

August 2, 2021



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on August 2, 2021 with a briefing at 9:35 a.m. and the Public Hearing at 1:00 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Katherine Haskel – Chair – Dist. 3	Courtney Spellicy – Dist. 8
Evelyn Montgomery – Vice Chair – Dist. 2	Cynthia Steiner – Dist. 15
Louis Renaud – Dist. 9	Edward Stone – Alt. – Dist. 2
Leigh Richter – Dist. 12	Robert Swann – Dist. 4
Katy Slade – Dist. 13	Elaine Velvin, Alt. – Dist. 11

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:

Diane Sherman – Dist. 1
Rosemary Hinojosa – Dist. 6
Sam Childers – Dist. 11

The following Commissioners were absent from the briefing:

Diane Sherman – Dist. 1
Rosemary Hinojosa – Dist. 6
Sam Childers – Dist. 11

The following Positions are vacant:

Districts 5, 7, 10 and 14

The following Staff was present:

Jennifer Anderson
 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 – July 6, 2021

Motion was made to approve consent items C1 - C6, C8, C9 and C10 following staff recommendations.

Maker:	Montgomery				
Second:	Swann				
Results:	10/0				
		Ayes:	-	10	Haskel, Slade, Montgomery, Renaud, Richter, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Hinojosa, Sherman
		Vacancies:	-	4	District 5, 7, 10 and 14

Motion was made to approve consent item C7 following staff recommendations.

Maker:	Steiner				
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Second:	Spellicy				
Results:	9/0				
		Ayes:	-	9	Haskel, Slade, Renaud, Richter, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	4	Childers, Hinojosa, Sherman, Montgomery
		Vacancies:	-	4	District 5, 7, 10 and 14

Commissioner Montgomery did not hear or vote on this item.

Discussion Agenda - No motion was needed as agenda was heard in its natural order.

CONSENT ITEMS

1. 4802 GASTON AVENUE

Peak's Suburban Addition
CE201-006(MLP)
Melissa Parent

Approval of the Certificate of Eligibility for a tax exemption on 100 percent of land and improvement for a period of ten years.

2. 3301 ELM STREET

Continental Gin
CE201-007(MLP)
Melissa Parent

Approval of the Certificate of Eligibility and approval of \$43,500 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 2517 PARK ROW AVENUE

South Blvd/Park Row
CE201-008(MLP)
Melissa Parent

Approval of the Certificate of Eligibility on 100 percent of land and improvements for a period of ten years.

4. 507 S HARWOOD ST

Harwood Historic District
CA201-539(LC)
Liz Casso

1. Install a monument sign at east/front elevation - Approve drawings and specifications dated 8/2/21 with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Approve material, size, installation method and locations for temporary/changing AlumiGraphics signage - Approve drawings and specifications dated 8/2/21 with the finding

the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. 5418 JUNIUS ST

Junius Heights Historic District
CA201-543(JKA)
Jennifer Anderson

Construct pergola in rear yard - Approve site plan and drawings dated 8/2/21 with the finding that although the proposed work does not comply with Section 9.3 that states that accessory structures must be at least 8'-0" from the main structure, 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 the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

6. 5919 VICTOR ST

Junius Heights Historic District
CA201-545(JKA)
Jennifer Anderson

Replace wood windows with vinyl windows in rear 50 percent of structure – Approve specifications dated 8/2/21 with condition that only windows in the rear 50 percent of the structure are replaced with vinyl windows with the finding that the work is compatible with the historic overlay district. The front two rows of windows on the right-side façade and the front façade windows are not included in this approval.

7. 4603 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-548(MP)
Marsha Prior

Remove Bradford Pear tree in front along Moreland Avenue - Approve images dated 8/2/21 with the finding the proposed work is consistent with preservation criteria Section 2.8 for site and site elements, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

8. 5707 SWISS AVE

Swiss Avenue Historic District
CA201-540(MLP)
Melissa Parent

Install new landscaping in front yard - Approve drawings and specifications dated 8/2/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 425 N ROSEMONT AVE

Winnetka Heights Historic District
CA201-538(MLP)
Melissa Parent

1. Install new landscaping in front yard - Approve drawings and specifications dated 8/2/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- Construct 8'-0" wood fence in side and rear yards. Work initiated without Certificate of Appropriateness - Approve drawings and specifications dated 8/2/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

10. 225 S WINDOMERE AVE

Winnetka Heights Historic District
CA201-541(MLP)
Melissa Parent

Approve replacing deteriorated siding on main structure with Hardie Board acknowledging that 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 facade materials in Section 51P-87.111(a)(10)(C) that states "Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material but may be used in roof gables and on columns and foundation skirts in a matter that is typical of the style and period of the main building."

DISCUSSION ITEMS

1. 700 DUMAS ST

Junius Heights Historic District
CA201-542(JKA)
Jennifer Anderson
Install 7' fence in corner side yard.

Speakers: For: John Hampton
Against: No Speakers

Motion

Construct main and accessory structure – Approve 7-foot fence in compliance with the submitted site plan dated 8-2-21.

Maker:	Steiner				
Second:	Swann				
Results:	10/0				
		Ayes:	-	10	Haskel, Slade, Montgomery, Renaud, Richter, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Hinojosa, Sherman
		Vacancies:	-	4	District 5, 7, 10 and 14

2. 704 GLENDALE ST

Junius Heights Historic District
CA201-546(JKA)
Jennifer Anderson

1. Install 6' steel fence in side yard.
2. Construct accessory structure.

Speakers: For: Leslie Nepveux
Ella Ewart Pierce

Against: No Speakers

Motion

1. Install 6' steel fence in side yard – Approve site plan and drawing dated 8/2/21 with the finding that the p Install 6' steel fence proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct accessory structure – Approve drawings dated 8/2/21 with the finding that the work is consistent with preservation criteria Section 9.1 to 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker:	Renaud				
Second:	Velvin				
Results:	10/0				
		Ayes:	-	10	Haskel, Slade, Montgomery, Renaud, Richter, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Childers, Hinojosa, Sherman
		Vacancies:	-	4	District 5, 7, 10 and 14

3. 300 S CLINTON AVE

Winnetka Heights Historic District
CA201-499(MLP)
Melissa Parent

1. Replace concrete sidewalk and waterfall steps. Work completed without Certificate of Appropriateness.
2. Remove foundation skirting on front porch. Work completed without Certificate of Appropriateness.
3. Install new railing and steps on front porch. Work completed without Certificate of Appropriateness.

Speakers: For: No Speakers

Against: No Speakers

Motion

1. Replace concrete sidewalk and waterfall steps. Work completed without Certificate of Appropriateness - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an

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Results:	8/2				
		Ayes:	-	8	Haskel, Slade, Montgomery, Renaud, Spellicy, Steiner, Stone, Velvin
		Against:	-	2	Richter, Swann
		Absent:	-	3	Childers, Hinojosa, Sherman
		Vacancies:	-	4	District 5, 7, 10 and 14

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – July 2, 2021

Maker:	Swann				
Second:	Velvin				
Results:	10/0				
		Ayes:	-	10	Haskel, Slade, Montgomery, Renaud, Richter, Spellicy, Steiner, Stone, Swann, Velvin
		Against:	-	0	
		Absent:	-	4	Childers, Hinojosa, Sherman
		Vacancies:	-	3	District 5, 7, 10 and 14

ADJOURNMENT

Hearing was adjourned at 2:06P.M.

Katherine Haskel, Chair

Date