



CITY OF DALLAS

LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a Briefing/Public Hearing at 1:01 p.m. June 6, 2022 online with WebEx.		
The following Commissioners were present for the meeting:		
Diane Sherman – Dist. 1 Evelyn Montgomery – Vice Chair – Dist. 2 Robert Swann – Dist. 4 Larry Offutt – Dist. 5	Jim Anderson – Alternate Jeff Cummings - Alternate Reagan Rothenberger – Dist. 12 Elaine Velvin – Dist. 15	
The following ex-officio member was present for the meeting: <b>No one</b>		
The following ex-officio member was absent for the meeting: <b>No one</b>		
The following Commissioners were absent from the Meeting: Rosemary Hinojosa, Dist. 6 Traswell Livingston, III – Dist. 7 Courtney Spellicy – Dist. 8 Louis Renaud – Dist. 9 Katy Slade – Dist. 13 Mark Guest – Dist. 14		
The following Commissioners were absent from the briefing: Rosemary Hinojosa, Dist. 6 Traswell Livingston, III – Dist. 7 Courtney Spellicy – Dist. 8 Louis Renaud – Dist. 9 Katy Slade – Dist. 13 Mark Guest – Dist. 14 CPC, Liaison Joanna Hampton		

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The following Positions are vacant: Districts 3 and 11		
The following Staff was present:		
Scott Bellen 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 – May 2, 2022

**Motion was made to approve Consent items C1, C2, C5 – C9, C11, C13 and C14 following Staff Recommendations.**

Maker:	Sherman				
Second:	Velvin				
Results:	0/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**Motion was made to re-arrange the agenda and hear items D16, C3, C4, C10, C12, D7, D9 – D11, D15 and the remaining to be heard in their natural order.**

Maker:	Sherman				
Second:	Velvin				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**CONSENT ITEMS**

**1. 1300 S ERVAY ST**

Ambassador Hotel

CA212-013(LVO)

Laura Groves van Onna

That the request for a Certificate for Demolition and Removal of structure due to destruction by fire be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(2)(B)(iii).

**2. 3120 N HASKELL AVE**

North Dallas High School

CA212-357(LVO)

Laura Groves van Onna

That the request for a Certificate of Appropriateness to redesign front yard lawn of school and construct plaza be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 3.2, 3.3, and 3.6 for building site and landscaping; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior’s Standards.

**3. 919 MORRELL AVE (MOVED TO DISCUSSION)**

Zion Hill Missionary Baptist Church

CA212-356(LVO)

Laura Groves van Onna

A Certificate of Appropriateness to replace and restore windows.

Speakers:	For:	William Baker
	Against:	No Speakers



**Motion**

That the Certificate of Appropriateness to install high power speaker arrays and communication controls on the top ring of the Cotton Bowl Stadium be **approved** in accordance with drawings and specifications dated 6/6/22 **with the following condition:** that existing mounting points are used where possible to minimize visual impact. The proposed work is consistent with preservation criteria Section 5.3(b) for the Cotton Bowl; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.

Maker:	Montgomery				
Second:	Swann				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**5. 4310 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA212-359(LVO)

Laura Groves van Onna

1. That the request for a Certificate of Appropriateness to install new ramp be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 4.1, 4.2 and 4.7 for new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to install new fencing be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 2.9, 2.10, 2.11, 2.13, 2.14, and 2.15 for site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to install new signage and associated landscape be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 2.6 for site and site elements and 7.3 for signs; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to paint exterior trim and accent features be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Section 3.7 for structure – facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.

**6. 1008 GRIGSBY AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA212-358(LVO)  
Laura Groves van Onna

That the request for a Certificate of Appropriateness to replace existing shed structure be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 4.1, 4.2, 4.3, 4.4, and 4.7 for new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.

**7. 2621 SOUTH BLVD**

South Blvd/Park Row Historic District  
CD212-011(MGM)  
Murray G. Miller

That the request for a Certificate for Demolition/Removal of existing accessory structure be **approved**, with the finding that the proposed work meets the standards in City Code Sections 51A-4.501(h)(4)(D)(ii) and (iii).

**8. 2621 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA212-363(MGM)  
Murray G. Miller

That the request for a Certificate of Appropriateness to construct a new accessory structure in rear yard be **approved**, with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 5908 SWISS AVE**

Swiss Avenue Historic District  
CA212-350(LVO)  
Laura Groves van Onna

That the request for a Certificate of Appropriateness to change roofing material on accessory structure from wood to asphalt shingles be **approved** in accordance with drawings and specifications dated 6/6/22. The proposed work is consistent with preservation criteria Sections 51P-63.116(1)(A), (H), and (N) for accessory buildings, color, and roof forms; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.

**10. 5916 SWISS AVE (MOVED TO DISCUSSION)**

Swiss Avenue Historic District  
CA212-351(MGM)  
Murray Miller

Certificate of Appropriateness to reconstruct accessory structure.

Speakers:	For:	Noori Abdul-Ghani
	Against:	No Speakers

**Motion**



Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**13. 129 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA212-337(SB)  
Scott Bellen

1. That the request for a Certificate of Appropriateness to replace river stone gravel driveway with grey Tejas gravel driveway be **approved** in accordance with drawings and specifications dated 06/06/22. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(9) for sidewalks, driveways, and curbing and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.
2. That the request for a Certificate of Appropriateness to install white Austin stone landscaping bed edging on driveway border be **approved** in accordance with drawings and specifications dated 06/06/22. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b) 6 and 7 for landscaping materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

**14. 407 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA212-342(SB)  
Scott Bellen

1. That the request for a Certificate of Appropriateness to paint primary residence with Sherwin Williams, Body "Pewter Tankard" SW0023, Trim "Library Pewter" SW0038, and Accent "Roycroft Bronze Green" SW 2846 be **approved** per specifications dated 06/06/22. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a) 3 and 8; consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and consistent with the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to remove non-original shutters be **approved**. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.111(a) 3 and 17 related to architectural detail and shutters; consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and consistent with the Secretary of the Interior's Standards.

**DISCUSSION ITEMS**

**1. 6008 JUNIUS ST**

Junius Heights Historic District  
CA212-368(CVO)



Carlos van Onna

A Certificate of Appropriateness to replace secondary front door with fiber-cement siding.

Speakers: For: No Speakers  
Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to replace secondary front door with fiber-cement siding be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 4.1 for Protected facades and Section 5.1 for Historic doors and windows; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior’s Standards.

Maker:	Rothenberger				
Second:	Anderson				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**2. 5935 VICTOR ST**

Junius Heights Historic District

CA212-369(CVO)

Carlos van Onna

A Certificate of Appropriateness to construct a pergola in rear yard.

Speakers: For: No Speakers  
Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to construct a pergola in the rear yard be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 6.2 for Roofs, Section 8.3(d) for style, and Section 8.5 for compatibility with the existing historic structure; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior’s Standards.

Maker:	Rothenberger				
Second:	Sherman				
Results:	8/0				



6. That the request for a Certificate of Appropriateness to replace roofing material be **approved** in accordance with drawings and specifications dated 6/6/22 **with the condition** that the color of the roofing material will be Cobblestone Gray to most closely match the existing roofing material. The proposed work is consistent with preservation criteria Sections 3.16 and 3.17 for structure – roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards.

Maker:	Anderson				
Second:	Cummings				
Results:	7/0				
		Ayes:	-	7	Anderson, Cummings, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	7	Guest, Hinojosa, Livingston, Montgomery, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

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

**4. 2423 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA212-361(CVO)  
Carlos van Onna

A Certificate of Appropriateness to install a 19.2 kW roof-mounted solar system.

Speakers:	For:	No Speakers
	Against:	No Speakers

**Motion**

That the request for a Certificate of Appropriateness to install a 19.2 kW roof-mounted solar system be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 3(b) for compliance with the existing architectural patterns within the subdistrict; the standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Maker:	Rothenberger				
Second:	Sherman				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade,



51P-63.116(1)(N) of the Swiss Avenue preservation criteria; the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i); and the Secretary of the Interior’s Standards.

Maker:	Anderson				
Second:	Swann				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**7. 338 S FLEMING AVE**

Tenth Street Neighborhood Historic District  
CA212-367(MGM)  
Murray G. Miller

A Certificate of Appropriateness to construct a single-story primary structure.

Speakers:	For:	Paul Wieneskie Rand Shear
	Against:	No Speakers

**Motion**

That the request for a Certificate of Appropriateness to construct a new residence be **approved** subject to **the conditions** set out in the staff report, with the additional conditions:

- 1) water shedding and drainage be achieved without the use of gutters, which are not compatible with the historic district
- 2) that the foundation skirt be flared and sided with 1 1/2" siding or plain boards of a nominal dimension between 1" x 10" and 1" x 12" laid horizontally,
- 3) that the detailing decisions be made consistent with the simple Victorian era detailing of the eaves and soffits,
- 4) that in the landscape plan, the basswood, Italian stone pine, abelia and Panicum 'Prairie Flame' grass be replaced with appropriate native selections and
- 5) that no Bermuda grass be added to what is already present, and
- 6) that sunny areas be planted in buffalo grass (Bouteloua dactyloides) and/or blue grama (Bouteloua gracilis) and











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Maker:	Anderson				
Second:	Velvin				
Results:	6/2				
		Ayes:	-	6	Anderson, Cummings, Montgomery, Sherman, Swann, Velvin
		Against:	-	2	Offutt, Rothenberger,
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**Motion #2**

A motion was made to reconsider the motion.

Maker:	Anderson				
Second:	Swann				
Results:	7/1				
		Ayes:	-	7	Anderson, Cummings, Montgomery, Sherman, Swann, Rothenberger, Velvin
		Against:	-	1	Offutt
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**Motion #3**

1. That the request for a Certificate of Appropriateness to replace existing 6 ft wood fence with 6 ft cedar fence in the same location be **approved** in accordance with the specifications dated 06/06/2022 **with the condition** 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 with the finding that the proposed work will therefore be consistent with the Winnetka Heights preservation criteria Sections 51P-87.111(b)(2)(A), (B), (C)(ii), (D), and (G) for fences and the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.
2. That the request for a Certificate of Appropriateness to retain Oakridge Onyx Black composite shingle roof on primary structure be **approved**. The proposed work is consistent with the Winnetka Heights preservation criteria Sections 51P-87.111(a)(3), (8)(E), and (14)(B) and is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

Maker:	Anderson				
Second:	Swann				







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Natalie Breen  
Shellie Ross  
Tracie Klein

**Motion**

That Landmark Commission will table this case until the August Meeting.

Maker:	Montgomery				
Second:	Sherman				
Results:	7/1				
		Ayes:	-	7	Anderson, Cummings, Montgomery, Rothenberger, Sherman, Swann, Velvin
		Against:	-	1	Offutt
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – May 2, 2022

Maker:	Swann				
Second:	Velvin				
Results:	8/0				
		Ayes:	-	8	Anderson, Cummings, Montgomery, Offutt, Rothenberger, Sherman, Swann, Velvin
		Against:	-	0	
		Absent:	-	6	Guest, Hinojosa, Livingston, Renaud, Slade, Spellicy
		Vacancies:	-	2	Districts 3 and 11

**ADJOURNMENT**

Hearing was adjourned at 6:16p.m.

\_\_\_\_\_  
Evelyn Montgomery, Vice Chair

\_\_\_\_\_  
Date