

**April 4, 2022**



**CITY OF DALLAS**

**LANDMARK COMMISSION MINUTES**

The Dallas Landmark Commission held a meeting on April 4, 2022 with a briefing at 10:33 a.m. and the Public Hearing at 1:05 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Diane Sherman – Dist. 1  
Evelyn Montgomery – Vice Chair – Dist. 2  
Katherine Haskel – Chair – Dist. 3  
Robert Swann – Dist. 4  
Larry Offutt – Dist. 5  
Rosemary Hinojosa, Dist. 6  
Traswell Livingston, III – Dist. 7  
CPC, Liaison Joanna Hampton

Courtney Spellicy – Dist. 8  
Jim Anderson – Alternate  
Louis Renaud – Dist. 9  
Reagan Rothenberger – Dist. 12  
Katy Slade – Dist. 13  
Mark Guest – Dist. 14  
Jeff Cummings – 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:

Sam Childers – Dist. 11  
Elaine Velvin – Dist 15

The following Commissioners were absent from the briefing:

Sam Childers – Dist. 11  
Elaine Velvin – Dist 15

Landmark Commission Minutes  
Monday, April 4, 2022

The following Positions are vacant:  
District 10

The following Staff was present:

Scott Bellen  
Trevor Brown  
Elaine Hill  
Adrian McClendon

Murray Miller  
Bertram Vandenberg  
Carlos van Onna  
Laura Groves 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 – March 7, 2022

**Motion to move Consent Items C4 and C7 to the Discussion agenda**

Maker:	Montgomery				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**Motion was made to re-arrange the agenda and hear items CR1, C4, C7, D1 and D2.**

Maker:	Montgomery				
Second:	Swann				

Landmark Commission Minutes  
Monday, April 4, 2022

Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**Motion was made to approve Consent items C2, C3, C5, C6, and C8 – C11 following Staff Recommendations.**

Maker:	Montgomery				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**Motion was made to approve Consent item C1 following Staff Recommendations.**

Maker:	Montgomery				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

## **CONSENT ITEMS**

**1. 100 S GLASGOW DR**  
Woodrow Wilson High School  
CA212-233(LC)  
Liz Casso

1. That the Certificate of Appropriateness to modify an entrance door on the west elevation to make it an accessible entry be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 3.12 for fenestration and openings and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
2. That the Certificate of Appropriateness to construct an accessible ramp and steps on the west elevation be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.3 for new sidewalks, walkways and steps and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
3. That the Certificate of Appropriateness to construct a new masonry screen wall around the mechanical equipment on the north side of the property be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
4. That the Certificate of appropriateness to install new light poles be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.4 for exterior lighting and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).

## 2. 5205 REIGER AVE

Munger Place Historic District

CA212-231(LVO)

Laura Groves van Onna

1. That the request for a Certificate of Appropriateness to replace front and side doors with new wood doors be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Sections 51P-97.111(1)(C), (L), and (S) for architectural detail, facade materials, and windows and doors, respectively; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. That the request for a Certificate of Appropriateness to modify existing window openings on west, east, and north (rear) elevations be **approved** in accordance with the drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Sections 51P-97.111(1) (C), (L), and (S) for architectural detail, facade materials, and windows and doors, respectively; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. That the request for a Certificate of Appropriateness to replace window on rear elevation with paired doors be **approved** in accordance with the drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-97.111(1)(S) for windows and doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. That the request for a Certificate of Appropriateness to construct one-story addition by enclosing rear/side porch be **approved** in accordance with the drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-97.111(1)(B) for additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the

recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

5. That the request for a Certificate of Appropriateness to construct rear porch deck with pergola be **approved** in accordance with the drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-97.111(1)(K) for construction; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties

### 3. 4930 TREMONT ST

Munger Place Historic District  
CA212-230(MGM)  
Murray Miller

1. That the Certificate of Appropriateness to construct a two-story garage be **approved** in accordance drawings dated 8/30/21, with the finding that the proposed work is consistent with the Munger Place Historic District Ordinance Preservation Criteria related to Accessory Structures and that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), because the work will not have an adverse effect on the architectural features of the structure nor will it have an adverse effect on the historic overlay district.
2. That the Certificate of Appropriateness to remove a small garden shed be **approved** with the finding that the proposed meets the standards in City Code Section 51A-4.501(h)(B)(iv), because the garden shed is a non-contributor to the historic overlay district.

### 4. 4702 SWISS AVE (Moved to Discussion)

Peak's Suburban Addition Neighborhood Historic District  
CA212-232(LC)  
Liz Casso

1. A Certificate of Appropriateness to replace concrete front walkway with new brick walkway.
2. A Certificate of Appropriateness to replace wood front porch steps with brick steps.
3. A Certificate of Appropriateness to install new front yard landscaping around front porch that will include a brick edger.
4. A Certificate of Appropriateness to install wrought iron fence in front yard.
5. A Certificate of Appropriateness to construct a wood deck with built in bench in rear yard.
6. A Certificate of Appropriateness to install an in-ground pool in corner side yard.
7. A Certificate of Appropriateness to install new hardscaping in the side and rear yards.
8. A Certificate of Appropriateness to install a new wood fence in the corner side and rear yards.
9. A Certificate of Appropriateness to replace the wood interior side yard fence with metal picket fence.
10. A Certificate of Appropriateness to install new landscaping in the side and rear yards.
11. A Certificate of Appropriateness to remove of four Hackberry trees, one Vitex tree, and Crepe Myrtles from side and rear yards.
12. A Certificate of Appropriateness to install three Maple trees in the front, side, and rear yards

Speakers:                      For:                      Michael Grable

   Against:                      No one

## Motion

1. That the request for a Certificate of Appropriateness to replace concrete front walkway with new brick walkway be **denied without prejudice** due to concern that the two original items should be retained and that while the criteria implies that new sidewalks can be made out of brick, the intent of that statement is not that original brushed concrete be demoed cast aside and replaced with new brick. With the findings of fact that there is no evidence provided today to verify the steps or the walkway are anything but original, removing those is not consistent with the preservation criteria and also based on the Secretary of Interior's Standards #1 and #2.
2. That the request for a Certificate of Appropriateness to replace wood front porch steps with brick steps be **denied without prejudice** due to concern that the two original items should be retained and that while the criteria implies that new sidewalks can be made out of brick, the intent of that statement is not that original brushed concrete be demoed cast aside and replaced with new brick. With the findings of fact that there is no evidence provided today to verify the steps or the walkway are anything but original, removing those is not consistent with the preservation criteria and also based on the Secretary of Interior's Standards #1 and #2.
3. That the request for a Certificate of Appropriateness to install new front yard landscaping around front porch that will include a brick edger be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.6 for new landscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
4. That the request for a Certificate of Appropriateness to install wrought iron fence in front yard be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.10 for fences in the front yard and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
5. That the request for a Certificate of Appropriateness to construct a wood deck with built in bench in rear yard be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 4.1 for additions and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
6. That the request for a Certificate of Appropriateness to install an in-ground pool in corner side yard be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
7. That the request for a Certificate of Appropriateness to install new hardscaping in the side and rear yards be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.3 for new hardscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
8. That the request for a Certificate of Appropriateness to install a new wood fence in the corner side and rear yards be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.12 and 2.13 for corner side yard fences and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
9. That the request for a Certificate of Appropriateness to replace the wood interior side yard fence with metal picket fence be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Sections 2.11(a) and 2.13 for interior side yard fences and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).

10. That the request for a Certificate of Appropriateness to install new landscaping in the side and rear yards be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.6 for new landscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
11. That the request for a Certificate of Appropriateness to remove of four Hackberry trees, one Vitex tree, and Crepe Myrtles from side and rear yards be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.6 for new landscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).
12. That the request for a Certificate of Appropriateness to install three Maple trees in the front, side, and rear yards be **approved** in accordance with the drawings and specifications dated 4/4/22 with the finding the proposed work is consistent with preservation criteria Section 2.6 for new landscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(c)(i).

Maker:	Sherman				
Second:	Swann				
Results:	12/0				
		Ayes:	-	12	Cummings, Guest, Haskel, Hinojosa, Livingston, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	4	Anderson, Childers, Montgomery, Velvin
		Vacancies:	-	1	District 10

Commissioners Anderson and Montgomery did not hear or vote on this item

## 5. 6330 BRYAN PKWY

Swiss Avenue Historic District

CA212-229(LVO)

Laura Groves van Onna

1. That the request for a Certificate of Appropriateness to remove tree from front yard be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-63.116(2) for landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. That the request for a Certificate of Appropriateness to widen existing driveway and replace driveway approach be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) for sidewalks, driveways, and curbing and Section 51P-63.119(c) for landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. That the request for a Certificate of Appropriateness to install vehicular gate across driveway be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work

is consistent with preservation criteria Section 51P-63.116(2)(B) for fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## 6. 6338 BRYAN PKWY

Swiss Avenue Historic District

CA212-228(LVO)

Laura Groves van Onna

That the request for a Certificate of Appropriateness to construct a roof dormer on the left side elevation of the accessory structure be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Sections 51P-63.116(1)(A), (B), and (C) for accessory buildings, additions, and architectural detail, respectively; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## 7. 5416 SWISS AVE (Moved Discussion)

Swiss Avenue Historic District

CA212-226(LVO)

Laura Groves van Onna

1. A Certificate of Appropriateness to install new landscaping and lighting in the front yard.
2. A Certificate of Appropriateness to install new brick walkways and steps in the front yard.
3. A Certificate of Appropriateness to install brick patio in the side yard.
4. A Certificate of Appropriateness to install a brick retaining wall along the driveway.

Speakers: For: Graham Kolf

Against: No one

## Motion

1. That the request for a Certificate of Appropriateness to install new landscaping and lighting in the front yard be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(C) for outdoor lighting; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. That the request for a Certificate of Appropriateness to install new brick walkways and steps in the front yard be **approved with conditions** that the original brick be reused in the main front walk and steps; that if new brick is needed to replace damaged brick new brick to match be randomly mixed with original brick; that mortar joints to match the original in size and color; and that new brick to match original be used for the new walk connecting the driveway to the front walk.

3. That the request for a Certificate of Appropriateness to install brick patio in the side yard be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(D) for pavement, filler, and edging materials; the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. That the request for a Certificate of Appropriateness to install a brick retaining wall along the driveway be **approved** in accordance with drawings and specifications dated 4/4/22. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) for retaining walls; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Maker:	Anderson				
Second:	Montgomery				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskell, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**CPC Commissioner Joanna Hampton did not hear or vote on this item.**

### 8. 417 S CLINTON AVE

Winnetka Heights Historic District  
CA212-240(TB)  
Trevor Brown  
Request

A Certificate of Appropriateness to install 18 roof top solar panels, 12 on south side of detached garage and six on west side of main house be **approved** with the finding that the proposed work is consistent with Sections 51P-87.111(a)(14)(E)(i)(aa) and (cc) and City Code Section 51A-4.501(g)(6)(C)(i).

### 9. 228 S WINDOMERE AVE

Winnetka Heights Historic District  
CA212-239(TB)  
Trevor Brown

1. A Certificate of Appropriateness to remove a Mulberry tree in the front be **approved** with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
2. A Certificate of Appropriateness for new front yard landscaping yard be **approved** with the finding that the proposed work is consistent with Sections 51P-87.111(b)(3), (5), and (6) and City Code Section 51A-4.501(g)(6)(C)(i).

**10. 414 N WINNETKA AVE**

Winnetka Heights Historic District

CA212-234(LC)

Liz Casso/ Scott Bellen

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. 101 S WINNETKA AVE**

Winnetka Heights Historic District

CA212-238(TB)

Trevor Brown

1. A Certificate of Appropriateness to construct a new deck and rear porch be **approved with conditions** with the finding that the work is consistent with Sections 51P-87.111(a)(2) and (3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. A Certificate of Appropriateness to install new French door with sidelights on the rear facade be **approved** 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).

**COURTESY REVIEW**

**1. 3120 N HASKELL AVE**

North Dallas High School

CR212-003(LC)

Liz Casso

That the proposal to redesign the front yard lawn of the school and construct a plaza be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details, are submitted for final Landmark Commission review.

Speakers:

For:

Hank Thomas  
Ronald Lim

Against:

No Speakers

**DISCUSSION ITEMS**

**1. 10260 Strait Ln**

Jackson Residence

Liz Casso

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Jackson Residence, on the east side of Strait Lane north of Walnut Hill Lane.

Speakers:

For:

David Preziosi  
Beverly Ray

Landmark Commission Minutes  
Monday, April 4, 2022

Against: No Speakers

**Motion**

Approve the request for a Landmark Commission Authorized Hearing to consider an Historic Overlay for the Jackson Residence, on the east side of Strait Lane north of Walnut Hill Lane, subject to preservation criteria and with committee edits to nomination and preservation criteria.

Maker:	Swann				
Second:	Renaud				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies :	-	1	District 10

**2. 1312 S Ervay St**

Ambassador Hotel

Liz Casso

A Landmark Commission Authorized Hearing to consider amendments to the preservation criteria and exhibits for the Ambassador Hotel Historic Overlay (H-20), on the east side of Ervay Street, south of Griffin Street East.

Speakers: For: Rob Baldwin

Against: No Speakers

**Motion**

Approve amendments to the preservation criteria and exhibits, with requirement correction of mistake noted during the meeting, section 5.1.(a)(ii) regarding opening, "may be oriented" must change to "shall be oriented".

Maker:	Montgomery				
Second:	Renaud				
Results:	14/0				

Landmark Commission Minutes  
Monday, April 4, 2022

		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – March 7, 2022

Maker:	Swann				
Second:	Hinojosa				
Results:	14/0				
		Ayes:	-	14	Anderson, Cummings, Guest, Haskel, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann,
		Against:	-	0	
		Absent:	-	2	Childers, Velvin
		Vacancies:	-	1	District 10

**ADJOURNMENT**

Hearing was adjourned at 2:34p.m.

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

\_\_\_\_\_  
Date