

January 4, 2021



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on January 4, 2021 with a briefing at 11:05 a.m. and the Public Hearing at 1:02 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers	Diane Sherman
Katherine Haskel – Chair	Katy Slade
Rosemary Hinojosa	Courtney Spellicy
Elizabeth Mast	Cynthia Steiner
Evelyn Montgomery – Vice Chair	Edward Stone
Christopher Poteet	Robert Swann
Louis Renaud	Elaine Velvin
Leigh Richter	

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:

District 5 and District 7

The following Staff was present:

Jennifer Anderson	Marsha Prior
Liz Casso	Bert Vandenberg
Elaine Hill	
Murray G. Miller	
Melissa Parent	

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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 – December 7, 2020.

Motion was made to approve consent items following staff recommendations: C1, C2, C3, C5 - C9 and approve item C7 with a requirement that the site plan be corrected to read carport and not workshop.

Maker:	Montgomery				
Second:	Sherman				
Results:	14/1				
		Ayes:	-	14	Childers, Haskel, Hinojosa, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	1	Mast
		Absent:	-	0	
		Vacancies:	-	2	District 5, District 7

Motion was made to approve consent item C4 following staff recommendations.

Maker:	Montgomery				
Second:	Velvin				
Results:	14/0				
		Ayes:	-	14	Childers, Haskel, Hinojosa, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Mast
		Vacancies:	-	2	District 5, District 7

Commissioner Mast recused herself and did not hear or vote on this case.

Motion was made to rearrange the order of the agenda to hear D2 and D1.

Maker:	Montgomery				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 5, District 7

CONSENT ITEMS

1. 1321 COMMERCE ST

Adolphus Historic District
CA201-135(LC)
Liz Casso

Modify storefront window on south elevation - Approve the request and drawings dated 1/4/21 for a Certificate of Appropriateness to modify storefront window on the south elevation with the finding that the proposed work is generally consistent with the criteria for fenestration and openings in the preservation criteria Section 3 and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. 700 N MARSALIS AVE

Lake Cliff Historic District
CA201-127(MLP)
Melissa Parent

Replace existing non-historic rear addition with new addition – Approve - Approve drawings dated 1/4/2021 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 9.4, 9.5, 9.6, and 9.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. 2614 PARK ROW AVE

South Blvd/Park Row Historic District
CA201-093(MP)
Marsha Prior

1. Construct a one-story accessory structure – Approve – Approve drawings and specifications dated 1/4/2021 with the finding the work is consistent with preservation criteria Section 3(b)(1) for height and 3(b)(6)(B) for material and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct a driveway in rear – Approve with conditions – Approve site plan dated 1/4/2021 with the condition that driveway be brush finish concrete with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. 5731 SWISS AVE

Swiss Avenue Historic District
CA201-153(MLP)
Melissa Parent

Remove existing non-historic addition and construct new rear addition - Approve - Approve drawings dated 1/4/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Commissioner Mast recused herself and did not hear or vote on this case.

5. 300 N HOUSTON ST

West End Historic District
CA201-134(LC)
Liz Casso

Install three wall mounted frames on west elevation - Approve the request and drawings dated 1/4/21 for a Certificate of Appropriateness to install three wall mounted frames on the west elevation with the finding that the proposed work is generally consistent with the criteria for facade materials in the preservation criteria Section 5.2 and that it meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

6. 306 S EDGEFIELD AVE

Winnetka Heights Historic District
CA201-129(MLP)
Melissa Parent

Install new landscaping in front yard - Work completed without Certificate of Appropriateness – Approve - Approve site plan dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7. 406 S MONTCLAIR AVE

Winnetka Heights Historic District
CA201-137(MLP)
Melissa Parent

Construct carport in rear yard – Approve - Approve drawings and specifications dated 1/4/2021 with the condition an updated site plan that states carport not workshop be provided with finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

8. 104 S WINDOMERE AVE

Winnetka Heights Historic District
CA201-130(MLP)
Melissa Parent

1. Replace existing wood and plywood siding with new brick to match existing on rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove three door openings on west elevation of rear accessory structure – Approve - Approve drawings and specifications dated 1/4/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. 4935 VICTOR ST

Munger Place Historic District
CA201-131(MLP)
Melissa Parent

Replace 100 percent of wood siding on rear accessory structure with Hardie Board siding.

Speakers: For: Dikran Tosbath

Against: No one

Motion

Replace 100 percent of wood siding on rear accessory structure with Hardie Board siding – Approve with the condition that the hardy is not used and that 117-novelty siding be used in its place and that the bottom two courses allowed to be hardy board.

AMENDED MOTION

Replace 100 percent of wood siding on rear accessory structure with Hardie Board siding – Approve the proposed work with the condition that the applicant proceed with either 117-novelty siding with the bottom two courses allowed to be hardy board or wood board-and-batten siding with the addition of a water table no higher than 2ft from the ground with hardy board at the lower portion below the water table be used in its place.

Maker:	Sherman				
Second:	Renaud				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 5, District 7

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – December 7, 2020

Maker:	Swann				
Second:	Steiner				
Results:	15/0				

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		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 5, District 7

Motion

Approval of 2019-2020 Annual Report subject to the following changes:

- 1) Add under the subtitle "The Vision for Historic Preservation: Work has begun on a Vision which the Commission and staff will continue to develop over the next year, review by the task force appointed for this purpose
- 2) Add in the appropriate place: "A code officer dedicated to compliance enforcement on historic properties was eliminated from the historic preservation staff."

Maker:	Steiner				
Second:	Childers				
Results:	15/0				
		Ayes:	-	15	Childers, Haskel, Hinojosa, Mast, Montgomery, Poteet, Renaud, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	2	District 5, District 7

ADJOURNMENT

Hearing was adjourned at 1:50P.M.

Katherine Haskel, Chair

Date