

**July 6, 2021**



**CITY OF DALLAS  
LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a meeting on July 6, 2021 with a briefing at 10:35 a.m. and the Public Hearing at 1:00 p.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	Courtney Spellicy – Dist. 8
Rosemary Hinojosa – Dist. 6	Cynthia Steiner – Dist. 15
Elizabeth Mast – Dist. 14	Edward Stone – Alt. – Dist. 2
Evelyn Montgomery – Vice Chair – Dist. 2	Robert Swann – Dist. 4
Louis Renaud – Dist. 9	Elaine Velvin, Alt. – Dist. 11
Leigh Richter – Dist. 12	

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:

Katy Slade – Dist. 13

The following Commissioners were absent from the briefing:

Katy Slade – Dist. 13

The following Positions are vacant:

Districts 5, 7 and 10

The following Staff was present:

Jennifer Anderson  
 Liz Casso  
 Elaine Hill  
 Melissa Parent

Marsha Prior  
 Anna Holmes

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 – June 7, 2021

**Motion was made to approve consent items C1 – C9, C12 and C13 following staff recommendations.**

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

**Motion was made to approve consent items C11 following staff recommendations.**

Maker:	Montgomery				
--------	------------	--	--	--	--

Landmark Commission Minutes  
Tuesday, July 6, 2021

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

**Commissioner Mast did not hear or vote on this item.**

**Motion was made to approve consent items C10 following staff recommendations.**

Maker:	Childers				
Second:	Stone				
Results:	11/0				
		Ayes:	-	11	Childers, Haskel, Hinojosa, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Slade, Mast, Montgomery,
		Vacancies:	-	3	District 5, 7 and 10

**Commissioners Mast and Montgomery did not hear or vote on this item.**

**Motion was made to rearrange the Discussion agenda and hear D1, D2, D3, D5, D6, D4, D7, and D8.**

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

**CONSENT ITEMS**

**1. 2847 METROPOLITAN AVE**

Wheatley Place Historic District  
CE201-005(MLP)  
Melissa Parent

**2. 3801 HERSCHEL AVE**

Stephen J Hay Elementary School  
CA201-486(LC)  
Liz Casso

Install new metal fence - Approve the request and images dated 7/6/21 with the finding that although a small portion of the proposed fence does not comply with the Section 3.5(c) of the preservation criteria which states that the existing fence located west of 4005 Herschel Avenue can be rebuilt with wood, brick, stone, or chain link, it otherwise complies with Sections 3.5 (a) and (b) for fences, and 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 the proposed work is appropriate and compatible with the district.

**3. 1505 COLISEUM DR**

Fair Park Historic District  
CA201-491(JKA)  
Jennifer Anderson

Midway: Install concrete plinth and seating area - Approve drawings and image dated 7/6/21 with the finding that the work is consistent with preservation criteria Sections 6.2 and 9.1 through 9.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**4. 2008 COMMERCE ST**

Harwood Historic District  
CA201-475(LC)  
Liz Casso

Install brick veneer over existing bulkheads - Approve drawings and specifications dated 7/6/21 with the condition that the bulkheads must remain recessed from the building edge and existing wood storefront frames, with the finding the proposed work is consistent with preservation criteria Section 3.1(b) for facades, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**5. 2012 COMMERCE ST**

Harwood Historic District  
CA201-476(LC)  
Liz Casso

Modify storefront openings and install brick veneer over existing bulkheads on north facade - Approve drawings and specifications dated 7/6/21 with the condition that the bulkheads must remain recessed from the building edge and existing wood storefront frames, with the finding the proposed work is consistent with preservation criteria Section 3.1(b) for facades, Sections 3.2(a)

and (b) for fenestration and openings, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**6. 5807 REIGER AVE**

Junius Heights Historic District  
CA201-496(JKA)  
Jennifer Anderson

Construct accessory structure – Approve with Conditions – Approve drawings dated 7/6/2021 with the finding that the work is consistent with preservation criteria Sections 9.1 through 9.9 and meets the standards in City Code section 51A-4.501(g)(6)(C)(i).

**7. 519 E 6TH ST**

Lake Cliff Historic District  
CA201-479(MLP)  
Melissa Parent

Replace ribbon driveway with new concrete driveway - Approve drawings dated 7/6/2021 with the condition that the ribbon driveway be maintained from the sidewalk to the front building wall of the structure before transitioning to a solid concrete driveway, with the finding the proposed work is consistent with preservation criteria Section 3.3 for driveway materials, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 5006 JUNIUS ST**

State Thomas Historic District  
CA201-393(LC)  
Liz Casso

Demolish rear accessory structure under standard "Imminent threat to public health and safety" - Approve photos dated 7/6/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**9. 4907 TREMONT ST**

Munger Place Historic District  
CA201-482(MLP)  
Melissa Parent

Replace non-historic aluminum dormer windows with salvaged wood windows on main structure - Approve specifications dated 6/7/2021 with the condition that Option C be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 5500 SWISS AVE**

Swiss Avenue Historic District  
CA201-485(MLP)  
Melissa Parent

Install sculpture/artwork in rear yard -Approve drawings and specifications dated 7/6/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Commissioners Mast and Montgomery recused themselves and did not hear or vote on this case.**

**11. 5731 SWISS AVE**

Swiss Avenue Historic District  
CA201-483(MLP)  
Melissa Parent

Construct new rear porch on main structure - Approve drawings and specifications dated 7/6/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(B) and it 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.**

**12. 6020 SWISS AVE**

Swiss Avenue Historic District  
CA201-484(MLP)  
Melissa Parent

Construct rear addition on main structure - Approve drawings and specifications dated 7/6/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**13. 130 N MONTCLAIR AVE**

Winnetka Heights Historic District  
CA201-478(MLP)  
Melissa Parent

Paint main and accessory structures. Brand: Sherwin Williams. Main: SW0032 "Needlepoint Navy." Trim: SW2832 "Colonial Revival Gray." Accent: SW7674 "Peppercorn" - Approve photos and specifications dated 7/6/2021 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).

**DISCUSSION ITEMS**

**1. 5833 COLUMBIA AVE**

Junius Heights Historic District  
CA201-493(JKA)  
Jennifer Anderson

Construct main and accessory structure.

Speakers: For: Steel Toe Stiletto – Tam Pham  
Mason Franz

Against: No Speakers

**Motion**

Construct main and accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Sections 8.3(d), 8.4, and 9.5.

Landmark Commission Minutes  
Tuesday, July 6, 2021

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

**2. 5603 REIGER AVE**

Junius Heights Historic District  
CA201-492(JKA)  
Jennifer Anderson

Install 8' cedar fence in the side and rear yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Ryan Casse  
Alex Alekhine

Against: No Speakers

**Motion #1**

Install 8' wood fence in the side and rear yard - Approve this request that it improves the security of the property.

Maker:	Childers				
Second:	Swann				
Results:	6/7				<b>MOTION FAILED</b>
		Ayes:	-	6	Childers, Mast, Renaud, Richter, Stone, Velvin
		Against:	-	7	Haskel, Hinojosa, Montgomery, Sherman, Spellicy, Steiner, Swann
		Absent:	-	1	Slade
		Vacancies:	-	3	District 5, 7 and 10

**Motion #2**

Install 8' cedar fence in the side and rear yard. Work completed without a 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) because it is not compatible with the historic overlay district.







**Motion**

1. Replace 100 percent of non-historic siding with wood #117 siding – Approve drawings dated 7/6/2021 with the condition that all facades be clad in #117 wood siding and that the original frieze board trim be added back into the design with the finding the work is consistent with preservation criteria Sections 2.2 and 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wood Craftsman style front door – Deny without prejudice the proposed work because it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) due to its inconsistency with preservation criteria Section 2.11 for doors, and thus, would have an adverse effect on the historic overlay district.
3. Replace windows with wood one-over-one windows – Approve elevation drawing and window specifications dated 7/6/2021 with the condition that the window frames match that of previously existing frames and that it is recess-mounted with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install one-over-one wood window on rear elevation – Approve elevation drawing and window specifications dated 7/6/2021 with the condition that the window frame matches that of previously existing frames and that it is recess-mounted with the finding the work is consistent with preservation criteria Section 2.11 for windows, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Rebuild front porch deck, add railing, and repair concrete steps – Deny without prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) and is inconsistent with preservation criteria Section 2.24 due to the footprint not matching the original footprint, and thus, having an adverse effect on the historic structure and historic overlay district.

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

**6. 100 N MOORE ST**

Tenth Street Neighborhood Historic District  
 CA201-473(MP)  
 Marsha Prior

Reconstruct and repave 10th Street including, modifications to street width, curbs, and sidewalks.

Speakers: For: Kassem Elkhail  
 Brandon Tanksley

Against: Larry Johnson

**Motion**

Reconstruct and repave 10th Street including, modifications to street width, curbs, and sidewalks – Deny without Prejudice for two reasons, work will have an adverse effect to the historic overlay district and also work that will have an adverse effect on the future preservation maintenance of a historic district, with the finding of fact by the applicant’s own testimony, even marginally touching that hill which this project cannot avoid, could worsen an adverse condition that should’ve never been there in the first place.

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

**Commission Swann recused himself and did not hear or vote on this case.**

**7. 215 N WILLOMET AVE**

Winnetka Heights Historic District  
 CA201-480(MLP)  
 Melissa Parent

1. Paint main structure. Brand: Behr. Main: "Jojoba." Trim: "Polar Bear." Accent: "Filter Moon."
2. Install new wood fencing in rear yard.

Speakers: For: No Speakers

Against: No Speakers

**Motion**

1. Paint main structure. Brand: Behr. Main: "Jojoba." Trim: "Polar Bear." Accent: "Filter Moon" - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new wood fencing in rear yard - 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:	Sherman				
Second:	Swann				

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

**8. 410 N WINNETKA AVE**

Winnetka Heights Historic District  
 CA201-477(MLP)  
 Melissa Parent

1. Paint main and accessory structure. Brand: Sherwin Williams. Main: SW9178 "In The Navy." Gable shakes: SW6349 "Pennywise." Accent: SW7652 "Mineral Deposit." Trim: SW7007 "Ceiling Bright White."
2. Replace existing front doors with new craftsman wood doors and aluminum storm doors.
3. Install brick veneer pavers on concrete patio.

Speakers: For: No Speakers  
 Against: No Speakers

**Motion**

1. Paint main and accessory structure. Brand: Sherwin Williams. Main: SW9178 "In The Navy." Gable shakes: SW6349 "Pennywise." Accent: SW7652 "Mineral Deposit." Trim: SW7007 "Ceiling Bright White" – 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 color in Section 51P-87.111(a)(8)(C) that states “All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall characteristic of the district.”
2. Replace existing front doors with new craftsman wood doors and aluminum storm doors - Approve drawings and specifications dated 7/6/2021 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. Install brick veneer pavers on concrete patio – 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 front entrances and porches in Section 51P-87.111(a)(11)(E) that states “Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal or vertical characteristics of the main building.”

Maker:	Sherman			
Second:	Hinojosa			

Landmark Commission Minutes  
Tuesday, July 6, 2021

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

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – June 7, 2021

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

**Motion**

Approval of Swiss/Munger District Task Force Member, Sharon Vanbuster

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

**Motion**

Approval of request for a three-year extension on a Certificate of Eligibility - CE178-013(MD)

Landmark Commission Minutes  
Tuesday, July 6, 2021

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

**ADJOURNMENT**

Hearing was adjourned at 3:37P.M.

\_\_\_\_\_  
Katherine Haskel, Chair

\_\_\_\_\_  
Date