

February 1, 2021



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on February 1, 2021 with a briefing at 11:06 a.m. and the Public Hearing at 1:02 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers	Alicia Quintans
Katherine Haskel – Chair	Katy Slade
Rosemary Hinojosa	Courtney Spellicy
Elizabeth Mast	Cynthia Steiner
Evelyn Montgomery – Vice Chair	Edward Stone
Louis Renaud	Robert Swann
Leigh Richter	Elaine Velvin
Diane Sherman	Joanna Hampton -CPC Liaison

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: **No one**

The following Commissioners were absent from the briefing: **No one**

The following Positions are vacant:

Districts 5, 7 and 10

The following Staff was present:

Jennifer Anderson	Marsha Prior
Liz Casso	Bert Vandenberg
Elaine Hill	
Murray G. Miller	
Melissa Parent	

Landmark Commission Minutes  
Monday, February 1, 2021

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.

**Public Testimony:**

No speakers

Approval of Minutes – January 4, 2021

**Motion was made to approve consent items: C1 – C3 and C5 – C7 following staff recommendations.**

Maker:	Montgomery				
Second:	Steiner				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	3	District 5, 7 and 10

**Motion was made to approve consent item C4 following staff recommendations to include the amendment to keep the stained-glass window.**

Maker:	Montgomery				
Second:	Steiner				
Results:	14/0				
		Ayes:	-	14	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Sherman
		Vacancies:	-	3	Districts 5, 7 and 10

**Commissioner Sherman recused herself and did not hear or vote on this case.**

**Vice Chair Evelyn Montgomery stated that the discussion agenda would be read in its natural order due to fact there were no speakers.**

## **CONSENT ITEMS**

### **1. 5807 REIGER AVE**

Junius Heights Historic District  
CA201-196(JKA)  
Jennifer Anderson

Install primary door and sidelights and secondary door on front porch – Approve – Approve specifications dated 02/01/21 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **2. 5922 WORTH ST**

Junius Heights Historic District  
CA201-195(JKA)  
Jennifer Anderson

1. Construct addition - Approve – Approve drawings and specifications dated 02/01/21 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove five aluminum windows on the west elevation and replace with four wood windows - Approve – Approve drawings and specifications dated 02/01/21 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove four aluminum windows on the east elevation and install five wood windows – Approve – Approve drawings and specifications dated 02/01/21 with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **3. 4938 SWISS AVE**

Swiss Avenue Historic District  
CA201-178(MLP)  
Melissa Parent

Install two new window openings on the west elevation and one new window opening on the south elevation - Approve - Approve drawings and specifications dated 2/1/2021 with the finding the completed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **4. 118 N CLINTON AVE**

CA201-175(MLP)  
Melissa Parent

Construct new rear addition on main structure – Approve with condition – Approve drawings and specifications dated 2/1/2021 with the condition that the stained-glass window is retained with the finding the completed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Commissioner Sherman recused herself and did not hear or vote on this case.**

**5. 411 N EDGEFIELD AVE**

Winnetka Heights Historic District

CA201-179(MLP)

Melissa Parent

1. Restore front facing opening in front porch on main structure - Approve - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for front entrance and porches in the preservation criteria Section 51P-87.111(a)(11)(C) and Section 51P-87.111(a)(11)(E) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install one new window and resize two window openings on the north elevation of the main structure Approve - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Removal of four windows openings, installation of two new openings, and resize one window on the south facade – Approve - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove five windows on the west facade – Approve - Approve site plan dated 2/1/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new concrete steps and walkway at front porch - Approve - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**6. 425 N ROSEMONT AVE**

Winnetka Heights Historic District

CA201-177(MLP)

Melissa Parent

Paint wood elements on main structure. Brand: Behr. Main: N320-1 "Campfire Ash." Doors, shutters and fascia: N460-7 "Space Black." Trim, columns: 75 "Polar Bear" - Approve - Approve specifications dated 2/1/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 406 N WINNETKA AVE**

Winnetka Heights Historic District

CA201-176(MLP)

Melissa Parent

Paint main structure. Brand: Sherwin Williams. Main: SW7008 "Alabaster." Trim: SW7069 "Iron Ore." Cedar shakes: Minwax 230 "Early American" - Approve - Approve specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for color in the



**2. 311-313 N CLINTON AVE**

Winnetka Heights Historic District

CA201-180(MLP)

Melissa Parent

1. Replace existing rear addition with new rear addition.
2. Replace existing French doors on front facade with two windows. Infill with siding to match.
3. Install new door opening on front facade of main structure.
4. Replace one door on front porch with new window.
5. Install new bevel siding on lower portion of front porch facades.
6. Install new brick skirting, column bases and steps at front porch pf main structure.
7. Install one new window opening on the left facade.
8. Resize one window opening and relocate one window opening on right facade.
9. Install new shingle siding within gable on right side facade.
10. Install new lighting on front and rear facades of main structure.
11. Construct new carport in rear yard.

Speakers: For: No one

Against: No one

**Motion**

1. Replace existing rear addition with new rear addition - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing French doors on front facade with two windows. Infill with siding to match - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
3. Install new door opening on front facade of main structure - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
4. Replace one door on front porch with new window - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
5. Install new bevel siding on lower portion of front porch facades - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
6. Install new brick skirting, column bases and steps at front porch pf main structure - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
7. Install one new window opening on the left façade - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for windows and

- doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Resize one window opening and relocate one window opening on right façade - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
  9. Install new shingle siding within gable on right side façade - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
  10. Install new lighting on front and rear facades of main structure – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
  11. Construct new carport in rear yard - Approve drawings and specifications dated 2/1/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Sherman				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	3	Districts 5, 7 and 10

**3. 311-313 N CLINTON AVE**

Winnetka Heights Historic District  
CD201-009(MLP)  
Melissa Parent

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure."

Speakers:    For:            No one  
                  Against:        No one

**Motion**

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" – Approve - Approve site plan and photos dated 2/1/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Steiner				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	3	Districts 5, 7 and 10

**4. 410 N WINNETKA AVE**

Winnetka Heights Historic District

CA201-185(MLP)

Melissa Parent

Construct new two-story rear accessory structure.

Speakers:	For:	No one
	Against:	No one

**Motion**

Construct new two-story rear accessory structure – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Maker:	Sherman				
Second:	Childers				
Results:	10/5				
		Ayes:	-	10	Childers, Haskel, Hinojosa, Montgomery, Quintans, Richter, Sherman, Steiner, Swann, Velvin
		Against:	-	5	Mast, Renaud, Slade, Spellicy, Stone
		Absent:	-	0	
		Vacancies:	-	3	Districts 5, 7 and 10

**5. 410 N WINNETKA AVE**

Winnetka Heights Historic District

CD201-010(MLP)

Melissa Parent

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure."

Speakers:	For:	No one
	Against:	No one



**Motion**

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Maker:	Sherman				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	3	Districts 5, 7 and 10

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – January 4, 2021

Maker:	Swann				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	3	Districts 5, 7 and 10

**Ad-Hoc Committee meeting update**

Commissioner Steiner, Chair, Ad-Hoc Committee - briefed the Commission and announced that the next meeting is scheduled for Thursday, 1:00p., February 11, 2021 and all Landmark Commissioners are invited.

**ADJOURNMENT**

Hearing was adjourned at 2:12P.M.

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Katherine Haskel, Chair

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Date