

April 5, 2021



**CITY OF DALLAS
LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a meeting on April 5, 2021 with a briefing at 10:04 a.m. and the Public Hearing at 1:02 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers	Katy Slade
Katherine Haskel – Chair	Courtney Spellicy
Rosemary Hinojosa	Cynthia Steiner
Elizabeth Mast	Edward Stone
Evelyn Montgomery – Vice Chair	Robert Swann
Leigh Richter	Elaine Velvin
Diane Sherman	

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:
Louis Renaud

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	Anna Holmes
Murray G. Miller	
Melissa Parent	

Landmark Commission Minutes
Monday, April 5, 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 – February 1, 2021

Approval of Action Item – to move Monday, July 5th LMC Hearing to Tuesday, July 6th due to the July 4th Holiday that is observed by the City of Dallas.

Motion was made to approve consent items: C1 – C20 and C23 – C24 following staff recommendations.

Maker:	Montgomery				
Second:					
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	District 5, 7 and 10

Motion was made to approve consent item C18 following staff recommendations.

Maker:	Montgomery				
Second:	Steiner				
Results:	12/0				
		Ayes:	-	12	Childers, Haskel, Hinojosa, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Renaud, Mast
		Vacancies:	-	3	Districts 5, 7 and 10

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

Motion was made to rearrange the Discussion agenda and hear C21, C22, CR, D1, D2, D5, D7 – 13 and the rest to be heard in their natural order.

Maker:	Montgomery				
Second:					
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

CONSENT ITEMS

1. 3000 MARTIN LUTHER KING JR. BLVD

James Madison High
CA201-216(LC)
Liz Casso

1. Install fencing, paving and new signage in front yard – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for hardscaping in preservation criteria Section 2.3, for fences in preservation criteria Section 2.7, for signage in preservation criteria Sections 5.1 and 5.3 and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace all non-historic windows – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.13, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 4503 REIGER AVE

Bianchi House
CA201-272(LC)
Liz Casso

Construction of a one-story rear addition - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 300 S HARWOOD ST

Harwood Historic District
CA201-268(LC)
Liz Casso

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor

seating and other outdoor furnishings, lighting, and signage – Approve - Approve the request and drawings dated 4/5/21 for a Certificate of Appropriateness to construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage with the finding the proposed work is consistent the criteria for landscaping and exterior lighting in preservation criteria Section 2.4, and new signage in preservation criteria Section 7, and meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

4. 312 S HARWOOD ST

Harwood Historic District

CA201-269(LC)

Liz Casso

1. Replace window on west, east and south elevations with aluminum windows - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace glass block infilled openings on west and south elevations with aluminum windows – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify window and door openings on south elevation and infill with salvaged brick - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install screens at electric meters - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install lights at parapet - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 408 S HARWOOD ST

Harwood Historic District

CA201-270(LC)

Liz Casso

1. Modify entry to accommodate steps to elevated floor on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new aluminum storefront system on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace missing entry surround with frit glass west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Modify openings on east elevation – Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install signage - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for signage in preservation criteria Section 7.1, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 412 S HARWOOD ST

Harwood Historic District

CA201-271(LC)

Liz Casso

1. Replace wood storefronts and transoms on west and south elevations – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add second door in storefront on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Infill windows on north elevation to address code - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install lighting at parapet - Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 5833 COLUMBIA AVE

Junius Heights Historic District

CD201-013(JKA)

Jennifer Anderson

Demolish main structure using the standard "non-contributing because newer than the period of significance" – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(D) because 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 integrity of the historic overlay district.

8. 5807 REIGER AVE

Junius Heights Historic District

CA201-240(JKA)

Jennifer Anderson

Construct accessory structure – Approve with Conditions – Approve drawings dated 4-5-21 with the condition that the rafter tails, wall trim, and window trim match the details on the main structure with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code section 51A-4.501(g)(6)(C)(i).

9. 5419 WORTH ST

Junius Heights Historic District

CA201-238(JKA)

Jennifer Anderson

Replace front door – Approve – Approve image 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).

10. 4921 VICTOR ST

Munger Place Historic District

CA201-278(MLP)

Melissa Parent

Construct new two-story rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

11. 5010 WORTH ST

Munger Place Historic District

CA201-220(MLP)

Melissa Parent

Replace existing ribbon drive with new shared-driveway configuration – Approve - the criteria for driveways in the preservation criteria Section 51P-97.111(c)(2)(l)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 5014 WORTH ST

Munger Place Historic District

CA201-221(MLP)

Melissa Parent

Replace existing ribbon driveway to create shared driveway configuration – Approve - Approve drawings dated 4/5/2021 with the finding the proposed work is consistent with the criteria for driveways in the preservation criteria Section 51P-97.111(c)(2)(l)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

13. 4706 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District

CA201-219(MP)

Marsha Prior

1. Revise dimensions of addition to match size of existing deck – Approve – Approve drawings dated 4/5/2021 with the finding the work is consistent with preservation criteria for Sections 4.2 and 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Add three decorative vents to foundation skirt – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace rear door – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Add fretwork in top, rear gable – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

14. 2510 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-146(MP)
Marsha Prior

Construct a two-story house and two-car detached accessory structure – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the entrance design be strengthened, that the roof overhangs be a minimum of 12”, that the widest portion of the front column be a minimum ratio of 1:6 (width to height), and that a limewash treatment is not applied to the brick with the finding the work is otherwise generally consistent with preservation criteria Sections 3(b)(1), 3(b)(2)(A), 3(b)(3), 3(b)(4), 3(b)(5)(A), 3(b)(5)(C), and 3(b)(6)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

15. 5520 SWISS AVE

Swiss Avenue Historic District
CA201-264(MLP)
Melissa Parent

Install new screens on side porch of main structure – Approve with conditions - Approve photos and specifications dated 4/5/2021 with the condition that the “Better Vue Invisible Screen” gauge or equivalent be used, with the finding that the proposed work, if mitigated, would be consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(iii)(cc) and will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

16. 5623 SWISS AVE

Swiss Avenue Historic District
CA201-224(MLP)
Melissa Parent

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve photos and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

17. 5627 SWISS AVE

Swiss Avenue Historic District
CA201-223(MLP)
Melissa Parent

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve drawings and specifications dated 4/5/21 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-63.116(2)(B)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

18. 5731 SWISS AVE

Swiss Avenue Historic District
CA201-274(MLP)
Melissa Parent

1. Remove carport addition on rear accessory structure - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing tile roof on rear accessory structure with new composition roof in "Gray" - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

19. 1701 N MARKET ST

West End Historic District
CA201-217(LC)
Liz Casso

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows – Approve – Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for window setbacks in preservation criteria Section 5.5, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

20. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA201-277(MLP)
Melissa Parent

1. Construct new rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 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).
2. Construct new pergola at rear facade of main structure - Approve - Approve drawings and specifications dated 4/5/2021 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).
3. Install new 6'-0" wood fence inside and rear yards - Approve - Approve site plan and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(C)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

21. 201 N WINNETKA AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA201-222(MLP)
Melissa Parent

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout."

Speakers: For: No Speakers

Against: No Speakers

Motion

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout" - Approve - Approve specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Color scheme to be everything that is currently painted Green AND Cream will be "Shoelace". All the current orange/peach will be "Blackout."

Maker:	Sherman				
Second:	Childers				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

22. 233 S WINDOMERE AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA201-273(MLP)
Melissa Parent

1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black."
2. Install new garage door on rear accessory structure.

Speakers: For: No Speakers
Against: No Speakers

Motion

1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black" - Approve - Approve specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Color Key: Current White: Nat Gray; Current Blue: Whisper White; Current Tan: Black.
2. Install new garage door on rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 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:	Velvin				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

23. 410 N WINNETKA AVE

Winnetka Heights Historic District
CA201-227(MLP)
Melissa Parent

Construct new two-story accessory structure in rear yard - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

24. 410 N WINNETKA AVE

Winnetka Heights Historic District
CD201-012(MLP)
Melissa Parent

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" - Approve - Approve photos dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

COURTESY REVIEW ITEM

1. 1401 COMMERCE ST

Magnolia Building
CR201-003(LC)
Liz Casso

Courtesy Review - Courtesy Review - Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed. - Recommend conceptual approval of the addition with the condition the applicant restudy and possibly strengthen the horizontal reference lines incorporated into the design, restudy the scale of the proposed canopy, and with the understanding that final designs for the proposed addition and pedestrian canopy, as well as any associated elevations, renderings, and details are submitted for final Landmark Commission review.

Applicant: Gensler - Felicia Santiago, AIA (No speaker signed up for this case)

*There was no formal motion made on this request.

DISCUSSION ITEMS

1. 701 DUMONT ST

Junius Heights Historic District
CA201-280(JKA)
Jennifer Anderson

- 1. Construct addition.
- 2. Replace front door on front porch.
- 3. Rebuild column and remove railing on front porch.
- 4. Replace two vinyl windows on west elevation with wood windows.
- 5. Replace eight vinyl windows on rear elevation with wood windows.

Speakers:	For:	Leslie Nepveux Nathaniel Ball
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	Against:	No Speaker
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Motion

- 1. Construct addition - Approve drawings dated 4-5-21 with the condition that the windows in the addition are 1-over-1 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. Replace front door on front porch - Approve image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Rebuild column and remove railing on front porch – Deny without prejudice (to allow applicant time to research porch columns typical of the district and resubmit at a later date)
- 4. Replace two vinyl windows on west elevation with wood windows - Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Replace eight vinyl windows on rear elevation with wood windows - Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Sherman				
Second:	Montgomery				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

2. 704 GLENDALE ST

Junius Heights Historic District
CA201-281(JKA)
Jennifer Anderson
Install 8' wood fence and gate inside yard.

Speakers: For: Leslie Nepveux
Against: No Speaker

Motion

Install 8' wood fence and gate inside yard – Deny without Prejudice – in agreement with the Task Force Recommendation the proposed work would have an adverse effect on the district.

Maker:	Montgomery				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

3. 5917 REIGER AVE

Junius Heights Historic District
CA201-285(JKA)
Jennifer Anderson
1. Install landscaping in front yard.
2. Rebuild roll steps and lead walk.

Speakers: For: No Speaker
Against: No Speaker

Motion

1. Install landscaping in front yard – Approve – Approve site plan and images dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace roll step and lead walk – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

Maker:	Childers				
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Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

4. 5421 VICTOR ST

Junius Heights Historic District
CA201-282(JKA)
Jennifer Anderson

Replace primary and secondary doors on front porch.

Speakers: For: No Speaker
Against: No Speaker

Motion

Replace primary and secondary doors on front porch – Deny without Prejudice – No comments provided.

Maker:	Steiner				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

5. 5919 VICTOR ST

Junius Heights Historic District
CA201-286(JKA)
Jennifer Anderson

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness.
2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness.

Speakers: For: No Speaker

Against: No Speaker

Motion

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 4-5-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 4-5-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Hinojosa				
Second:	Velvin				
Results:	11/2				
		Ayes:	-	11	Haskel, Hinojosa, Mast, Montgomery, Richter, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	2	Childers, Sherman
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

6. 5523 WORTH ST

Junius Heights Historic District
CA201-283(JKA)
Jennifer Anderson
Install 8' wood fence inside and rear yard.

Speakers: For: Preston Rose
Against: No Speaker

Motion

Install 8' wood fence inside and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.

Maker:	Childers				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin

	Against:	-	0	
	Absent:	-	1	Renaud
	Vacancies:	-	3	Districts 5, 7 and 10

7. 707 N MARSALIS AVE

Lake Cliff Historic District
 CA201-275(MLP)
 Melissa Parent

1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness.
2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness.
3. Install new landscaping.

Speakers: For: Josh Dunlap
 Against: No Speaker

Motion

1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness – Approve with the finding of fact the completed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness - Deny without prejudice. - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
3. Install new landscaping – Approve - Approve site plan dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Montgomery			
Second:	Childers			
Results:	12/1			
	Ayes:	-	12	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Slade, Spellicy, Steiner, Stone, Swann, Velvin
	Against:	-	1	Sherman
	Absent:	-	1	Renaud
	Vacancies:	-	3	Districts 5, 7 and 10

8. 5006 JUNIUS ST

Munger Place Historic District
 CA201-267(MLP)
 Melissa Parent

1. Wall off one window from the interior on the main structure.

2. Reconfigure fenestration pattern on rear facade.

Speakers: For: Laurel Wright
Against: No Speaker

Motion

1. Wall off one window from the interior on the main structure – Deny 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.
2. Reconfigure fenestration pattern on rear facade – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(cc) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Montgomery				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

9. 4935 REIGER AVE

Munger Place Historic District
CA201-267(MLP)
Melissa Parent

Replace existing ribbon driveway with new concrete driveway.

Speakers: For: No Speaker
Against: No Speaker

Motion

Replace existing ribbon driveway with new concrete driveway – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for driveways in Section 51P-97.111(c)(2)(I)(ii)(aa) that states “The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 20 feet at any point behind the front facade.”

Maker:	Childers				
Second:	Hinojosa				

Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

10. 2401 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-266(MP)
Marsha Prior

1. Replace siding on second-story bay window with wood.
2. Install natural stone on front walkway and steps.

Speakers: For: Steven Deering

Against: No Speaker

Motion

1. Replace siding on second-story bay window with wood – Deny without prejudice because applicant has not provided sufficient information for the Commission to determine the appropriateness of the proposed re-siding of the second story bay.
2. Install natural stone on front walkway and steps – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with natural stone are not common to the district and would have an adverse effect on the historic overlay district.

Maker:	Swann				
Second:	Steiner				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

11. 5420 BRYAN ST

Swiss Avenue Historic District
CA201-225(MLP)
Melissa Parent

Install in-ground swimming pool in front and side yards.

Speakers: For: Vince Leggett
Against: No Speaker

Motion

Install in-ground swimming pool in front and side yards – Approve – Approve as submitted with the condition that landscaping be maintained to prevent visibility from right of way.

Maker:	Hinojosa				
Second:	Mast				
Results:	9/4				
		Ayes:	-	9	Hinojosa, Mast, Richter, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	4	Childers, Haskel, Montgomery, Sherman,
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

12. 1208 E 10TH ST

Tenth Street Neighborhood Historic District
CA201-218(MP)
Marsha Prior

1. Replace windows with wood one-over-one windows.
2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights.
3. Construct porch on rear.
4. Install 4' fence.
5. Regrade side and rear yards and install wood retaining wall.

Speakers: For: Mr. Browder, Benje Feehan
Against: Larry Johnson

Motion

1. Replace windows with wood one-over-one windows - Approve with the condition that windows are one over one, wood on the exterior, remain at their current size and location, and that window trim remains as is with the exception of the head and side casing of the windows on the north facade which shall be replaced to replicate the standard lintel design exemplified by the duplex at 1117 & 1119 E. 10th Street, and that original sash and casing material be conserved wherever possible.
2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights - Deny without prejudice based on a finding of fact that replacement columns appropriate to a house of this style and period in Tenth Street HD should be either single or doubled and should be of box construction, tapered and rest upon appropriately sized and proportioned piers of brick or wood as exemplified by the craftsman duplex of like style at 1117 & 1119 E. 10th St. Approve mail box, house numbers and exterior light.

3. Construct porch on rear - Approve with conditions –Approve drawings dated 4/5/2021 with the condition that the landing floor is a wood decking with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 4' fence - Approve with conditions – Approve site plan dated 4/5/2021 with the condition that the fence drop to 3'6” when it reaches a point 10’ from the back of the front corner of main structure with the finding the work is consistent with preservation criteria Sections 1.11, 1.13, and 1.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and that the fence extend no farther north than the south facade of the structure and that the fence return into the corner board on the southwest (rear) corner on the west side of the property and into the corner board on the southeast (rear) corner on the east side of the house.
5. Regrade side and rear yards and install wood retaining wall - Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because regrading and wood retaining walls are not common to the district and its period of significance, and thus, would have an adverse effect on the historic overlay district.

Maker:	Swann				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

13. 106 S CLINTON AVE

Winnetka Heights Historic District
CA201-265(MLP)
Melissa Parent

Replace all windows on main structure with new vinyl windows.

Speakers: For: Mark Kelcher
Against: No Speaker

Motion #1

Replace all windows on main structure with new vinyl windows - Replace all windows on main structure with new vinyl windows - Replace all windows on main structure with new vinyl windows – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for additions in Section 51P-87.111(a)(17)(F)(iii) that states “All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (windowpanes). Front doors must contain at least one light. Sidelights must be compatible with the door”.

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

Motion #2

Replace all windows on main structure with new vinyl windows - Replace all windows on main structure with new vinyl windows - Replace all windows on main structure with new vinyl windows – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for windows and doors in Section 51P-87.111(a)(17)(F)(iii) that states “All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (windowpanes). Front doors must contain at least one light. Sidelights must be compatible with the door”.

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

14. 100 N Clinton

Winnetka Heights Historic District
Murray G. Miller
Determination of demolition by neglect

Speakers: For: James Townsend
Against: No Speaker

Motion

Determination of demolition by neglect – Certify the determination of demolition by neglect by the property owner, following evidence of neglect presented by staff and in order to begin the process of rectifying the situation as outlined by staff.

Maker:	Montgomery				
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Landmark Commission Minutes
Monday, April 5, 2021

Second:	Childers				
Results:	12/0				
		Ayes:	-	12	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Renaud, Sherman
		Vacancies:	-	3	Districts 5, 7 and 10

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

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – February 1, 2021

Maker:	Spellicy				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

Action Item Motion

To move Monday, July 5, 2021 Landmark Commission Hearing to Tuesday, July 6, 2021 due to the July 4th Holiday observed by the City of Dallas.

Maker:	Childers				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		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., April 8, 2021 and all Landmark Commissioners are invited.

ADJOURNMENT

Hearing was adjourned at 5:47P.M.

Katherine Haskel, Chair

Date