

June 7, 2021



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on June 7, 2021 with a briefing at 11:05 a.m. and the Public Hearing at 1:11p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers – Dist. 11	Diane Sherman – Dist. 1
Katherine Haskel – Chair – Dist. 3	Katy Slade – Dist. 13
Rosemary Hinojosa – Dist. 6	Courtney Spellicy – Dist. 8
Elizabeth Mast – Dist. 14	Cynthia Steiner – Dist. 15
Evelyn Montgomery – Vice Chair – Dist. 2	Robert Swann – Dist. 4
Alicia Quintans, Alt. – Dist. 1	Elaine Velvin, Alt. – Dist. 11
Leigh Richter – Dist. 12	CPC Liaison Commissioner, Joanna Hampton

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:

Louis Renaud – Dist. 9

The following Commissioners were absent from the briefing:

Louis Renaud – Dist. 9

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	

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 – May 3, 2021

Motion was made to move consent items C10 and C11 to the Discussion agenda.

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

Motion was made to approve consent items C1 – C9 and C12 following staff recommendations.

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

Motion was made to rearrange the Discussion agenda and hear CR1, C10, C11, D2 – D8 and to be heard in their natural order and then D1.

Maker:	Montgomery				
Second:	Mast				
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. 8525 GARLAND RD

De Golyer Estate
CA201-388(LC)
Liz Casso

1. Convert three windows to door openings on southeast and southwest facades – Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 4(b) for fenestration and openings, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove AC window unit and restore window opening on southeast I – Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 4(b) for fenestration and openings, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install two louver openings on southeast I. – Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 4(g)(2)I for exterior utilities and service equipment, and meets the contributing standards in City Code Section 51A-4.501(g)(6)I(i).
4. Relocate HVAC units – Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 4(g)(2)I for exterior utilities and

service equipment, and meets the contributing standards in City Code Section 51A-4.501(g)(6)l(i).

5. Install new stone paved walkways – Approve the request and drawings dated 6/7/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)l(i).
6. Replace mechanical yard screening – Approve the request and drawings dated 6/7/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)l(i).

2. 3309 ELM ST

Continental Gin Historic District

CA201-387(LC)

Liz Casso

Install new signage – Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 10 for signage and meets the contributing standards in City Code Section 51A-4.501(g)(6)l(i).

3. 5717 TREMONT ST

Junius Heights Historic District

CD201-018(JKA)

Jennifer Anderson

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

4. 707 N MARSALIS AVE

Lake Cliff Historic District

CA201-396(MLP)

Melissa Parent

Install new wood and wrought iron fencing in front, side, and rear yards. Work Initiated without Certificate of Appropriateness – Approve specifications dated 6/7/2021 with the finding that although the proposed work does not comply with Section 3.11b that states “Interior side yard fences must be located in the rear 50 percent of the interior side yard; this may be a solid fence. Interior side yard fences must be located behind the open front porch of an adjacent house. The portion of the fence in the front 50 percent of the interior side yard and that portion facing the main street must be at least 70 percent open. Chain link fences are not allowed in the front 50 percent of the interior side yard.” It meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because while the proposed work is appropriate and compatible with the structure and district.

5. 4919 TREMONT ST

Munger Place Historic District

CA201-392(MLP)

Melissa Parent

Construct new screened in porch on rear of main structure – Approve drawings dated 6/7/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111I(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

6. 2516 THOMAS ST

State Thomas Historic District

CD201-017(LC)

Liz Casso

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

7. 2516 THOMAS ST

State Thomas Historic District

CA201-393(LC)

Liz Casso

1. Construct new accessory structure - Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 51P-225.109(a)(1) for accessory buildings, (a)(3) for architectural details, (a)(11)(A) for façade materials, (a)(14)(A) for roof materials and colors, (a)(14)(E) for roof slope and pitch, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct a screened in porch with balcony on rear elevation of main structure - Approve the request and drawings dated 6/7/21 with the finding the proposed work is consistent with preservation criteria Section 51P-225.109(a)(2) for additions, (a)(3) for architectural detail, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. 1010 E 8TH ST

Tenth Street Neighborhood Historic District

CA201-398(MP)

Marsha Prior

1. Replace three garage doors with storefront windows and door - Approve proposed work and specifications dated 6/7/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace four windows and single-entry door with storefront windows and door – Approve proposed work and specifications dated 6/7/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

9. 314 N MONTCLAIR AVE

Winnetka Heights Historic District

CA201-385(MLP)

Melissa Parent

Paint front door of main structure in Sherwin Williams "Positive Red." - Approve specification dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 425 N ROSEMONT AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA201-395(MLP)
Melissa Parent

Install new landscaping in front yard.

Speakers: For: Lauryn Leahy
Against: No Speakers

Motion

Install new landscaping in front yard - Deny without prejudice.

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

11. 414 N WILLOMET AVE (MOVED TO DISCUSSION)

Winnetka Heights Historic District
CA201-382(MLP)
Melissa Parent

Paint main structure. Brand: Behr. Body color: Custom Blend Brown. Trim: PR610 "Polar Bear."
Doors: P300-6 "Buzz-in"

Speakers: For: No Speakers
Against: No Speakers

Motion

Paint main structure. Brand: Behr. Body color: Custom Blend Brown. Trim: PR610 "Polar Bear."
Doors: P300-6 "Buzz-in" approve with the condition that the paint mixture be provided to staff for the file and the door color be Fun Yellow, Sherwin Williams 6908.

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

12. 401 N WINNETKA AVE

Winnetka Heights Historic District
CA201-390(MLP)
Melissa Parent

1. Relocate East wall of rear accessory structure 3'-0" towards the rear property line. - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Alter roofline on one-story rear accessory structure. - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace corrugated metal siding with new board-on-board wood siding on rear accessory structure. - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

COURTESY REVIEW ITEM

1. 1700 W 10TH ST

Winnetka Heights Historic District
CR201-004(MLP)
Melissa Parent

Courtesy Review - Alteration of main structure including enclosure of drive-thru area; installation of commercial storefront windows; and installation of windows on a non-historic addition - No recommendation for Courtesy Review; Comments only: Final plans, elevations, and details must be submitted for final Landmark Commission review.

Applicant: Gensler - Meckfessel, Robert

**There was no formal motion made on this request.*

DISCUSSION ITEMS

1. 711 DUMONT ST

Junius Heights Historic District
CA201-422(JKA)
Jennifer Anderson

Install solar panels on main structure roof.

Speakers: For: No Speaker

Against: No Speaker

Motion

Install solar panels on main structure roof - Deny without Prejudice since the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 6.4.

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Quintans, Richter, Sherman, Slade, Spellicy, Steiner, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Renaud, Hampton
		Vacancies:	-	3	District 5, 7 and 10

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

2. 5523 WORTH ST

Junius Heights Historic District
CA201-424(JKA)
Jennifer Anderson

Install 8' wood fence in the side and rear yard.

Speakers: For: James Marvin

Against: No Speaker

Motion

Install 8' wood fence in the side and rear yard - Approve with the conditions of what they implemented for Option 2.

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

3. 419 N MARSALIS AVE

Lake Cliff Historic District
CA201-381(MLP)
Melissa Parent

1. Construct new main multifamily structure on vacant lot.
2. Construct new secondary multifamily structure on vacant lot.

Speakers: For: Stephanie Behring
Against: No Speaker

Motion

1. Construct new main multifamily structure on vacant lot - 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 future preservation, maintenance and use of the structure or the historic overlay district.
2. Construct new secondary multifamily structure on vacant lot – 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 future preservation, maintenance and use of the structure or the historic overlay district.

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

4. 4513 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-397(MP)
Marsha Prior

1. Install iron handrails at sidewalk and porch steps. Work initiated without a Certificate of Appropriateness.
2. Install three retractable awnings on rear elevation.

Speakers: For: John Hampton
Against: No Speaker

Motion

1. Install iron handrails at sidewalk and porch steps. Work initiated without a Certificate of Appropriateness – Approve initiated work with the condition that the railings in the front at sidewalk and porch steps are a simple design with perpendicular posts that connect to the descending handrail by means of a radial bend that projects forward of the post, with a tighter bend or simple right angle turn at the point of connection with the straight post.
2. Install three retractable awnings on rear elevation – Approve drawings and specifications dated 6/7/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

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

5. 4512 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA201-453(MP)
Marsha Prior

Paint unpainted brick on front and side elevations. Brand: Sherwin Williams, SW 9166 “Drift of Mist.” Work initiated without a Certificate of Appropriateness.

Speakers: For: Paul Alvarado
Against: No Speaker

Motion #1

Paint unpainted brick on front and side elevations. Brand: Sherwin Williams, SW 9166 “Drift of Mist.” Work initiated without a Certificate of Appropriateness – Approve the applicant to paint the brick in the color that he’s proposed with the condition that he also paints the brick at the sister house at 4516. Amended at the advice of Counselor to reflect “with the condition that the applicant applies for a CA to paint the brick at 4516.”

Maker:	Sherman				
Second:	Hinojosa				
Results:	3/9				MOTION FAILED

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

Motion #2

Install community garden with shed and fencing. Work initiated without a Certificate of Appropriateness – Deny without Prejudice so that applicant can submit a new Certificate of Appropriateness with wood fence details and revised site plan.

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

7. 305 S EDGEFIELD AVE

Winnetka Heights Historic District
CA201-383(MLP)
Melissa Parent

1. Paint main and accessory structure. Brand: Farrow and Ball. Body color: 31 "Railings." Trim: 2005 "All White." Front door: 2005 "All White," or 7048 "Urbane Bronze."
2. Remove two mature trees in front yard.

Speakers: For: Sharron Conrad
Against: No Speaker

Motion

1. Paint main and accessory structure. Brand: Farrow and Ball. Body color: 31 "Railings." Trim: 2005 "All White." Front door: 2005 "All White," or 7048 "Urbane Bronze" – Approved with the condition that the front door be painted 2005 "All White."
2. Remove two mature trees in front yard - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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

8. 126 S ROSEMONT AVE

Winnetka Heights Historic District
CA201-384(MLP)
Melissa Parent

1. Install three new windows on North facade of rear accessory structure.
2. Install one new door on North facade of rear accessory structure.
3. Install new dormer on North facade of rear accessory structure.
4. Replace existing garage door with new garage door and resize opening on West facade of rear accessory structure.
5. Install one new window on West facade of rear accessory structure.
6. Modify roofline along East facade of rear accessory structure.

Speakers: For: Robert Good
Against: No Speaker

Motion

1. Install three new windows on North facade of rear accessory structure - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install one new door on North facade of rear accessory structure - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install new dormer on North facade of rear accessory structure - Deny 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.
4. Replace existing garage door with new garage door and resize opening on West facade of rear accessory structure - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install one new window on West facade of rear accessory structure - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Modify roofline along East facade of rear accessory structure - Approve drawings and specifications dated 6/7/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – May 3, 2021

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

The Dallas Landmark Commission held a meeting at 5:09p.m. online on June 7, 2021 with WebEx.

Motion

Action Item on Ad-Hoc Implementation Committee Proposals – Approve the ad-hoc committee’s recommendations and accompanying proposals, including the suggestions from the community meeting, be reviewed and considered by staff when preparing their recommendations; that both the staff and ah-hoc committee’s recommendations come back for a briefing at the August meeting; and that the recommendations come back as an action item in September after staff has an opportunity to respond to questions at the briefing.

Maker:	Steiner				
Second:	Sherman				
Results:	13/0				

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

ADJOURNMENT

Hearing was adjourned at 5:08P.M.

Katherine Haskel, Chair

Date