “have been altered and no longer match the historic appearance” with windows made of “material” that matches the historic nature of Lake Cliff. (*See* Record at § 6 at p. 83; Sections 5.2 & 5.3 of the Lake Cliff preservation criteria).

Savoy argues that the proposed vinyl windows are compatible with Lake Cliff. (*See* Appellant Brief to CPC). However, they are not compatible as explained by City Staff in their analysis:

The existing windows are likely not original. The building is late 1940s while the windows are circa 1960s. The 1-over-1 configuration is acceptable, but again staff recommends wood instead of vinyl. While the building may be noncontributing, a general rule of thumb traditionally used is to not make a noncontributing structure *more* noncontributing. Therefore, the appropriate window for a 1940s building would be wood. Staff recommends wood under the same criteria as above in Item #2.

(*See Record at § 7, p. 120.*)

Savoy further argues that they are “more attractive” than the 1960’s era aluminum windows. (*See Appellant Brief to CPC*). However, attractiveness compared to windows that are not compatible with the Lake Cliff preservation criteria is not the standard. Landmark clearly made its determination about whether the proposed windows were compatible with the Lake Cliff preservation criteria. (*See Record at § 5 at p. 53.*) Similarly, whether the proposed vinyl windows are “similar in appearance” to other windows in Lake Cliff is not the criteria considered by Landmark. (*See Appellant Brief to CPC*). Compatibility with the criteria is the issue and the Commissioners discussed whether the vinyl windows over wood windows were compatible. (*See Record at § 5 at pp. 47, 50-51.*)

Savoy claims that Landmark made no arguments or findings showing that the vinyl windows are incompatible. (*See Appellant Brief to CPC*). However, part of the record contains both staff recommendations that the proposed vinyl windows are not compatible with the preservation criteria (*see Record at § 7, p. 120 & § 2, p. 10*) and the substantive discussion of the Landmark Commissioners related to the vinyl windows and their appearance compared to wood (*see id.* at § 5 at pp. 47, 50-51).

Finally, Savoy argues that the Lake Cliff neighborhood task force supported the proposed vinyl windows. (*See Appellant Brief to CPC*). However, the task force recommendation is merely persuasive as the rules for Landmark only empower to the task force to “provide technical

expertise” and “make recommendations.” (See Landmark Commission Rules of Procedure at § 14(A) (1) & (2)).

E. Conclusion

Because Landmark did not violate a statutory or ordinance provision, did not exceed its authority, and its decision is reasonably supported by substantial evidence in the record, the CPC must affirm the decision of Landmark. The CPC must give deference to Landmark, even if the CPC may have come to a different conclusion than Landmark. Because the CPC may not substitute its judgment for that of Landmark, the denial of the proposed vinyl windows must be approved.

Respectfully submitted,

CITY ATTORNEY OF THE CITY OF DALLAS
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City Attorney

/s/ Justin H. Roy

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**ATTORNEY FOR THE LANDMARK
COMMISSION**

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

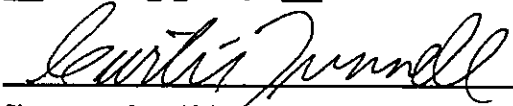
HISTORIC NAME: Lake Cliff Historic District
OTHER NAME/SITE NUMBER: N/A

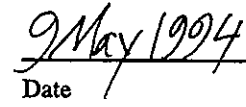
2. LOCATION

STREET & NUMBER: Roughly bounded by E. 6th, Beckley, Zangs,
and Marsalis NOT FOR PUBLICATION: N/A
CITY OR TOWN: Dallas VICINITY: N/A
STATE: Texas CODE: TX COUNTY: Dallas CODE:113 ZIP CODE:75203

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally
 statewide locally. (See continuation sheet for additional comments.)





Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	49	8 BUILDINGS
	1	0 SITES
	1	2 STRUCTURES
	0	1 OBJECTS
	51	11 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Oak Cliff, Dallas, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
LANDSCAPE: Park

CURRENT FUNCTIONS: DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
LANDSCAPE: Park

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow, Prairie School
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival, Mission/Spanish Colonial Revival (Mediterranean)
OTHER: Four-square, Rustic

MATERIALS: FOUNDATION Concrete
WALLS Brick
ROOF Asphalt
OTHER Wood: weatherboard

NARRATIVE DESCRIPTION (see continuation sheets 7-1 through 7-4).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Community Planning and Development; Architecture

PERIOD OF SIGNIFICANCE: 1888-1944

SIGNIFICANT DATES: 1888, 1929-1932

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Hecht, Albert S.; Williams, Robert C. (architects)
Bellows Maclay (contractor)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-5 through 8-8).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see bibliography of historic context statement, I-47,48,49)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 75 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	##	#####	#####	3	##	#####
2	##	#####	#####	4	##	#####

(_x_ see continuation sheet 10-10)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-10 & 11)

BOUNDARY JUSTIFICATION (see continuation sheet 10-11)

11. FORM PREPARED BY (with assistance from Dwayne Jones, THC Preservation Planner)

NAME/TITLE: Daniel Hardy

ORGANIZATION: Hardy-Heck-Moore DATE: 7/90; 4/94

STREET & NUMBER: 2112 Rio Grande

TELEPHONE: (512) 478-8014

CITY OR TOWN: Austin

STATE: TX ZIP CODE: 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-12)

PHOTOGRAPHS (see continuation sheet Photos - 13, 14, 15)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple Owners

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

ZIP CODE

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas**DESCRIPTION:**

The Lake Cliff Historic District lies in the northeastern part of the original Oak Cliff townsite on relatively high, flat terrain overlooking downtown Dallas, roughly 1-1/2 miles to the north. The historic district covers approximately 75 acres including a public park with a central man-made lake dating from c.1888. The district also includes all the residential half-blocks fronting the park on the east (Blaylock Drive), south (E. 5th Street) and west (N. Crawford Street). The boundary extends north to Zangs Boulevard to include the 13-story Lake Cliff Tower Hotel (1929-1932, 329 E. Colorado, Site No. K7-390) and part of the adjacent Samuell Colorado Park. However, the 51 Contributing properties are primarily 1920s to 1930s, 1- and 2-story houses and apartment buildings featuring craftsman and Prairie School influences. The remaining Contributing properties include Lake Cliff Park (site), Lake Cliff (structure), and a handful of early park buildings. The 11 properties listed as Noncontributing comprise those constructed after 1944 and include the Lake Cliff Park tennis courts and pool (structures) and sculpture (object).

The Lake Cliff Historic District is generally flat, except for the excavated lake, and a diverted, fieldstone-lined creek that drains into it from the southwest. A slightly depressed area in the south part of Lake Cliff Park is the site of a demolished concrete bathing pool and bath house. Large trees, low shrubs and grass lawns are found throughout the district (Photo 1).

The park is the central focus of the district and the surrounding residential buildings are oriented to it. Oak and hackberry trees stand in natural clusters along the creek, while formal trees and ground cover plantings surround the lake. A sense of formality is suggested by regularly spaced hackberry trees along the west, south and east sides of the park. Concrete sidewalks and curbs surround the park, and curving walks lend public access to its grounds. Several Contributing buildings, objects, and structures are found within the park site, including Lake Cliff (Site No. AH-2) and a large Rustic style open-air pavilion and fountain complex to the northeast (Site No. AH-1). Small Romantic and Rustic style buildings dot the southeast side of the park.

The historic architecture surrounding the park is a mixture of 1- and 2-story single-family bungalows, four-square houses and apartment buildings. However, Oak Cliff's premier high-rise, the 13-story Cliff Towers Hotel (1929-1932; Photo 2) dominates the district to the north with its massing and solitary setting. The Mediterranean building (now known as the Lake Park Nursing Home) faces south toward E. Colorado Boulevard and Lake Cliff Park. The eclectic, highly detailed hotel is situated among trees, grass and a surface parking lot that do little to break its visual association with the park.

**United States Department of the Interior
National Park Service**

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Continuation Sheet**

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Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Section number _____ Page _____

Southeast of the Hotel, facing Blaylock Street and near Colorado Street are several 2-story (1920s; 824, 826, 832, 834 Blaylock Drive; Site Nos. K7-7397 to K7-7400; Photo 3) brick apartment buildings. The largely unadorned, square forms face west and several have fabric or metal awnings over their front windows. These buildings are representative of other small apartment complexes found throughout the district.

Further south on Blaylock are several 1930s craftsman bungalows and one 1922 dwelling set far back from the street. East 5th Street has several exceptional high style houses among its more modest dwellings. Frame and masonry construction are found throughout the district, representing a variety of stylistic influences.

The historic district's most conspicuous Noncontributing element, a large condominium block built in the 1980s, is at 230 E. 5th Street. Along the western edge of the park, N. Crawford Street is lined with 1930s and 1940s apartment blocks, several bungalows and a small, new apartment complex (1015 N. Crawford, Site No. K7-7178).

The character of the district is set by the historic components of the park, both landscaping and architectural elements, and the park's placement within the community as an integral, evolved component of the neighborhood. The early 20th century buildings around it serve to reinforce the park's historic ambience. The impact of the district's Noncontributing properties is diminished by unifying landscaping elements.

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Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Section number _____ Page _____

INVENTORY OF PROPERTIES - LAKE CLIFF HISTORIC DISTRICT

Site No.	Address	Category	Date	Property type
-N/A	606 Blaylock	Contributing	1930	Residence
K7-7384	612 Blaylock	Contributing	1950 ¹⁹³⁰	Residence
K7-7385	616 Blaylock	Contributing	1930	Residence
K7-7386	622 Blaylock	Contributing	1930	Residence
K7-7387	626 Blaylock	Contributing	1925	Residence
K7-7388	630 Blaylock	Contributing	1925	Residence
-N/A	700-04 Blaylock	Noncontributing	1960	Apartment
K7-7389	708 Blaylock	Contributing	1930	Residence
K7-7390	714 Blaylock	Contributing	1930	Residence
K7-7391	716 Blaylock	Contributing	1935	Residence
K7-7392	722 Blaylock	Contributing	1925	Residence
K7-7393	732 Blaylock	Noncontributing	1950	Residence
K7-7394	800 Blaylock	Contributing	1925	Residence
-N/A	808-10 Blaylock	Noncontributing	1960	Apartment
K7-7395	816 Blaylock	Contributing	1925	Residence
K7-7396	820 Blaylock	Contributing	1925	Residence
K7-7397	824 Blaylock	Contributing	1925	Residence
K7-7398	826 Blaylock	Contributing	1925	Residence
K7-7399	832 Blaylock	Contributing	1925	Residence
K7-7400	834 Blaylock	Contributing	1925	Residence
K7-390	329 E Colorado	Contributing	1929-1932	Hotel/residence
K7-7176	915 N Crawford	Contributing	1935	Residence
K7-7177	1001-09 N Crawford	Noncontributing	1945	Residence
K7-7178	1015 N Crawford	Noncontributing	post-1944	Residence
K7-7179	1019 N Crawford	Contributing	1925	Residence
K7-7180	1023 N Crawford	Contributing	1925	Residence
K7-7181	1027 N Crawford	Contributing	1925	Residence
K7-7782	1103 N Crawford	Contributing	1925	Residence
K7-7183	1109 N Crawford	Contributing	1925	Residence
K7-7184	1115 N Crawford	Contributing	1925	Residence
-N/A	122 E Fifth	Noncontributing		
K7-733	202 E Fifth	Contributing	1930	Residence
K7-734	206 E Fifth	Contributing	1935	Residence
K7-735	210 E Fifth	Contributing	1935	Residence
K7-736	214 E Fifth	Contributing	1930	Residence
K7-737	218 E Fifth	Contributing	1935	Residence
-N/A	222 E Fifth	Noncontributing		
-N/A	230 E Fifth	Noncontributing		
K7-738	302 E Fifth	Contributing	1930	Residence
K7-739	306 E Fifth	Contributing	1930	Residence
K7-740	310 E Fifth	Contributing	1930	Residence
K7-741	316 E Fifth	Contributing	1935	Residence
K7-742	320 E Fifth	Contributing	1920	Residence
K7-743	402 E Fifth	Contributing	1925	Residence
K7-744	406 E Fifth	Contributing	1920	Residence
K7-745	410 E Fifth	Contributing	1920	Residence
K7-746	414 E Fifth	Contributing	1920	Residence
K7-747	422 E Fifth	Contributing	1925	Residence
K7-748	426 E Fifth	Contributing	1920	Residence
K7-749	430 E Fifth	Contributing	1920	Residence
K7-750	500 E Fifth	Contributing	1925	Residence
K7-751	510 E Fifth	Contributing	1920	Residence
K7-752	520 E Fifth	Contributing	1935	Residence
JS-1	Lake Cliff Park	Contributing	1888-1944	Site
AH-1	Lake Cliff Park	Contributing	1930	Pavilion/Fountain
AH-2	Lake Cliff Park	Contributing	1888	Lake
AH-3	Lake Cliff Park	Contributing	1920	Restroom

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

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AH-4	Lake Cliff Park	Contributing	1930	Pavilion
AH-5	Lake Cliff Park	Contributing	1910	Utility Building
AH-6	Lake Cliff Park	Noncontributing	1970	Sculpture
AH-7	Lake Cliff Park	Noncontributing	1980	Tennis courts
AH-8	Lake Cliff Park	Noncontributing	1980	Ballpark

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

STATEMENT OF SIGNIFICANCE:

The Lake Cliff Historic District includes much of the land that previously served as an early 20th-century amusement park. The district is significant at a local level for its association with the development of the Oak Cliff community, and its excellent state of architectural preservation. It relates to the historic context *Suburban Development in Oak Cliff, Dallas, Texas, 1887-1944*. The historic district is representative of the promotional schemes that early developers of Oak Cliff utilized to encourage greater settlement of the Dallas suburb. The period of significance extends from the construction of the park c.1888 to 1944, fifty years before submission of the nomination. The district is eligible for inclusion in the National Register under Criterion A in the area of Community Planning and Development for its association with efforts to attract residents to the greater Oak Cliff community during its early years. It meets Criterion C in the area of Architecture as an excellent collection of early 20th century single- and multi-family dwellings that typify Oak Cliff's growth in the 1920s and 1930s.

Most of the Lake Cliff Historic District lies within the original township of Oak Cliff, officially established on October 31, 1887.(see plat map) At that time, T.L. Marsalis and his partner John S. Armstrong began operating a steam-powered streetcar service from downtown Dallas to Oak Cliff. Once the line crossed the Trinity River, it branched into two sections. One part headed south toward an area that became Oak Cliff's commercial center. The other branch traveled along Colorado Boulevard, extending to Spring Lake (later known as Lake Cliff), a large man-made pond in northern Oak Cliff. The two lines were eventually reunited when a loop was completed in 1904 (see historic context statement).

The commercial center and Lake Cliff stops were important in Oak Cliff's early history. They figured prominently in Marsalis' promotional efforts to encourage greater interest in and development of the suburb. Marsalis stressed Oak Cliff's amenities such as its healthy environment and budding commercial center near Oak Cliff Park (now Marsalis Park) to the south. Lake Cliff also demonstrated his argument quite well.

A social club, known as the Llewellyn Club, excavated the lake and built a clubhouse c.1888. Intended as a recreational area and only three blocks away from the streetcar line, the surrounding property nevertheless remained undeveloped for two decades (McDonald; Dallas County Plat). The lake became a focal point of the development and has remained unchanged, and is considered a Contributing structure in the district. Dr. Robert Spann purchased all of the property in 1899 and converted the old club house into a sanitarium which he operated for several years (McDonald 1978:227; Dreesen 1939:n.p.).

United States Department of the Interior
National Park Service

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Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

In 1906, Oak Cliff businessman Charles A. Mangold and John F. Zang acquired land around Lake Cliff, anticipating their purchase of the "Spann Park and Sanitarium" that year. By investing heavily into the park, they subsequently transformed the area into a playground having "all the marvels, countless curiosities, and spectacular features of the great amusement resorts of the country." Rather than create a "playground" for citizens of Dallas, the men wanted to encourage Oak Cliff's development and drive up the value of land they had purchased previously.

Mangold also led efforts to construct a viaduct for the streetcar from Dallas across the river floodplain to Oak Cliff. This would provide additional access from Dallas to the dependent suburb, heightening its appeal and the value of his property.

The new amusement park at Lake Cliff proved immensely popular. Included among Lake Cliff Park's attractions were Shoot-The-Chutes (similar to today's log rides), Circle Swing, roller coaster, natatorium, skating rink which could accommodate 2000 patrons, and a 2500-seat Casino, in which "first class attractions" such as Al Jolson and Eddie Cantor performed.

The Dallas-based architectural firm of Lang and Witchell designed the buildings and structures in the park, and they were erected by local contractor L.B. Westerman. The Spann Sanitarium (former Llewelyn clubhouse) was moved in 1909 to the 300 block of E. 6th Street, just beyond the boundaries of the Lake Cliff Historic District, where it served as Mangold's home (Dallas Public Library vertical files).

Mangold's efforts were successful to some extent, as increased activity in the area resulted in the construction of several residences in the Miller and Stemmons and Crystal Hill additions. Unlike other parts of Oak Cliff however, this growth occurred in rather piecemeal fashion.

Despite its popularity, the Lake Cliff Amusement Park proved too expensive to operate and the land was sold to the city in 1913 (Dreesen 1939:n.d.). In 1921 many of the rides and buildings in the southwestern section of the park were razed to make room for a swimming pool and bathhouse (which themselves were subsequently demolished). A 1910s brick pumphouse building is the only remaining feature of the aquatic facilities.

Upon the decline of the amusement park came the reinterpretation and development of the park as a naturalistic site. Park buildings figured in this interpretation, including a c.1920 brick public restroom (Site No. AH-3; Photo 4), 1934 WPA stone arcaded shelter and formal garden with stone pavilions (Site No., AH-1; Photo 5). The park's new role apparently encouraged residential development around the park perimeter, beginning in the 1920s.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 7Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Bungalows and four-squares with Tudor Revival, Prairie School or craftsman detailing are found throughout the district. The house at 520 East 5th Street Tudor Revival detailing such as a steeply pitched, gabled roof with cross gables, massive chimney, and tall, narrow windows with multi-pane glazing (McAlester, pp. 354-55, 452-53). Prairie School details on the house at 414 East 5th Street (1920, Site No. K7-746; Photo 6), include the low-pitched hipped porch and main roof, widely overhanging eaves, and large square pillars. These features combine to emphasize the horizontal lines of the building.

Craftsman detailing is evident on the houses at 410-402 East 5th Street (1920, Site No. K7-745 to K7-743; Photo 6), including a low-pitched gabled or hipped roof, unenclosed overhanging eaves, exposed brackets and rafters, and tapered square porch columns. Another excellent example of craftsman detailing can be found on the bungalow at 402 East 5th Street (1925, Site No. K7-743; Photo 7), including the low-pitched, front gabled roof and partial front porch with square columns.

Most of the small apartments houses constructed in the 1920s and 1930s, such as the Tudor Revival style building at 816 Blaylock (1925, Site No. K7-7395; Photo 8) contribute to the feel of the district by exhibiting form and massing similar to the single-family houses. Noncontributing apartment complexes constructed after 1944 tend to be larger and less sensitive to the historic ambiance of the district. For example, the 3-story apartment building at 230 East 5th Street lacked any sensitivity to the style, massing or setbacks of nearby houses (Photo 9).

The Cliff Towers Hotel is separated from the residential areas to the south by East Colorado Boulevard and the park. A generous lawn fronts the building, creating a park-like setting. Therefore, the building's setting is appropriate to its proximity to the park and its 13-story height does not adversely impact the smaller Contributing properties.

The hotel was first planned in 1926 as a 10-story apartment complex designed by Thompson and Swaine architects. (Dallas Times Herald, June 19, 1926, p.10) The project failed with the construction partially complete, but was repurchased and revived by E.W. Morten and Charles Mangold in 1929, the latter had sold the property in 1924 to the first developers. Albert S. Hecht and Robert C. Williams of Dallas and Chicago redesigned the building. The original contractor, Bellows Maclay, apparently continued its work in 1929 and completed the building in 1932. Built at the intersection of two major thoroughfares, N. Zangs Boulevard and E. Colorado Boulevard, the hotel/apartment building in its Mediterranean style commanded attention of travelers through the Oak Cliff area. Zangs Boulevard crosses the Trinity River, connecting Dallas with State

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Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Highway 80 (Davis Street), also known as the Dallas/Fort Worth Turnpike. The hotel's relaxed setting, and its proximity to downtown Dallas, must have made it very attractive to the visitors.

The development of the historic district's built environment, and its naturalistic setting are the direct result of the marketing and suburban development of Oak Cliff in the Dallas area during the late 19th and early 20th centuries. By the 1940s virtually all physical remains of the amusement park were gone (McDonald 1978:227). While Lake Cliff Park has evolved over the years (including the recent addition of a baseball park and tennis courts), its overall integrity has not been compromised. Other Contributing properties within the historic district retain a high degree of integrity. Noncontributing properties make up a very small portion of the total and do not detract substantially from the overall feel of the district.

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Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

SEE REVERSE

OAK CLIFF

Recorded Volume 89, p. 2 & 3

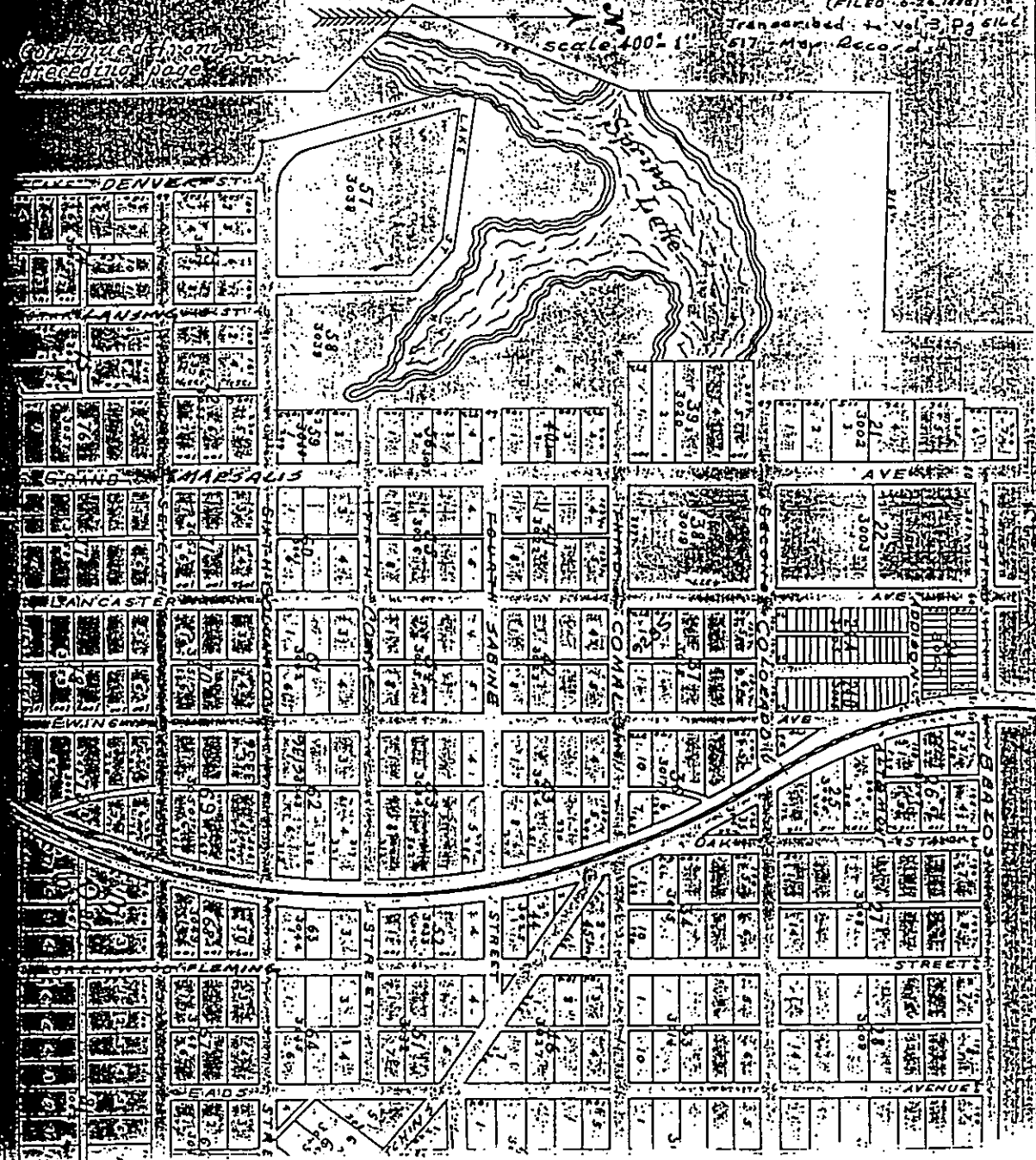
(FILED 6-24-1908)

Transcribed to Vol. 3, Pg. 512

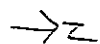
Scale 400' = 1"

May Record

Continued from
preceding page



8/1



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National Park Service

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Continuation Sheet

Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Section number 10 Page 10

GEOGRAPHICAL DATA:

UTM REFERENCES

	Zone	Easterly	Northerly
1	14	704340	3626520
2	14	704520	3626540
3	14	704520	3626620
4	14	704560	3626620
5	14	704560	3626460
6	14	704620	3626460
7	14	704600	3626300
8	14	704600	3626100
9	14	704660	3626100
10	14	704660	3626020
11	14	704620	3626020
12	14	704620	3625960
13	14	704060	3625940
14	14	704060	3626080
15	14	704120	3626220
16	14	7004120	3626280

VERBAL BOUNDARY DESCRIPTION - LAKE CLIFF HISTORIC DISTRICT

Beginning at the southeast corner of Block 3/3039, lot 6, City of Dallas, thence west along the alley between 5th Street and 6th Street and continuing until reaching the southwest corner of Block 2/3433, lot 10, City of Dallas. Thence north along the west property line of said lot and continuing crossing 5th Street until reaching the northwest corner of Block 1/3433, lot 17, City of Dallas. Continue north along the alley between Hickley Avenue and Crawford Street until reaching the right-of-way of Crawford Street. Thence north along Crawford Street until reaching the intersection of Zangs Boulevard and Crawford Street. Thence northeast along Zangs Boulevard continuing across Colorado Boulevard until reaching the northwest corner of Block 3421, City of Dallas. Thence east along the northern boundary line of the Samuell Colorado Park until reaching the northeast corner of the park. Thence south along the eastern boundary line of the Samuell Colorado Park until reaching the right-of-way of Colorado Boulevard. Thence east along Colorado

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Continuation SheetSection number 10 Page 11Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Boulevard until reaching the northeast corner of Block 39/3020, lot 9, City of Dallas. Thence south along said lot and continuing until reaching the southeast corner of Block 39/3020, lot 15, City of Dallas. Thence west along said lot approximately 30 feet. Thence south across Comal Street and continuing along the eastern property line of Block 40/3021, City of Dallas, and crossing Sabine Street until reaching the southeast corner of Block 59/3040, lot 2, City of Dallas. Thence east approximately 30 feet. Thence south until reaching the right-of-way of 5th Street. Thence west approximately 30 feet. Thence south along the alley between Starr Street and Marsalis Avenue until reaching the point of beginning.

JUSTIFICATION OF BOUNDARIES - LAKE CLIFF HISTORIC DISTRICT

The Lake Cliff Historic District includes a cohesive collection of single-family houses and a 13-story hotel/apartment building that developed around Lake Cliff Park, an early 20th century amusement center that later became a city park. Because of the significant role the park played in the neighborhood's development, the park is included in the district. The greatest and most significant concentration of houses is along the 300 to 500 blocks of E. 5th Street. Property on the west side of the park and facing onto Crawford Street contains a large number of 2-story multiple-family apartment buildings which have little physical similarities with Contributing buildings in the historic district. The east side of the district includes a mixture of both historic and nonhistoric single- and multiple-family dwellings that conform to the architectural setting and period of significance of the district and thus are included within the boundaries. Areas farther east and south show little continuity of the properties immediately facing the park and are not included in the district.

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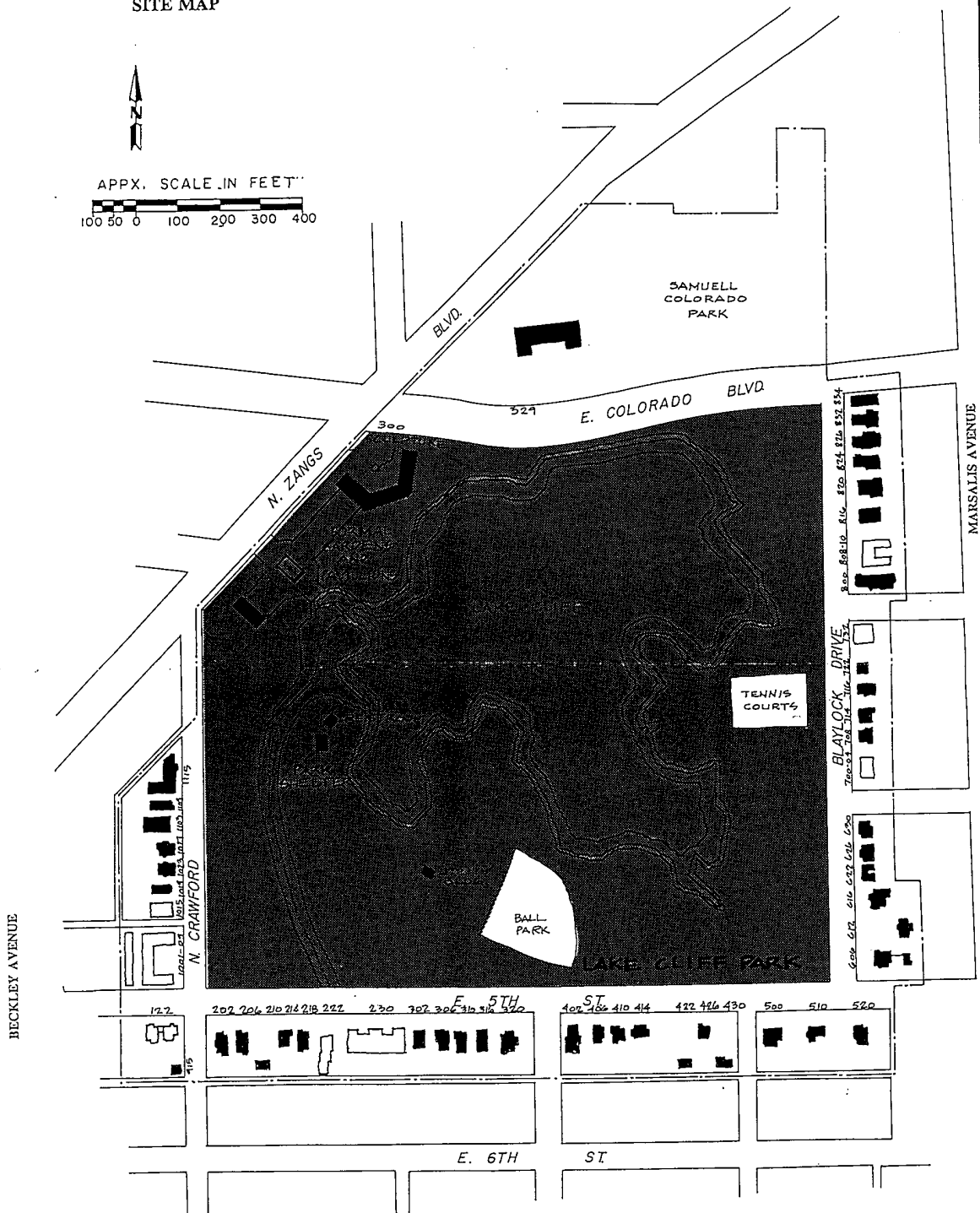
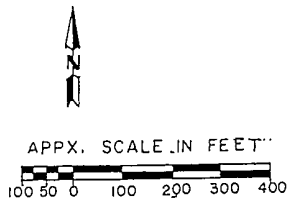
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Section number MAPS Page 12

Lake Cliff Historic District
Oak Cliff MPS, Dallas, Dallas County, Texas

SEE SITE MAP ON REVERSE

SITE MAP



LAKE CLIFF HISTORIC DISTRICT

- CONTRIBUTING
- NONCONTRIBUTING
- DISTRICT BOUNDARY

Historic Resources of Oak Cliff Dallas County, Texas	
HARDY · HECK · MOORE Austin, Texas	
Sheet	of

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Section number PHOTOS Page 13

Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

PHOTOGRAPH INVENTORY

The following information applies to all photographs except where noted:

Property Name	Lake Cliff Historic District
City, County, State	Dallas, Dallas, Texas
Photographer	Daniel Hardy, Hardy-Heck-Moore
Date of Photograph	July 1990
Location of Negative	Texas Historical Commission, Austin, Texas

Photo	1 of 9
Address	Lake Cliff Park
Camera Facing	Northeast

Photo	2 of 9
Address	Lake Cliff tower, 329 East Colorado
Camera Facing	Northeast

Photo	3 of 9
Address	800 Block of Blaylock
Camera Facing	Southeast

Photo	4 of 9
Address	Lake Cliff Park Buildings
Camera Facing	Southwest

Photo	5 of 9
Address	Historic Photograph of Lake Cliff Park
Camera Facing	South
Photographer	Unknown
Collection	Texas/Dallas History and Archives
Location	Dallas Public Library, Dallas, Texas

Photo	6 of 9
Address	400 Block of East Fifth Street
Camera Facing	Southwest

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Section number PHOTOS Page 14

Lake Cliff Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

Photo 7 of 9
Address 402 East Fifth Street
Camera Facing South

Photo 8 of 9
Address 816 Blaylock
Camera Facing East

Photo 9 of 9
Address 300 Block of East Fifth Street
Camera Facing Southeast



LANDMARK COMMISSION

Regular Meeting Minutes

March 4, 2024

RECEIVED

2024 APR -3 PM 2: 46

CITY SECRETARY
DALLAS, TEXAS

9am Briefing
1:00pm Public Hearing
6ES Briefing Room
24870541256@dallascityhall.webex.com
(408) 418-9388
Evelyn Montgomery, Chair

COMMISSIONERS PRESENT: [15]

Commissioner Sherman, District 1	Commissioner Renaud, District 9
Commissioner Montgomery, District 2	Commissioner Gay, District 11
Commissioner Fogleman, District 3	Commissioner Rothenberger, District 12
Commissioner Taylor, District 4	Commissioner Preziosi, District 13
*Commissioner Offutt, District 5	Commissioner Guest, District 14
*Commissioner Hinojosa District 6	Commissioner Anderson, Alternate 1
*Commissioner Traswell Livingston District 7	Commissioner Reaves, Alternate 2
*Commissioner Spellicy, District 8	

COMMISSIONERS ABSENT: [1]

Commissioner Hajdu, District 10	

**Note: Members of the Landmark Commission participated in this meeting by video conference.*

STAFF PRESENT: [7]

Theresa Carlyle, Asst. City Attorney	Adrian McClendon, Code Enforcement Officer, Historic Preservation
Rhonda Dunn, Sr. Planner, Historic Preservation	Kate Singleton, Preservation Officer
Elaine Hill, Landmark Commissioner Coordinator	Marcus Watson, Sr. Planner, Historic Preservation
Christina Mankowski, Sr. Planner, Office of Historic Preservation	

Chair Montgomery called the briefing meeting to order at 9:03a.m. with a quorum of the Landmark Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code was presented.

PUBLIC SPEAKERS

The Landmark Commission provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

LANDMARK COMMISSION MINUTES
 March 4, 2024

MEETING ACTIONS

Chair Montgomery, called the public hearing to order at 1:04p.m., with a quorum of the Landmark Commission present. Elaine Hill, the Landmark Commission Coordinator conducted a roll call.

Motion was made for Commissioner Rothenberger to serve as Vice Chair

Maker:	Montgomery				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

Motion was made to approve the February 5, 2024, Regular Meeting Minutes.

Maker:	Rothenberger				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

Motion was made to approve the following Consent items C1- C3 following staff recommendations.

Maker:	Rothenberger				
Second:	Fogleman				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission

LANDMARK COMMISSION MINUTES
 March 4, 2024

Motion was made to rearrange the Discussion agenda to hear items CR1, CR2, CR3, D2, D3, D4, D5, D6, D1, D7, D8 and CR4.

Maker:	Rothenberger				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

CONSENT ITEMS

1. 2501 FLORA ST

Booker T Washington
 (Arts Magnet) High
 School
 CA234-198(RD)
 Rhonda Dunn

1. That the request for a Certificate of Appropriateness to replace non-historic windows on protected facades with all wood windows (total 91) be **approved** in accordance with drawings and specifications dated 2/1/2024. The proposed work is consistent with preservation criteria Sections 2.9 and 2.12 pertaining to fenestration(s) and openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to repair exterior doors (total 3) on protected facades be **approved** in accordance with drawings and specifications dated 2/1/2024. The proposed work is consistent with preservation criteria Sections 2.9 and 2.12 pertaining to fenestration(s) and openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

2. 706 HUNTLEY ST

Junius Heights Historic District
 CA234-194(CM)
 Christina Mankowski

That the request for a Certificate of Appropriateness to alter rear elevation by removing two windows and replacing existing door with original exterior door be **approved** in accordance with materials and specifications dated 1/12/2024. The proposed work is consistent with preservation criteria Sections 4.2; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

3. 307 S ROSEMONT AVE

Winnetka Heights
 Historic District
 CA234-191(MW)
 Marcus Watson

1. That the request for a Certificate of Appropriateness to renovate the rear of the main structure and construct

LANDMARK COMMISSION MINUTES
March 4, 2024

- a rear addition, including a basement under the addition and deck be **approved** in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24 **with the conditions** that all materials, details, colors, and design match the existing structure and that new windows be all wood, no cladding. Implementation of these conditions would allow the proposed work to be consistent with the preservation criteria Sections 51P-87.111(a)(2), (a)(3), (a)(10), (a)(14), and (a)(17)(F), the standards in City Code Section 51A-4.501(g)(6)(c)(i) for contributing structures, and the Secretary of the Interior's standards.
2. That the request for a Certificate of Appropriateness to relocate seven (7) windows and to remove two (2) windows, covering the openings with matching siding be **approved** in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24 **with the conditions** that all materials, details, colors, and design match the existing structure. Implementation of these conditions would allow the proposed work to be consistent with preservation criterion Section 51P-87.111(a)(F), the standards in City Code Section 51A-4.501(g)(6)(c)(i) for contributing structures, and the Secretary of the Interior's standards.
 3. That the request for a Certificate of Appropriateness to repaint main structure using the same colors and placement as existing (Body: SW7052 "Gray Area", Trim: SW7036 "Accessible Beige", and Accent: SW7592 "Crabby Apple") be **approved** in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24. The proposed work is consistent with preservation criterion Section 51P-87.111(a)(8), the standards in City Code Section 51A-4.501(g)(6)(c)(i) for contributing structures, and the Secretary of the Interior's standards.
 4. That the request for a Certificate of Appropriateness to replace the entire roof (including new addition) of main structure with be **approved** in accordance with materials, drawings and specifications dated 12/23/23 and revised 2/16/24. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(E), the standards in City Code Section 51A-4.501(g)(6)(c)(i) for contributing structures, and the Secretary of the Interior's standards.

COURTESY REVIEW ITEMS

1. 1462 1ST AVE

Fair Park Historic District
CR234-006(RD)
Rhonda Dunn

Courtesy review – no action required.

The request to install a new outdoor carousel (in the west, side yard of the Children's Aquarium) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Speakers:	For:	Norman Alston
	Against:	No Speakers

2. 706 HUNTLEY ST

Junius Heights Historic District
CR234-005(CM)
Christina Mankowski

Speakers:	For:	Aaron Trecartin
	Against:	No Speakers

Courtesy review – no action required.

The request to construct a "protruding" front porch on main structure to be conceptually approved with the

LANDMARK COMMISSION MINUTES
March 4, 2024

understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for Landmark Commission review.

3. 212 S CLIFF ST

Tenth Street Neighborhood Historic District
CR234-007(RD)
Rhonda Dunn

Speakers:	For:	Brandon Ward
	Against:	No Speakers

Courtesy review – no action required.

The request to construct a new main residential building (on a vacant lot) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

4. 3618 DUNBAR ST

Wheatley Place Historic District
CR234-010(RD)
Rhonda Dunn

Speakers:	For:	No Speakers
	Against:	No Speakers

Courtesy review – no action required.

The request to construct a new main residential building (on a vacant lot) be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

DISCUSSION ITEMS

1. 5906 REIGER AVE

Junius Heights Historic District
CA234-195(CM)
Christina Mankowski

1. A Certificate of Appropriateness to install fence in front yard.
2. A Certificate of Appropriateness to install lights on fence near the gate.

Speakers:	For:	James Baumann
	Against:	No Speakers

Motion #1

That the request for a Certificate of Appropriateness to install fence in front yard be denied without prejudice for reasons stated in the staff report, the sections of the preservation criteria and the Secretary, the applicable Secretary of Interior Standards for non-contributing buildings in our district.

LANDMARK COMMISSION MINUTES
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Maker:	Sherman				
Second:	Anderson				MOTION FAILED
Results:	5/10				
		Ayes:	-	5	Anderson, Guest, Preziosi, Sherman, Renaud,
		Against:	-	10	Fogleman, Gay, Hinojosa, Livingston, Montgomery, Offutt, Spellicy, Taylor, Reaves, Rothenberger
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion failed and asked for another motion.

Motion #2

1. That the request for a Certificate of Appropriateness to install fence in front yard be **approved** with the finding of fact the proposed work is compatible with the Historic District. (Fence to remain as constructed).
2. That the request for a Certificate of Appropriateness to install lights on fence near the gate be **denied without prejudice** the proposed work is not compatible with the Historic District.

Maker:	Rothenberger				
Second:	Reaves				
Results:	10/5				
		Ayes:	-	10	Fogleman, Gay, Hinojosa, Livingston, Montgomery, Offutt, Spellicy, Taylor, Reaves, Rothenberger
		Against:	-	5	Anderson, Guest, Preziosi, Sherman, Renaud
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion partially approved by the Landmark Commission.

2. 612 E 5TH ST

Lake Cliff Historic District
CA234-192(MW)
Marcus Watson

A Certificate of Appropriateness to construct a new 2.5-story, 3-unit, multi-family residential main structure with related landscaping on a vacant lot.

Speakers: For: Robert Meckfessel

Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct a new 2.5-story, 3-unit, multi-family residential main structure with related landscaping on a vacant lot be **approved** in accordance with materials, drawings and specifications dated 1/22/24. The proposed work is consistent with preservation criteria 3.1, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 4.4, 4.7, 4.8, 6.1, 6.2, 7.4, and Section 9 pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.

LANDMARK COMMISSION MINUTES
March 4, 2024

Maker:	Sherman				
Second:	Anderson				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

3. 1001 N CRAWFORD ST

Lake Cliff Historic District
CA234-190(MW)
Marcus Watson

1. A Certificate of Appropriateness to replace non-historic railings on faux "balconies."
2. A Certificate of Appropriateness to replace all courtyard-facing non-historic doors with fiberglass doors.
3. A Certificate of Appropriateness to replace all windows (non-historic) with 1-over-1 vinyl windows in "beige" color.
4. A Certificate of Appropriateness to remove all shutters.
5. A Certificate of Appropriateness to paint the nonmasonry elements of the building (Balconies, Trim and Doors: SW2829 "Classical White"; Accent: SW7048 "Urbane Bronze").
6. A Certificate of Appropriateness to replace railings at front waterfall steps.
7. A Certificate of Appropriateness to replace light fixtures over courtyard-facing entrances.
8. A Certificate of Appropriateness to replace light fixture to the side of outward-facing kitchen entrances.

Speaker For: Barrett Linburg
Jennifer Dent

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to replace non-historic railings on faux "balconies" be **approved** in accordance with materials, drawings and specifications dated 2/16/24 **with the condition** that all materials be painted wood. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 4.1(b), 4.4, 7.1, 7.3, and 8.1; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
2. That the request for a Certificate of Appropriateness to replace all courtyard-facing non-historic doors with fiberglass doors be **approved** in accordance with materials, drawings and specifications dated 2/16/24 **with the condition** that the new doors be all wood inside and out, not fiberglass. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 5.2 and 5.3; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
3. **That the request for a Certificate of Appropriateness to replace all windows (non-historic) with 1-over-1 vinyl windows in "beige" color be approved in accordance with materials, drawings and specifications dated 2/16/24 with the condition that the new windows be all wood inside and out, no vinyl and no cladding. Implementation of this condition would allow the proposed work to be consistent with the preservation criteria Sections 5.2 and 5.3, the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for**

noncontributing structures; and the Secretary of the Interior's standards.

4. That the request for a Certificate of Appropriateness to remove all shutters be **approved** in accordance with materials, drawings and specifications dated 2/16/24. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures and the Secretary of the Interior's standards.
5. That the request for a Certificate of Appropriateness to paint the nonmasonry elements of the building (Balconies, Trim and Doors: SW2829 "Classical White"; Accent: SW7048 "Urbane Bronze") be **approved** in accordance with materials, drawings and specifications dated 2/16/24 **with the condition** that no brick or other masonry be painted. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 4.4 and 4.8; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
6. That the request for a Certificate of Appropriateness to replace railings at front waterfall steps be **approved** in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.7; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
7. That the request for a Certificate of Appropriateness to replace light fixtures over courtyard-facing entrances be **approved** in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.6; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.
8. That the request for a Certificate of Appropriateness to replace light fixture to the side of outward-facing kitchen entrances be **approved** in accordance with materials, drawings and specifications dated 2/16/24. The proposed work is consistent with preservation criterion Section 3.6; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.

Maker:	Hinojosa				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved with conditions by the Landmark Commission.

4. 4502 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
 CA234-182(MW)
 Marcus Watson

A Certificate of Appropriateness to construct a new two-story, single-family main structure on a vacant lot.

Speakers: For: Anthony Carden

Against: No Speakers

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Motion

That the request for a Certificate of Appropriateness to construct a new two-story, single-family main structure on a vacant lot be **approved** in accordance with materials, drawings and specifications dated 2/20/24 and allowing staff to review and approve the extension of a roof from the garage to the 2-story portion of the building. The proposed work is consistent with preservation criteria Sections 2.1, 2.3, 2.5, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 3.7 and Section 4 pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.

Maker:	Sherman				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

5. 4510 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
 CA234-183(MW)
 Marcus Watson

A Certificate of Appropriateness to construct a new two-story, single-family residential main structure and a one-story accessory structure on a vacant lot.

Speakers: For: Anthony Carden
 Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct a new two-story, single-family residential main structure and a one-story accessory structure on a vacant lot be **approved** in accordance with materials, drawings and specifications dated 2/20/24, **with the condition** if the applicant wishes to add a roof over the back porch area to control rainwater, that can be approved by staff. The proposed work is consistent with preservation criteria Sections 2.1, 2.3, 2.5, 2.9, 2.11, 2.13, 2.14, 2.15, 3.7 and Section 4 pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(c)(ii) for noncontributing structures; and the Secretary of the Interior's standards.

Maker:	Anderson				
Second:	Renaud				
Results:	15/0				

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		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved with conditions by the Landmark Commission.

6. 234 S CLIFF ST

Tenth Street Neighborhood Historic District
CA234-199(RD)
Rhonda Dunn

A Certificate of Appropriateness to construct a new main residential building.

Speakers: For: Giancarlo Grant

Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct a new main residential building be **approved** in accordance with drawings and specifications dated 2/19/2024 **with the following conditions**: that garage be separated from the main building by a "hyphen" connector for appropriate massing; that paired windows be separated by a single mullion (as opposed to individually framed), that a brush finish concrete parking pad be installed to the rear of the garage; and that the driveway shows on the site plan to meet 18 inch foundation. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 1.3 pertaining to site and site elements, and Section 3.2 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Taylor				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	1	Hajdu
		Vacancies:	-	1	District 15

The Chair declared the motion approved with conditions by the Landmark Commission.

7. 1102 CHURCH ST

Tenth Street Neighborhood Historic District
CA234-200(RD)
Rhonda Dunn

1. A Certificate of Appropriateness to resize original window openings. (Unauthorized Work).
2. A Certificate of Appropriateness to replace existing vinyl windows (total 13) (unauthorized work) with aluminum windows.
3. A Certificate of Appropriateness to replace exterior horizontal lap wood siding with in-kind materials.
4. A Certificate of Appropriateness to prepare and paint exterior: body, trim and accents.

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Speakers For: No Speakers
 Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) **be denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 2.1(c) pertaining to facades and Section 2.2(a) under Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 13) (unauthorized work) with aluminum windows **be denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 2.2(a) pertaining to fenestration and openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace exterior horizontal lap wood siding with in-kind materials **be approved** in accordance with specifications dated 2/1/2024 **with the following conditions**: that existing millwork pattern #117 siding be exposed and restored; and that any new replacement siding be all wood, millwork pattern #117 to match the original siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 2.1(f) and 2.1(h) pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
4. That the request for a Certificate of Appropriateness to prepare and paint exterior -- body, trim and accents -- **be approved** in accordance with specifications dated 2/1/2024 **with the following condition**: that selected colors are within the acceptable color range according to the Munsell Color System for the district. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 2.1(g) pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Maker:	Anderson				
Second:	Reaves				
Results:	14/0				
		Ayes:	-	14	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Sherman, Spellicy, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	2	Hajdu, Taylor
		Vacancies:	-	1	District 15

Commissioner Taylor did not hear or vote on this item.

The Chair declared the motion partially approved by the Landmark Commission.

8. 2815 TWYMAN AVE

Wheatley Place Historic District
 CA234-201(RD)

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Rhonda Dunn

1. A Certificate of Appropriateness to resize original window openings. (Unauthorized Work).
2. A Certificate of Appropriateness to replace existing vinyl windows (total 9) (unauthorized work) with aluminum windows.
3. A Certificate of Appropriateness to replace exterior doors (total 3). (Unauthorized Work).
4. A Certificate of Appropriateness to replace exterior horizontal siding.
5. A Certificate of Appropriateness to prepare and paint exterior: body (color: Sherwin Williams "Dutch Tile Blue", SW 0031) and trim (color: Sherwin Williams "Classical White", SW 2829).

Speakers: For: No Speakers

 Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to resize original window openings (unauthorized work) be **denied without prejudice**. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
2. That the request for a Certificate of Appropriateness to replace existing vinyl windows (total 9) (unauthorized work) with aluminum windows be **denied without prejudice**. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
3. That the request for a Certificate of Appropriateness to replace exterior doors (total 3) (unauthorized work) be **approved** in accordance with specifications dated 2/1/2024 **with the following condition**: that replacement front and side doors be Craftsman style with a minimum of three top lites. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
4. That the request for a Certificate of Appropriateness to replace exterior horizontal siding be **approved** in accordance with specifications dated 2/1/2024 **with the following condition**: that replacement siding be all wood and either millwork pattern #117 or millwork pattern #105. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.
5. That the request for a Certificate of Appropriateness to prepare and paint exterior – body (color: Sherwin Williams "Dutch Tile Blue", SW 0031) and trim (color: Sherwin Williams "Classical White", SW 2829) -- be **approved** in accordance with specifications dated 2/1/2024. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures.

Maker:	Renaud				
Second:	Reaves				
Results:	14/0				
		Ayes:	-	14	Anderson, Fogleman, Gay, Guest, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Spellicy, Taylor, Reaves, Renaud, Rothenberger
		Against:	-	0	
		Absent:	-	2	Hajdu, Sherman
		Vacancies:	-	1	District 15

Commissioner Sherman did not hear or vote on this item.

The Chair declared the motion partially approved by the Landmark Commission.

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ADJOURNMENT

After all business of the Landmark Commission had been considered, the Chair adjourned the meeting at 4:56 p.m.



Drafted by:
Elaine Hill, Landmark Commission Coordinator Office of
Historic Preservation



Approved by:
Evelyn Montgomery, Chair
Landmark Commission

4/1/24

Date

4/1/24

Date