

**May 3, 2021**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on May 3, 2021 with a briefing at 10:05 a.m. and the Public Hearing at 1:06 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers – Dist. 11	Diane Sherman – Dist. 1
Rosemary Hinojosa – Dist. 6	Courtney Spellicy – Dist. 8
Elizabeth Mast – Dist. 14	Cynthia Steiner – Dist. 15
Evelyn Montgomery – Vice Chair – Dist. 2	Edward Stone, Alt. - Dist. 2
Alicia Quintans, Alt. – Dist. 1	Robert Swann - 4
Louis Renaud – Dist. 9	Elaine Velvin, Alt. – Dist. 11
Leigh Richter – Dist. 12	

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**

Katherine Haskel – Chair  
Katy Slade

The following Commissioners were absent from the briefing:

Katherine Haskel – Chair – Dist. 3  
Katy Slade – Dist. 13

The following Positions are vacant:

Districts 5, 7 and 10

The following Staff was present:

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

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 5, 2021

**Motion was made to elect Commissioner Childers to serve as the Vice Chair for the meeting.**

Maker:	Montgomery				
Second:	Steiner				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	District 5, 7 and 10

**Motion was made to approve consent items C1 – C3, C5 – 10, C12 and C13 following staff recommendations.**

Maker:	Childers				
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Landmark Commission Minutes  
Monday, May 3, 2021

Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	District 5, 7 and 10

**Motion was made to approve consent items C4 following staff recommendations.**

Maker:	Childers				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	District 5, 7 and 10

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

**Motion was made to approve consent items C11 following staff recommendations.**

Maker:	Childers				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	District 5, 7 and 10

**Office of Historic Preservation Staff member Liz Casso recused herself and did not hear this case.**

**Motion was made to rearrange the Discussion agenda and hear C14, D1 – D7, D9 – D11, D8, and the rest to be heard in their natural order.**

Maker:	Childers				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Haskel, Hinojosa, Mast, Montgomery, Richter, Sherman, Slade, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Renaud
		Vacancies:	-	3	Districts 5, 7 and 10

**CONSENT ITEMS**

**1. 5534 SEARS ST, H/134**

Adams-Gullet Duplex  
CE201-003(MLP)  
Melissa Parent

Approval of the Certificate of Eligibility and approval of an estimated \$29,261 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 231 W Jefferson ST, H/112**

Texas Theater  
CE201-004(MLP)  
Melissa Parent

Approval of the Certificate of Eligibility and approval of an estimated \$1,700,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 6116 REIGER AVE**

J.L. Long Middle School  
CA201-318(LC)  
Liz Casso

Install new hardscaping at northeast side of building - Approve the request and drawings dated 5/3/21 with the finding that although the proposed work does not comply with preservation criteria Section 3.3 that states that sidewalks must be constructed out of brush finish concrete, its meets the criteria for LMC approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**4. 100 S GLASGOW DR**

Woodrow Wilson High School  
CA201-314(LC)  
Liz Casso

Construct metal shade structure at entrance on southeast elevation - Approve the request and drawings dated 5/3/21 with the finding the proposed work is consistent with preservation criteria

Section 4.1 for new construction and additions, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**5. 3311 ELM ST**

Continental Gin Historic District  
CA201-315(LC)  
Liz Casso

Paint a mural by Shepard Fairey on the water tower - Approve the request and drawings dated 5/3/21 with the finding the proposed work is consistent with the criteria for color in preservation criteria Section 7, for the water tower in preservation criteria Section 13, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i)..

**6. 909 1ST AVE**

Fair Park Historic District  
CA201-339(JKA)  
Jennifer Anderson

Install marquee above Music Hall entrance – Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**7. 3939 GRAND AVE**

Fair Park Historic District  
CA201-343(JKA)  
Jennifer Anderson

Install ADA directional signage in front of the Hall of State - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 4939 TREMONT ST**

Munger Place Historic District  
CA201-226(MLP)  
Melissa Parent

1. Construct new porch in rear of main structure – Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new two-story rear accessory structure – Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new landscaping in rear yard – Approve site plan and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct new 8'-0" wood fence in corner side yard - Approve specifications dated 5/3/2021 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(2)(B)(iii)(cc) that states “A fence in a corner side yard may not be directly in front of the corner side facade.” it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-

4.501(g)(6)(B), because while the proposed work is appropriate and compatible with the structure and district.

**9. 4939 TREMONT ST**

Munger Place Historic District  
CD201-011(MLP)  
Melissa Parent

Demolish rear accessory structure under the "imminent threat to public health/safety" standard - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**10. 5006 JUNIUS ST**

Munger Place Historic District  
CA201-319(MLP)  
Melissa Parent

Construct new rear accessory structure - Approve drawings and specifications dated 5/3/2021 with the finding that the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 4724 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA201-317(MP)  
Marsha Prior

Construct carport in rear yard - Approve plans, drawings, and specifications dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**12. 2635 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA201-313(MP)  
Marsha Prior

1. Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White"-- Approve drawings dated 5/3/2021 with the condition that the doorway leading to second floor balcony is sealed off to disallow access to the balcony with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend existing second-floor of accessory structure to match entire length and width of first floor -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add third garage door opening on southeast side of accessory structure – Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace two existing garage door openings on accessory structure -- Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Replace existing aluminum windows on accessory structure with wood one-over-one windows -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Repair and replace, as needed, the existing siding with wood siding to match -- Approve drawings dated 5/3/2021 with the condition that replacement wood is a match in dimensions, profile, and material as original with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**13. 5620 SWISS AVE**

Swiss Avenue Historic District  
CA201-321(MLP)  
Melissa Parent

Install new landscaping in rear yard - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**14. 100 N MOORE ST (MOVED TO DISCUSSION)**

Tenth Street Neighborhood Historic District  
CA201-327(MP)  
Marsha Prior

Reconstruct 10th Street including modifications to street width, curbs and sidewalks.

Speakers:	For:	Bogumil Nosek Brandon Tanksley Kassem Elkhilil Gbenro Oyekanmi
	Against:	Larry Johnson

**Motion**

Reconstruct 10th Street including modifications to street width, curbs and sidewalks - Deny without prejudice – The proposed work does not meet the standards in City Code 51A-4.501(g)(6)(c)(ii) and would have an adverse effect on the historic overlay.

Maker:	Spellicy				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**Commissioner Swann recused himself and did not hear or vote on this case.**

**DISCUSSION ITEMS**

**1. 5527 WORTH ST**

Junius Heights Historic District  
CA201-344(JKA)  
Jennifer Anderson

1. Construct horizontal addition.
2. Construct vertical addition and dormers on west and east elevations.
3. Install two wood windows on west elevation.

Speakers:	For:	Leslie Nepveux Jennifer Szklarski
	Against:	No Speaker

**Motion**

1. Construct horizontal addition - Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
3. Install two wood windows on west elevation - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 5.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). *NOTE: The case report that was previously sent to the Commissioners, reflect the correct language for this item which states “Install two wood windows on west elevation - Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not compatible with preservation criteria 5.3 and because the proposed work would have an adverse impact on the structure.” With the finding of fact also that the porch is not included in the determination of the 50% mark.*

Maker:	Sherman				
Second:	Velvin				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Haskel, Slade,
		Vacancies:	-	3	Districts 5, 7 and 10

**2. 5919 VICTOR ST**

Junius Heights Historic District  
CA201-345(JKA)



Landmark Commission Minutes  
Monday, May 3, 2021

Jennifer Anderson

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness.

Speakers: For: Preston Rose

Against: No Speaker

**Motion**

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness - Deny without Prejudice because the partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district and the applicant did not meet the burden of proof required to justify the work.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness - Deny without Prejudice because the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness - Approve specifications dated 5-3-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Sherman				
Second:	Childers				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Haskel, Slade,
		Vacancies:	-	3	Districts 5, 7 and 10

**3. 237 E 6TH ST**

Lake Cliff Historic District  
CA201-322(MLP)  
Melissa Parent

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights."
2. Install new wood front door on main structure.

Speakers: For: Emily Simonds

Will Simonds

Against: No Speaker

**Motion**

1. Install new wood railing on front porch of main structure. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
2. Install new wood front door on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for fenestration and openings in Section 5.3 that states “Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic.”

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**4. 4317 GASTON AVE**

Peak’s Suburban Addition Neighborhood Historic District  
CA201-330(MP)

Marsha Prior

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White."

Speakers: For: Chloe Reihani

Against: No Speaker

**Motion**

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White" – Approve - Painting of brick on sides and rear facades with customized paint to match buff colored brick. Orange brick on sides to remain unpainted. Front facade to remain unpainted. Any voids on side that were orange brick to be replaced with matching orange brick.

Maker:	Hinojosa				
Second:	Steiner				

Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**5. 514 N PRAIRIE AVE**

Peak's Suburban Addition Neighborhood Historic District

CA201-311(MP)

Marsha Prior

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

Speakers: For: Richard Sullivan

Against: No Speaker

**Motion**

Install wrought iron gate and return fence – Approve fence as drawn in location noted because it doesn't hide architectural features; though location of fence is not allowed per ordinance it does meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Stone				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**6. 518 N PRAIRIE AVE**

Junius Heights Historic District

CA201-312(MP)

Marsha Prior

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

Speakers: For: Richard Sullivan

Against: No Speaker

**Motion**

Install wrought iron gate and return fence – Approve fence as drawn in location noted because it doesn't hide architectural features; though location of fence is not allowed per ordinance, it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Stone				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**7. 3037 WARREN AVE**

Wheatley Place Historic District  
CA201-328(MP)  
Marsha Prior

Install six-over-six vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.

Speakers: For: Scottie Smith  
Against: Barbara Wheeler

**Motion**

Install six-over-six vinyl windows on side and rear elevations – Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that new construction must have appropriate materials.

Maker:	Sherman				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**8. 108 S ROSEMONT AVE**

Winnetka Heights Historic District  
CD201-015(MLP)  
Melissa Parent

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance."

Speakers: For: No Speaker  
Against: No Speaker

**Motion**

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance" - Approve photos dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Hinojosa				
Second:	Stone				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**9. 425 N ROSEMONT AVE**

Winnetka Heights Historic District  
CA201-320(MLP)  
Melissa Parent

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
2. Install new landscaping.

Speakers: For: No Speaker  
Against: No Speaker

**Motion**

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
2. Install new landscaping – Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Maker:	Childers				
Second:	Swann				
Results:	12/1				
		Ayes:	-	12	Childers, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	1	Hinojosa
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

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

**10. 314 S WINNETKA AVE**

Winnetka Heights Historic District  
CA201-323(MLP)  
Melissa Parent

1. Install new landscaping in front yard.
2. Replace existing concrete walkway with new brick walkway in front yard.

Speakers: For: Joy Storm  
John Gomez

Against: No Speaker

**Motion**

1. Install new landscaping in front yard - Approve site plan and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing concrete walkway with new brick walkway in front yard – Approve the removal of the parallel concrete pathways on either side of the walkup near the front porch replace the existing front walkup and waterfall steps with poured brushed concrete in the same configuration as the existing.

Maker:	Sherman				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**11. 401 N WINNETKA AVE**

Winnetka Heights Historic District  
CA201-326(MLP)  
Melissa Parent

1. Move front facade wall of rear accessory structure 3'-0 towards rear property line. "
2. Alter roofline of rear accessory structure.
3. Replace two existing garage doors with one new garage door to fill opening.
4. Install new wood railing on rear accessory structure and paint White.
5. Replace one window on side facade of rear accessory structure with new French door.
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors.

Speakers: For: Mathieu Joncas  
Amanda Joncas

Against: No Speaker

**Motion**

1. Move front facade wall of rear accessory structure 3' - 0" towards rear property line. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Alter roofline of rear accessory structure – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
3. Replace two existing garage doors with one new garage door to fill opening - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install new wood railing on rear accessory structure and paint White - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
5. Replace one window on side facade of rear accessory structure with new French door - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Childers			
Second:	Velvin			
Results:	12/1			

Landmark Commission Minutes  
Monday, May 3, 2021

		Ayes:	-	12	Childers, Hinojosa, Mast, Montgomery, Quintans, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	1	Renaud
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – April 5, 2021

Maker:	Swann				
Second:	Sherman				
Results:	13/0				
		Ayes:	-	13	Childers, Hinojosa, Mast, Montgomery, Quintans, Renaud, Richter, Sherman, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Haskel, Slade
		Vacancies:	-	3	Districts 5, 7 and 10

**Ad-Hoc Committee meeting update**

Commissioner Steiner, Chair, Ad-Hoc Committee – Announced that Preservation Dallas will host a community meeting on May 25, 2021 at 6p and that email was sent to the Commission with details on how to attend that meeting. Commissioner Steiner also, stated that the email has information regarding the last Ad-Hoc Committee meeting.

**ADJOURNMENT**

Hearing was adjourned at 4:53P.M.

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Katherine Haskel, Chair

\_\_\_\_\_  
Date