

October 4, 2021



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on September 7, 2021 with a briefing at 9:39 a.m. and the Public Hearing at 1:03 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Angela Faz – Alt. Position 2	Cynthia Steiner, Dist. 15
Katherine Haskel – Chair – Dist. 3	Courtney Spellicy – Dist. 8
Rosemary Hinojosa, Dist. 6	Robert Swann – Dist. 4
Evelyn Montgomery – Vice Chair – Dist. 2	Alicia Quintans – Alt. Position 1
Larry Offutt – Dist. 5	Elaine Velvin, Alt. – Position 11
Louis Renaud – Dist. 9	Joanna Hampton – CPC Liaison
Diane Sherman – Dist. 1	

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  
Katy Slade – Dist. 13  
Robert Swann – Dist. 4

The following Commissioners were absent from the briefing:

Sam Childers, Dist. 11  
Katy Slade – Dist. 13  
Robert Swann – Dist. 4

The following Positions are vacant:

Districts 7, 10 and 14

The following Staff was present:

Trevor Brown  
Liz Casso  
Elaine Hill  
Murray Miller  
Melissa Parent

Marsha Prior  
Bertram Vandenberg

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 – September 7, 2021

**Motion was made to approve consent items, C1 – C12, C14 – C18 following staff recommendations.**

Maker:	Montgomery				
Second:	Renaud				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**Motion was made to approve Consent Item C13 following Staff Recommendations**

Maker:	Steiner				
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Second:	Sherman				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**Commissioner Montgomery did not hear or vote on this Item**

**Motion was made to re-order the Discussion Agenda and hear items, D1, D2, D4, D5 and D3.**

Maker:	Montgomery				
Second:	Renaud				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**CONSENT ITEMS**

**1. 322 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CE201-013(MLP)  
Melissa Parent

That the request for a Certificate of Eligibility and the expenditure of \$53,000 on rehabilitation of 322 S Edgefield within the next three years be approved.

**2. 4845 SWISS AVE Unit 302**

Swiss Avenue Historic District  
CE201-014(MLP)  
Melissa Parent

That the request for a Certificate of Eligibility and the expenditure of \$60,000 on rehabilitation of 4845 Swiss Ave, Unit 302 within three years prior to the issuance of the Certificate of Eligibility be approved.

**3. 5411 WORTH ST**

Swiss Avenue Historic District

CE201-015(MLP)

Melissa Parent

That the request for a Certificate of Eligibility and expenditure of \$67,000 on rehabilitation of 5411 Worth St prior to the issuance of the Certificate of Eligibility be approved.

**4. 4722 GASTON AVE**

Peak Suburban Historic District

CA201-016(MLP)

Melissa Parent

That the request for a Certificate of Eligibility and expenditure of \$302,000 on rehabilitation of 4722 Gaston prior to the issuance of the Certificate of Eligibility be approved.

**5. 1601 ABRAMS RD**

Junius Heights Historic District

CA201-660(JKA)

Trevor Brown

That the request for a Certificate of Appropriateness to install metal handrails on the side front entry steps be approved in accordance with the drawing dated 10/4/21.

**6. 5727 VICTOR ST**

Junius Heights Historic District

CA201-661(JKA)

Trevor Brown

That the request for a Certificate of Appropriateness to construct a rear addition be approved in accordance with the drawings dated 10/4/21.

**7. 5406 WORTH ST**

Junius Heights Historic District

CA201-664(JKA)

Trevor Brown

1. That the request for a Certificate of Appropriateness to construct an addition be approved in accordance with the drawings dated 10/4/21 with conditions that trim and other details match the original structure.
2. That the request for a Certificate of Appropriateness to remove a non-historic carport be approved in accordance with the drawings dated 10/4/21.
3. That the request for a Certificate of Appropriateness to install an 8' high wood fence and 6' high metal gate in the side and rear yards be approved in accordance with the drawings dated 10/4/21.

**8. 5018 TREMONT ST**

Munger Place Historic District

CA201-645(MLP)

Melissa Parent

That the request for a Certificate of Appropriateness to replace wood steps on front porch with new concrete steps be approved in accordance with photos dated 10/4/2021.

**9. 5212 TREMONT ST**

Munger Place Historic District

CA201-646(MLP)

Melissa Parent

That the request for a Certificate of Appropriateness to construct new rear accessory structure be approved in accordance with photos dated 10/4/2021.

**10. 5212 TREMONT ST**

Munger Place Historic District

CD201-021(MLP)

Melissa Parent

That the request for a Certificate for Demolition to demolish a rear accessory structure under the standard, "replace with more appropriate or compatible structure" – be approved.

**11. 5120 WORTH ST**

Munger Place Historic District

CA201-648(MLP)

Melissa Parent

1. That the request for a Certificate of Appropriateness to replace three windows and one door with new sliding glass door unit on rear facade of main structure and fill balance of opening with #117 siding to match existing be approved in accordance with drawings and specifications dated 10/4/2021.
2. That the request for a Certificate of Appropriateness to replace and resize four new windows on side facade of main structure and infill balance of opening with #117 siding to match existing be approved in accordance with drawings and specifications dated 10/4/2021.

**12. 920 MORELAND AVE**

Peak's Suburban Addition Neighborhood Historic District

CA201-640(MP)

Marsha Prior

That the request for a Certificate of Appropriateness to install a shed in the rear yard and paint the shed Sherwin Williams, SW 2822 "Downing Sand" be approved in accordance with the site plan and specifications dated 10/04/2021.

**13. 4602 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District

CA201-107(MP)

Marsha Prior

That the request for a Certificate of Appropriateness to construct a two-story single-family house and detached accessory structure be approved subject to:

1. the roof pitch over the single-story bay on the left elevation being increased to 4:12.
2. the fenestration pattern of the bay be compatible with the bay on the right elevation, so that siding does not appear between the windows.
3. the upper level gable paired windows being centered on the gable.
4. the window sill detail being revised to be more reflective of the traditional character of window sill details in the area.
5. the windows on the right elevation of the proposed garage depicted on drawing 10 be made consistent with the right elevation depicted on drawing 03.

6. The design being “compatible” yet sufficiently “distinct” from the period design so that it is not confused with historic homes in the district, consistent with Section 4.7 of the preservation criteria and the Secretary of the Interior’s Standards for the Treatment of Historic Properties; and any adjustments to the drawings be resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.

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

**14. 6119 BRYAN PKWY**

Swiss Avenue Historic District

CA201-647(MLP)

Melissa Parent

1. That the request for a Certificate of Appropriateness to Replace garage door on rear accessory structure be approved in accordance with drawings and specifications dated 10/4/2021.
2. That the request for a Certificate of Appropriateness to install new dovecote on rear accessory structure be approved in accordance with drawings and specifications dated 10/4/2021.
3. That the request for a Certificate of Appropriateness to install a new awning on the rear accessory structure be approved drawings and specifications dated 10/4/2021.

**15. 208 N MARKET ST**

West End Historic District

CA201-659(LC)

Liz Casso

That the request for a Certificate of Appropriateness to install a flat attached sign on the West elevation be approved in accordance with drawings dated 10/4/21.

**16. 1701 N MARKET ST**

West End Historic District

CA201-658(LC)

Liz Casso

That the request for a Certificate of Appropriateness to remove four window openings and one door opening from two penthouses at the south elevation of Building A be approved in accordance with drawings dated 10/4/21.

**17. 113 S CLINTON AVE**

Winnetka Heights Historic District

CA201-642(MLP)

Melissa Parent

That the request for a Certificate of Appropriateness to install landscaping in the front yard be approved in accordance with drawings and specifications dated 10/4/2021.

**18. 202 S WINNETKA AVE**

Winnetka Heights Historic District

CA201-536(MLP)

Melissa Parent

That the request for a Certificate of Appropriateness to construct an addition on the rear of the main structure be approved in accordance with drawings and specifications dated 10/4/2021.

**DISCUSSION ITEMS**

**1. 714 N BEACON ST**

Junius Heights Historic District  
CA201-662(JKA)  
Trevor Brown

A Certificate of Appropriateness to:

1. Relocate window on side to front elevation.
2. Install wood window on side elevation.
3. Install wood railing on front elevation.
4. Install wood window in front gable.

Speakers:	For:	Jim Anderson
	Against:	No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to relocate a side elevation window to the front elevation be approved in accordance with the drawing dated 10/4/21.
2. That the request for a Certificate of Appropriateness to install a wood window on the side elevation be approved in accordance with the specification dated 10/4/21.
3. That the request for a Certificate of Appropriateness to install a wood railing on the front elevation be approved subject to the balusters being a minimum of four inches wide with an overhanging handrail that ties in beneath the cast concrete caps similar to the house at 719 Huntley Street and that the drawing dated 10/4/21 be revised accordingly and resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.
4. That the request for a Certificate of Appropriateness to install a wood window in the front gable be approved subject to the new window having divided lights to match the width of glazing configuration (number across and size of glazing) of the upper sash of the front façade windows and that the drawing dated 10/4/21 be revised accordingly and resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.

Maker:	Sherman				
Second:	Renaud				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7, 10 and 14

**2. 5526 TREMONT ST**

Junius Heights Historic District

CA201-663(JKA)

Trevor Brown

CA201-610(JKA)

Jennifer Anderson

A Certificate of Appropriateness to:

1. Install wood window on side elevation.
2. Install wood window on rear elevation.
3. Install skylight.

Speakers: For: Johnny Windley

Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to install a wood window on the side elevation be denied without prejudice.
2. That the request for a Certificate of Appropriateness to install a wood window on the rear elevation be approved in accordance with the drawing dated 10/4/21.
3. That the request for a Certificate of Appropriateness to install a skylight on the east roof slope be denied without prejudice.

Maker:	Sherman				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**3. 4905 SWISS AVE**

Swiss Avenue Historic District

CA201-644(MLP)

Melissa Parent

A Certificate of Appropriateness to replace the slate roof shingles on the main structure with asphalt shingles.

Speakers: For: No Speakers

Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to replace the slate roof shingles on the main structure with asphalt shingles be denied without prejudice.



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Maker:	Renaud				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**4. 2807 TANNER ST**

Wheatley Place Historic District  
CA201-639(MP)  
Marsha Prior

A Certificate of Appropriateness to:

1. Replace front door with wood Craftsman-style door and paint it Sherwin Williams, SW 0030 "Colonial Yellow."
2. Paint wood siding and brick porch columns Sherwin Williams, SW 2832 "Colonial Revival Gray."

Speakers:                      For:                      No Speakers

   Against:                      No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to replace the front door with wood Craftsman-style door and paint it Sherwin Williams, SW 0030 "Colonial Yellow." be approved in accordance with the door illustration and specifications dated 10/4/21.
2. That the request for a Certificate of Appropriateness to paint the wood siding and brick porch columns Sherwin Williams, SW 2832 "Colonial Revival Gray" is approved with the condition that no brick is to be painted at all.

Maker:	Renaud				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14



**Motion**

Approval of Task Force members approve with the condition, all Task Force applications must be completed in its entirety within 10 days, are no approval will be granted. Task Force members for CBD/Individual, /West End, Fair Park, Peak’s Suburban/Edison La Vista, South Blvd/Park Row, State-Thomas/Wilson Block, Swiss/Munger Street, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff.

Maker:	Velvin				
Second:	Steiner				
Results:	11/0				
		Ayes:	-	11	Faz, Haskel, Hinojosa, Montgomery, Offutt, Quintans, Renaud, Sherman, Spellicy, Steiner, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

Approval of the Junius Heights Task Force members as proposed by staff.

Maker:	Spellicy				
Second:	Montgomery				
Results:	6/5				
		Ayes:	-	6	Faz, Haskel, Renaud, Spellicy, Steiner, Velvin
		Against:	-	5	Hinojosa, Montgomery, Offutt, Quintans, Sherman,
		Absent:	-	3	Childers, Slade, Swann,
		Vacancies:	-	3	District 7,10 and 14

**ADJOURNMENT**

Hearing was adjourned at 2:45p.m.

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

\_\_\_\_\_  
Date