

**March 7, 2022**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on March 7, 2022 with a briefing at 10:30 a.m. and the Public Hearing at 1:04 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Diane Sherman – Dist. 1	Louis Renaud – Dist. 9
Evelyn Montgomery – Vice Chair – Dist. 2	Reagan Rothenberger – Dist. 12
Katherine Haskel – Chair – Dist. 3	Sam Childers – Dist. 11
Robert Swann – Dist. 4	Katy Slade – Dist. 13
Larry Offutt – Dist. 5	Mark Guest – Dist. 14
Rosemary Hinojosa, Dist. 6	Elaine Velvin, Dist. 15
Courtney Spellicy – Dist. 8	Jay Taylor – Alternate
Jim Anderson – Alternate	

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:

The following Commissioners were absent from the briefing:

The following Positions are vacant:

Districts 7 and 10

The following Staff was present:

Trevor Brown  
 Scott Bellen  
 Liz Casso  
 Elaine Hill

Murray Miller  
 Adrian McClendon  
 Bertram Vandenberg  
 Laura van Onna

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 7, 2022

**Motion to move Consent Items C8 and C9 to the Discussion agenda**

Maker:	Montgomery				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**Motion to move Discussion Item D7 to the Consent Agenda.**

Maker:	Montgomery				
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Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**Motion was made to approve Consent items C1 – C7, C10, C11 and D7 following Staff Recommendations.**

Maker:	Montgomery				
Second:	Anderson				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**Motion was made to re-arrange the Discussion Agenda and hear items C8, C9, CR1, D2, D3, D4, D5, D1, D6, and D8.**

Maker:	Montgomery				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**CONSENT ITEMS**

**1. 3829 N HALL ST**

Cedar Springs Fire Station

CA212-178(LC)

Liz Casso

That the Certificate of Appropriateness to remove two window openings on the rear elevation be **approved** in accordance with the drawings and specifications dated 3/7/22 **with the condition** that the brick is recessed within the openings in order to retain the location of the original openings.

## 2. 5723 VICTOR ST

Junius Heights Historic District

CA212-198(TB)

Trevor Brown

That the Certificate of Appropriateness to construct a new bathroom addition on the rear elevation be **approved** in accordance with the drawings and specifications dated 3/7/22.

## 3. 5833 VICTOR ST

Junius Heights Historic District

CA212-200(TB)

Trevor Brown

1. That the Certificate of Appropriateness to install new front yard landscaping be **approved** in accordance with the drawings and specifications dated 3/7/22.
2. That the Certificate of Appropriateness to construct a new paver retaining wall along property line be **approved** in accordance with the drawings and specifications dated 3/7/22.
3. That the Certificate of Appropriateness to construct a new 6' board fence in the interior side yard be **approved** in accordance with the drawings and specifications dated 3/7/22.

## 4. 6028 JUNIUS ST

Junius Heights Historic District

CA212-199(TB)

Trevor Brown

That the request for a Certificate of Appropriateness to construct a new exterior stair on accessory structure be **approved** in accordance with the drawings and specifications dated 3/7/22.

## 5. 5105 REIGER AVE

Munger Place Historic District

CA212-176(LC)

Liz Casso

1. That the request for a Certificate of Appropriateness to construct a rear addition and deck be **approved** in accordance with drawings and specifications dated 3/7/22.
2. That the request for a Certificate of Appropriateness to install two window openings on the right-side elevation be **approved** in accordance with the drawings and specifications dated 3/7/22.

## 6. 6014 SWISS AVE

South Blvd/Park Row Historic District

CA212-174(LC)

Liz Casso

That a Certificate of Appropriateness to install new landscaping be **approved** in accordance with drawings and specifications dated 3/7/2022.

**7. 6020 SWISS AVE**

Swiss Avenue Historic District  
CA212-175(LC)  
Liz Casso

1. That the request for a Certificate of Appropriateness to remove four trees from the front yard be **approved** in accordance with drawings dated 3/7/22.
2. That the request for a Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns be **approved** in accordance with drawings and specifications dated 3/7/22 **with the condition** that the 24-inch-tall masonry columns be removed from the plans.
3. That the request for a Certification of Appropriateness to install new hardscaping be **approved** in accordance with drawings and specifications dated 3/7/22.
4. That the request for a Certificate of Appropriateness to install wrought Iron Fencing with gates be **approved** in accordance with drawings and specifications dated 3/7/22.
5. That the request for a Certification of Appropriateness to relocate the existing light pole in the front yard be **approved** in accordance with drawings and specifications dated 3/7/22.

**8. 111 S ROSEMONT AVE (Moved to Discussion)**

Winnetka Heights Historic District  
CA212-181(MGM)  
Murray Miller

Request

1. A Certificate of Appropriateness to construct an appropriate/compatible two-story accessory structure.
2. A Certificate of Appropriateness to remodel the main structure and construct a rear addition.
3. Certificate of Appropriateness to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13).

Speakers: Elizabeth Eager

Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to construct a more appropriate/compatible two-story accessory structure, to remodel the main structure and construct a rear addition and to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13) be **approved** subject to the new windows with the three vertical pane configuration be changed to be more appropriate to the district.

Maker:	Anderson			
Second:	Sherman			
Results:	9/6			

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		Ayes:	-	9	Anderson, Childers, Guest, Haskel, Hinojosa, Renaud, Sherman, Taylor, Velvin
		Against:	-	6	Montgomery, Offutt, Swann, Spellicy, Rothenberger, Slade
		Absent:	-		
		Vacancies:	-	2	District 7 and 10

**9. 111 S ROSEMONT AVE (Moved to Discussion)**

Winnetka Heights Historic District  
CD212-009(MGM)  
Murray Miller

A Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure."

**Note: This item cannot be approved unless item 1 in CA212-181(MGM) is approved.**

Speakers:	For:	Elizabeth Eager
	Against:	No Speakers

**Motion**

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure" be **approved** citing existing accessory structure appears to be not original per the Sanborn map comparison diagrams and beyond meritable repair per the structural engineer's report.

Maker:	Sherman				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**10. 201 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA212-194(TB)  
Trevor Brown

That the request for a Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure be **approved** in accordance with the drawings and specifications dated 3/7/22.

**11. 306 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA212-195(TB)

That the request for a Certificate of Appropriateness to paint main structure brick, trim, and doors. Brick to be Sherwin Williams 7025 Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239, be **approved** in accordance with the submittal dated 3/7/22.

**COURTESY REVIEW**

**1. 422 E 5TH ST**

Lake Cliff Historic District  
CR212-002(MGM)

Murray Miller

That the proposal to construct a new two-story single-family residence and conversion of an existing structure into an accessory structure would be inconsistent with the Lake Cliff Historic District Preservation Criteria and the City Code for the reasons set out in the staff report.

Speakers: For: Larry Paschall  
Against: No Speakers

**DISCUSSION ITEMS**

**1. 5806 VICTOR ST**

Junius Heights Historic District  
CA212-197(TB)

Trevor Brown

A Certificate of Appropriateness to install roof mounted solar panels.

Speakers: For: No Speakers  
Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to install roof mounted solar panels be **denied without prejudice**. That the recommendation is made with the finding that the work is not consistent with Section 6.4 and standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

Maker:	Renaud				
Second:	Rothenberger				
Results:	14/1				
		Ayes:	-	14	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Swann, Taylor, Velvin





**3. 4524 SYCAMORE ST**

Peaks Suburban Addition  
CA212-177(LC)  
Liz Casso

A Certificate of Appropriateness to construct a new 6' board fence in the side and rear yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Austin Mozingo  
Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to install fencing in the corner side yard be **approved** in accordance with the site plan dated 3/7/22 **with the condition** that the fence boards be oriented vertically.

The proposed work is consistent with preservation criteria Section 2.7 for screening mechanical equipment, Sections 2.9, 2.12, 2.13, 2.14 and 2.15 for fences in the cornerside yard and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Offutt				
Second:	Velvin				
Results:	9/4				
		Ayes:	-	9	Childers, Guest, Hinojosa, Offutt, Renaud, Rothenberger, Spellicy, Taylor, Velvin
		Against:	-	4	Anderson, Haskel, Sherman, Swann
		Absent:	-	2	Montgomery, Slade,
		Vacancies:	-	2	District 7 and 10

Commissioner Montgomery did not hear or vote on this item. Commissioner Slade did not vote on this item.

**4. 5916 SWISS AVE**

Swiss Avenue Historic District  
CD212-008(MGM)  
Murray Miller

A Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety".

Speakers: For: Noori Abdul-Ghani  
Chad Hatfield  
Anne Young

Against: No Speakers

**Motion**

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety" be **denied without prejudice** for the reasons set out in the staff report.

Maker:	Montgomery				
Second:	Spellicy				
Results:	13/2				
		Ayes:	-	13	Anderson, Childers, Guest, Haskel, Montgomery, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	2	Offutt, Hinojosa
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**5. 5916 SWISS AVE**

Swiss Avenue Historic District  
CA212-173(MGM)  
Murray Miller

1. A Certificate of Appropriateness to enclose a non-historic rear porch.
2. A Certificate of Appropriateness to construct a covered patio in the rear.
3. A Certificate of Appropriateness to remove four window openings on the rear facade of the main structure.
4. A Certificate of Appropriateness to construct a two-story detached garage.

Speakers: For: Noori Abdul-Ghani

Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to enclose a non-historic rear porch be **approved** for the reasons set out in the staff report.
2. That the request for a Certificate of Appropriateness to construct a covered patio in the rear be **denied without prejudice** for the reasons set out in the staff report.
3. That the request for a Certificate of Appropriateness to remove four window openings on the rear facade of the main structure be **denied without prejudice** for the reasons set out in the staff report.
4. That the request for a Certificate of Appropriateness to construct a two-story detached garage be **denied without prejudice** and that the applicant to work with staff on a resolution regarding the proposal to construct a detached two-story accessory structure following

recommendations made by the Landmark Commission to be consistent with the Swiss Avenue Historic District Preservation Criteria.

Maker:	Hinojosa				
Second:	Montgomery				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**6. 1010 E 8TH ST**

Tenth Street Neighborhood Historic District  
CA212-179(LC)

Liz Casso

1. A Certificate of Appropriateness to paint the exterior of the commercial structure.
2. A Certificate of Appropriateness to install two flat attached signs on the structure.
3. A Certificate of Appropriateness to install a pole sign.
4. A Certificate of Appropriateness to repave the parking lot with asphalt.

Speakers:    For:                    No Speakers

Against:        No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to paint the exterior of the commercial structure be **approved with the conditions** that the brick be painted red to match the original brick color (color must be verified by staff), and the shingle paint color be olive or a more muted earth tone green that complies with the Acceptable Color Range in preservation criteria Exhibit F.

The proposed work is consistent with preservation criteria Section 2.4, 2.7 and 2.8 for paint colors and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. That the request for a Certificate of Appropriateness to install two flat attached signs on the structure be **approved** in accordance with specifications dated 3/7/22 **with the condition** that the sign on the west elevation not extend above the roof line.

The proposed work is consistent with preservation criteria Section 5.3 for signage and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. That the request for a Certificate of Appropriateness to install a pole sign be **denied without prejudice**.

The proposed work does not meet Section 5.6 of the Tenth Street preservation criteria and the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. That the request for a Certificate of Appropriateness to repave the parking lot with asphalt be **approved** in accordance with the site plan dated 3/7/22 **with the condition** that the paving material be brush finished concrete.

The proposed work is consistent with preservation criteria Section 1.3 for sidewalk and driveway paving and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Swann				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**7. 607 N CLINTON AVE (Moved to Consent)**

Winnetka Heights Historic District  
CA212-180(MGM)  
Murray Miller

1. That the request for a Certificate of Appropriateness to enlarge ribbon windows on the second story of east (main) facade be **approved**.
2. That the request for a Certificate of Appropriateness to construct exterior steel stair on north facade be **approved**.
3. That the request for a Certificate of Appropriateness to install new steel window and entry door assembly on north facade for exterior stair be **approved**.
4. That the request for a Certificate of Appropriateness to construct new rooftop patio with guardrail above the one-story portion of the structure be **approved**.
5. That the request for a Certificate of Appropriateness to replace first story north facade windows with new steel windows be **approved**.
6. A Certificate of Appropriateness to construct new concrete loading dock at rear corner of north elevation be **approved subject to conditions** set out in the staff report.

**8. 101 S WINNETKA AVE**

Winnetka Heights Historic District  
CA212-112(TB)

Trevor Brown

1. A Certificate of Appropriateness to add new trellis and porch over new deck.
2. A Certificate of Appropriateness to add door with sidelights at existing opening on rear.

Speakers:                      For:                      No Speakers  
Against:    No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to add new trellis and porch over new deck be denied without prejudice. That the recommendation is made with the finding that the work is not consistent with Sections 51P-87.111(a)(2), (3), and (14)(F) and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) (aa).
2. That the request for a Certificate of Appropriateness to add door with sidelights at existing opening on rear be **approved** in accordance with the drawings and specifications dated 3/7/22. That the recommendation is made with the finding that the work is consistent with Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) (aa).

Maker:	Hinojosa				
Second:	Montgomery				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**OTHER BUSINESS ITEMS**

**Motion**

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Maker:	Sherman				
Second:	Anderson				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin

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		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 7 and 10

**ADJOURNMENT**

Hearing was adjourned at 4:35p.m.

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

\_\_\_\_\_  
Date