

May 2, 2022



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a Briefing/Public Hearing at 1:02 p.m. May 2, 2022 online with WebEx.

The following Commissioners were present for the meeting:

Diane Sherman – Dist. 1	Jay Taylor – Alternate
Evelyn Montgomery – Vice Chair – Dist. 2	Louis Renaud – Dist. 9
Robert Swann – Dist. 4	Sam Childers – Dist. 11
Larry Offutt – Dist. 5	Reagan Rothenberger – Dist. 12
Rosemary Hinojosa, Dist. 6	Katy Slade – Dist. 13
Traswell Livingston, III – Dist. 7	Mark Guest – Dist. 14
Courtney Spellicy – Dist. 8	Elaine Velvin – Dist. 15
Jim Anderson – Alternate	CPC, Liaison 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:

No one

The following Commissioners were absent from the briefing:

No One

The following Positions are vacant:

Districts 3 and 10

The following Staff was present:

Scott Bellen	Bertram Vandenberg
Elaine Hill	Carlos van Onna
Adrian McClendon	Laura Groves van Onna
Murray Miller	

Landmark Commission Minutes
Monday, May 2, 2022

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 – April 4, 2022

Motion was made to approve Consent items C2 - C4, and C6 – C8 following Staff Recommendations.

Maker:	Spellicy				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	Districts 3 and 10

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

Maker:	Spellicy				
Second:	Rothenberger				
Results:	14/0				
		Ayes:	-	14	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	Districts 3 and 10

CPC Commissioner Hampton did not hear this item.

Motion was made to approve Consent item C5 following Staff Recommendations.

Maker:	Spellicy				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	1	Anderson
		Vacancies:	-	2	Districts 3 and 10

Commissioner Anderson did not hear or vote on this item.

Motion was made to re-arrange the agenda and hear items CR1, D1, D2, D3, D4, D6, D7, D9, D5 and D8.

Maker:	Spellicy				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	Districts 3 and 10

CONSENT ITEMS

1. 700 DUMAS ST

Junius Heights Historic District
CA212-288(CVO)
Carlos van Onna

1. That the request for a Certificate of Appropriateness to install new landscaping including front beds be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is consistent with preservation criteria Section 3(3.5)(b) 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.

Commissioner Hampton did not hear this item.

2. That the request for a Certificate of Appropriateness to plant two (2) canopy trees and four (4) ornamental trees be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is consistent with preservation criteria Section 3(3.5)(b) 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. 6111 WORTH ST

Junius Heights Historic District
CD212-010(MGM)
Murray G. Miller

That the request for a Certificate for Demolition and Removal to demolish the non-contributing single-story accessory structure that is newer than the period of historic significance be **approved**, with the finding that the proposed work meets the standards in City Code Section 51A-4.501(h)(4)(D)(ii) and (iii).

3. 6111 WORTH ST

Junius Heights Historic District
CA212-293(MGM)
Murray G. Miller

That the request for a Certificate of Appropriateness to construct a single-story accessory structure and to paint the accessory structure OL168 Dover Gray and OL107 Delicate White, to match the existing primary structure be **approved**, with the finding that the proposed work is consistent with the Junius Heights preservation criteria Section 9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 5007 JUNIUS ST

Munger Place Historic District
CA212-296(LVO)
Laura Groves van Onna

That the Certificate of Appropriateness to install new driveway and remove tree within public right-of-way be **approved with conditions** in accordance with drawings and specifications dated 5/2/22: 1) The proposed driveway will mirror the existing driveway on the adjacent property located at 5001 Junius St. The proposed work is consistent with development standards Section 51P-97.111(b)(10) for off-street parking requirements and preservation criteria Section 51P-97.111(c)(H) and (I) for retaining walls and sidewalks, driveways, and curbing; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures in an Historic Overlay District and City Code Section 51A-10.140(b) for defenses to prosecution under Landscape and Tree Conservation Regulations; 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. 4719 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA212-298(LVO)
Laura Groves van Onna

That the Certificate of Appropriateness to install little free library (book exchange structure) be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is

consistent with preservation criteria Sections 2, 3, and 4 for site and site elements, structure – facades, and new construction and additions; the standards in City Code Section 51A-4.217(b)(6)(E)(iv)(dd) for defenses to prosecution under Accessory Uses and City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures in an Historic Overlay District; 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.

Commissioner Anderson did not hear or vote on this item.

6. 5749 SWISS AVE

Swiss Avenue Historic District
CA212-294(LVO)
Laura Groves van Onna

That the request for a Certificate of Appropriateness to rehabilitate front/side landscape be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is consistent with enforcement Section 51P-63.108 for vegetation restrictions and 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.

7. 5750 SWISS AVE

Swiss Avenue Historic District
CA212-295(LVO)
Laura Groves van Onna

1. That the request for a Certificate of Appropriateness to change rear/side doors and windows be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is consistent with preservation criteria Sections 51P-63.116(1)(C)(J)(M) and (P) for architectural detail, facade materials, Porte cocheres, and 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.
2. That the request for a Certificate of Appropriateness to install two rear concrete patios be **approved** in accordance with drawings and specifications dated 5/2/22. The proposed work is consistent with preservation criteria Sections 51P-63.116(1)(M) for Porte cocheres and (2)(D) for pavement, filler, and edging materials; 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.

8. 419 N EDGEFIELD AVE

Winnetka Heights Historic District
CA212-260(SB)
Scott Bellen

That the request for a Certificate of Appropriateness to replace existing 6 ft wood fence with stained 6 ft wood fence be **approved with condition** in accordance with the specifications dated 05/02/2022 that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot and with the finding that the proposed work will

therefore be consistent with preservation criteria Sections 51P-87.111(b)(2)(C) and 51P-87.111(b)(2)(G)(iii) for fences and the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

COURTESY REVIEW

1. 422 E 5TH ST

Lake Cliff Historic District
CR212-004(MGM)
Murray Miller

It is acknowledged that a two-story infill structure along a streetscape that is predominantly two-story in massing would appear conceptually appropriate, however, if the existing preservation criteria are to be taken into account, Paragraphs 1.6, 2.18, 3.1, 4.1a, and 9.6 of the Lake Cliff Historic District Preservation Criteria, as written, do not provide sufficient latitude to accommodate a two-story structure in front of and taller than an existing contributing structure while still maintaining its historic appearance, as near as practical, in all aspects.

It is for these reasons that even with the additional information provided since the initial Courtesy Review, the proposal to construct a new two-story single-family residence and conversion of an existing contributing structure into an accessory structure would be inconsistent with the Lake Cliff Historic District Preservation Criteria and the City Code.

Speakers: For: Larry Paschall
Against: No Speakers

DISCUSSION ITEMS

1. Historic Resources Survey of Downtown and Deep Ellum +Thematic Historic Context Statements

Speakers: Emily Payne (HHM & Associates, Inc.

Motion

Approve the request to recommend that the City Council consider receiving the Historic Resources Survey of Downtown and Deep Ellum + Thematic Historic Context Statements for information.

Maker:	Rothenberger				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies	-	2	Districts 3 and 10

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to install landscaping and landscaping features in front yard be **denied without prejudice** with finding of fact, Landscaping in front yard must be consistent with the district and appropriate; not contemporary, large shrubs to be located in planting beds near the front elevation, not scattered all over the front yard.
2. That the request for a Certificate of Appropriateness to install walkways in front yard be **denied without prejudice**. This is a Tudor style house; the front walk should be curved not a contemporary angular design.
3. That the request for a Certificate of Appropriateness to install landscaping and landscaping features in rear yard be **approved** as shown.
4. That the request for a Certificate of Appropriateness to install new fencing in rear yard be **approved** as shown.

Maker:	Anderson				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies	-	2	Districts 3 and 10

Commissioner Spellicy did not vote on this item

4. 5712 TREMONT ST

Junius Heights Historic District
CA212-291(CVO)
Carlos van Onna

A Certificate of Appropriateness to paint exterior with change from existing paint color to Farrow & Ball No. 30 Hague Blue for body and Farrow & Ball No. 95 Black Blue for trim.

Speakers: For: Colin Upham
Katie Upham

Against: No Speakers

Motion

That the Certificate of Appropriateness to paint exterior with change from existing paint color to Farrow & Ball No. 30 Hague Blue for body and Farrow & Ball No. 95 Black Blue for trim be **denied**

without prejudice. The proposed work is inconsistent with preservation criteria Section 4(4.1)(b), Section 4(4.8), and Section 4(4.9) for facades; 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:	Hinojosa				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Anderson, Childers, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies	-	2	Districts 3 and 10

5. 1800 N MARKET ST

West End Historic District
CA212-297(LVO)
Laura Groves van Onna

A Certificate of Appropriateness to replace existing patio with new cast-in-place concrete patio.

Speakers: For: James Adams
Katie Averly

Against: No Speakers

Motion #1

That the request for a Certificate of Appropriateness to replace existing patio with new cast-in-place concrete patio be **approved with conditions** that the large concrete wall be changed to a metal railing like on the rest of the design to give it the appearance more of a loading dock which is indicative to the neighborhood.

Maker:	Anderson				
Second:	Renaud				
Results:	6/7				MOTION FAILED
		Ayes:	-	6	Anderson, Hinojosa, Livingston, Renaud, Taylor
		Against:	-	7	Guest, Montgomery, Offutt, Rothenberger, Spellicy, Swann, Velvin
		Absent:	-	3	Childers, Sherman, Slade

		Vacancies	-	2	Districts 3 and 10
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Commissioner Sherman did not hear or vote on this item.

Motion #2

That the request for a Certificate of Appropriateness to replace existing patio with new cast-in-place concrete patio be **approved with conditions** per staff recommendations.

Maker:	Spellicy				
Second:	Offutt				
Results:	9/3				
		Ayes:	-	9	Guest, Hinojosa, Livingston, Montgomery, Offutt, Rothenberger, Spellicy, Taylor, Velvin
		Against:	-	3	Anderson, Renaud, Swann
		Absent:	-	3	Childers, Sherman, Slade
		Vacancies	-	2	Districts 3 and 10

Commissioner Sherman did not hear or vote on this item.

6. 106 S CLINTON AVE

Winnetka Heights Historic District
CA212-274(SB)
Scott Bellen

1. A Certificate of Appropriateness to remove door from front porch.
2. A Certificate of Appropriateness to paint the main structure body Behr "Whisper White" (HDC-MD-08) and trim "American Anthem" (THD-D25).

Speakers: For: Mark Kelcher

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to remove a door from the front porch be **approved with condition** that the removed door be replaced with the salvaged door presented as evidence at the public meeting.
2. That the request for a Certificate of Appropriateness to paint the main structure body Behr "Whisper White" (HDC-MD-08) and trim "American Anthem" (THD-D25) be **approved with condition** that ends of horizontal bracket arms that extend beyond the face of the gable bargeboards be painted in the same white as the body of the bracket so as to be distinguished from the blue bargeboards.

Maker:	Swann				
Second:	Hinojosa				
Results:	14/1				

Speakers: For: No Speakers

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to install groundcover and irrigation in parkway strip be **approved** in accordance with drawings and specifications dated 05/02/22 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(5) 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 install antique brick veneer over existing concrete steps be **denied without prejudice** with the finding of fact that adding the brick veneer would be the addition of a conjectural feature that is not in keeping with the Secretary of Interior standards.

Maker:	Sherman				
Second:	Guest				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Childers, Slade
		Vacancies	-	2	Districts 3 and 10

9. 200 N WINDOMERE AVE

Winnetka Heights Historic District
CA212-300(SB)
Scott Bellen

A Certificate of Appropriateness to paint the main structure Sherwin-Williams body “Salty Dog” (SW 9177), trim “High Reflective White” (SW 7757), and accent “Starboard” (SW 6755).

Motion

That the request for a Certificate of Appropriateness be **approved** to paint the main structure body Sherwin-Williams “Salty Dog” (SW 9177), trim including the moveable parts of the window in “High Reflective White” (SW 7757) with the option of returning and adding an accent color should he choose in the future.

Maker:	Sherman				
Second:	Anderson				

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Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Childers, Slade,
		Vacancies	-	2	Districts 3 and 10

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – April 4, 2022

Maker:	Spellicy				
Second:	Rothenberger				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Childers, Slade
		Vacancies	-	2	Districts 3 and 10

ADJOURNMENT

Hearing was adjourned at 6:19p.m.

Evelyn Montgomery, Vice Chair

Date