

**November 1, 2021**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on November 1, 2021 with a briefing at 10:11 a.m. and the Public Hearing at 1:03 p.m. online with WebEx.

The following Commissioners were present for the meeting:

Sam Childers – Dist. 11	Diane Sherman – Dist. 1
Jeff Cummings – Alt. Position 3	Katy Slade – Dist. 13
Katherine Haskel – Chair – Dist. 3	Robert Swann – Dist. 4
Rosemary Hinojosa, Dist. 6	Elaine Velvin, Dist. 15
Evelyn Montgomery – Vice Chair – Dist. 2	Joanna Hampton – CPC Liaison
Larry Offutt – Dist. 5	
Louis Renaud – Dist. 9	

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:  
Courtney Spellicy – Dist. 8

The following Commissioners were absent from the briefing:  
Courtney Spellicy – Dist. 8

The following Positions are vacant:

Districts 7, 10, 12 and 14

The following Staff was present:

Trevor Brown	Bertram Vandenberg
Liz Casso	
Elaine Hill	
Murray Miller	
Melissa Parent	

Landmark Commission Minutes  
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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 – October 4, 2021

**Motion was made to move consent items C7 and C8 to the Discussion Agenda.**

Maker:	Montgomery				
Second:	Swann				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**Motion was made to approve Consent items, C1 – C6, and C9 – C11 following staff recommendations.**

Maker:	Montgomery				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**Motion was made to re-order the Discussion Agenda and hear items, C7, C8, D6, D2, D3, D4, D1, and D5.**

Maker:	Montgomery				
Second:	Childers				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**CONSENT ITEMS**

**1. 2603 FAIRMOUNT ST**

Richard & Grace Allen House  
 CA202-017(LC)  
 Liz Casso

That the request for a Certificate of Appropriateness to install new fencing be **approved** in accordance with drawings dated 11/1/21.

**2. 210 S HARWOOD ST**

Harwood Historic District  
 CA202-016(LC)  
 Liz Casso

That the request for a Certificate of Appropriateness to add a rooftop addition and deck to the previously approved new construction design be **approved** in accordance with drawings dated 11/1/21.

**3. 606 N MARSALIS AVE**

Lake Cliff Historic District  
 CA202-024(MLP)  
 Melissa Parent

That the request for a Certificate of Appropriateness to replace all windows and unit-entry doors on main structure be **approved** in accordance with photos and specifications dated 11/1/2021.

**4. 2731 PARK ROW AVE**

South Blvd/Park Row Historic District  
 CA202-009(MP)  
 Marsha Prior

That the request for a Certificate of Appropriateness to construct a rear addition be **approved** in accordance with the drawings dated 11/1/21 with the conditions that the water table trim feature be eliminated from the addition design and the corner board between the projecting bay on the

east elevation and the addition be maintained so as to differentiate the addition from the historic structure.

**5. 2624 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA201-279(MP)  
Marsha Prior

That the request for a Certificate of Appropriateness to 1) repair and modify the main structure; 2) construct a rear addition to the main structure; and 3) construct a two-story accessory structure be **approved** in accordance with the drawings and specifications dated 11/1/2021.

**6. 5323 SWISS AVE**

Swiss Avenue Historic District  
CA202-021(MLP)  
Melissa Parent

That the request for a Certificate of Appropriateness to install new landscaping in front and cornerside yards be **approved** in accordance with photos dated 11/1/2021.

**7. 222 N EDGEFIELD AVE (MOVED TO DISCUSSION)**

Winnetka Heights Historic District  
CA202-029(MLP)  
Melissa Parent

Certificate of Appropriateness to:

1. Replace three windows on main structure.
2. Relocate one door on east facade to south facade of main structure

Speakers:	For:	Samuel & Jaclyn Kitchens
	Against:	No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to replace three windows on main structure - be **approved** in accordance with drawings and specifications dated 11/1/2021.
2. That the request for a Certificate of Appropriateness to relocate one door on east facade to south facade of main structure be **approved** in accordance with drawings and specifications dated 11/1/2021.

Maker:	Hinojosa				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	7	Childers, Haskel, Hinojosa, Montgomery, Renaud, Slade, Velvin
		Against:	-	4	Cummings, Offutt, Sherman, Swann
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**8. 333 S EDGEFIELD AVE (MOVED TO DISCUSSION)**

Winnetka Heights Historic District  
CA202-023(MLP)  
Melissa Parent

A Certificate of Appropriateness to:

1. Construct/replace non-historic addition on rear of main structure.
2. Paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White." Trim and fascia: SW6258 "Tricorn Black." Front door: SW6603 "Oleander."

Speakers: For: Brett Atchison  
Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to construct/replace non-historic addition on rear of main structure be **approved** in accordance with drawings and specifications dated 11/1/2021.
2. That the request for a Certificate of Appropriateness to paint main structure. Brand: Sherwin Williams. Body: SW7006 "Extra White." Trim and fascia: SW6258 "Tricorn Black." Front door: SW6603 "Oleander" be **denied without prejudice** so it can be taken under further consideration because painting another house in this same color scheme with the colors stated as they are on the diagram will lead to an adverse effect upon the district.

Maker:	Sherman				
Second:	Childers				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
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**9. 207 N WILLOMET AVE**

Winnetka Heights Historic District  
CA202-025(MLP)  
Melissa Parent

That the request for a Certificate of Appropriateness to replace three existing windows with new custom-made wood windows be **approved** in accordance with drawings and specifications dated 11/1/2021.

**10. 410 N WINDOMERE AVE**

Winnetka Heights Historic District

CA202-022(MLP)

Melissa Parent

That the request for a Certificate of Appropriateness to install new landscaping in front, side, and rear yards be **approved** in accordance with drawings and specifications dated 11/1/2021.

**11. 410 N WINNETKA AVE**

Winnetka Heights Historic District

CA202-026(TB)

Trevor Brown

That the request for a Certificate of Appropriateness to construct a rear addition on main structure be approved in accordance with drawings and specifications dated 11/1/21.

**DISCUSSION ITEMS**

**1. 5603 REIGER AVE**

Junius Heights Historic District

CA202-027(TB)

Trevor Brown

A Certificate of Appropriateness to install an 8' cedar fence in the side and rear yards.

Speakers:	For:	No Speakers
	Against:	No Speakers

**Motion**

That the request for a Certificate of Appropriateness to install an 8' cedar fence in the side and rear yards be approved in accordance with the drawing dated 11/1/21, subject to the following conditions: 1) that the fence in the cornerside yard have a minimum two-foot setback from the cornerside yard sidewalk; 2) that the fence in the interior side yard be entirely located in the rear 50 percent of the side yard; and 3) that any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.

Maker:	Offutt				
Second:	Swann				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**2. 419 N MARSALIS AVE**

Lake Cliff Historic District

CA202-030(MLP)

Melissa Parent

A Certificate of Appropriateness to construct new multifamily main structure.

Speakers: For: Stephanie Behring  
Nick Dean  
Fred Pena

Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to construct main multi-family structure on the vacant lot located at 419 N Marsalis Ave. be **denied without prejudice** for the reasons stated in the staff recommendations and that request item #2 be **approved** as per the staff recommendations with the condition that a revised site plan be consistent with the guidelines and be submitted to the Office of Historic Preservation.

Maker:	Sherman				
Second:	Renaud				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7, 10, 12 and 14

**3. 3515 DUNBAR ST**

Wheatley Place Historic District

CA202-011(MP)

Marsha Prior

A Certificate of Appropriateness to install a 6' solid wood fence to the front corners of the main structure. Work completed without a Certificate of Appropriateness.

Speakers: For: No Speakers

Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to install a 6' solid wood fence up to the front corners of the main structure be **denied without prejudice** for the reasons stated in the recommendation and in the analysis.

Maker:	Sherman				
Second:	Renaud				

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Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7, 10, 12 and 14

**4. 10260 STRAIT LN**

Liz Casso

Speakers: For: David Preziosi  
Beverly Ray  
Against: No Speakers

**Motion**

I move to initiate historic preservation for this address.

Maker:	Slade				
Second:	Velvin				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7, 10, 12 and 14

**5. ISSUES & OPTIONS PAPER**

(Demolition of Historic Properties)

Citywide

Murray G. Miller

Speakers: For: No Speakers  
Against: No Speakers

**Motion**



Recommend that we support the Office of Historic Preservation’s Issues and Options Paper that outlines the basis for developing a policy and strategy to address demolitions in historic districts according to staff recommendations.

Maker:	Swann				
Second:	Hinojosa				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**6. ISSUES & OPTIONS PAPER**  
(Streamlining OHP’s Regulation and Processes)  
Citywide  
LMC

- |  |  |
|--|--|
| <p>Speakers:</p> <ul style="list-style-type: none"> <li>Mary Mesh</li> <li>Eric Graham</li> <li>Delores Wolfe</li> <li>Jim Anderson</li> <li>David Preziosi</li> <li>Patty Simon</li> <li>Dewan Shockley</li> <li>Hershel Weisfeld</li> <li>Marcel Quimby</li> </ul> | <ul style="list-style-type: none"> <li>Anne Hagon</li> <li>Norm Alston</li> <li>Jason Harper</li> <li>Darren Tapscott</li> <li>Frances McGee</li> <li>Fred Pena</li> <li>Cynthia Steiner</li> <li>Rene Schmidt -letter was read into the record by CPC Liaison Joanna Hampton</li> </ul> |
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**Motion #1**  
Adopt the Ad-Hoc Committee recommendations in their entirety and move forward.

Maker:	Offutt				
Second:	Montgomery				
Results:	11/0				<b>MOTION FAILED</b>
		Ayes:	-	3	Montgomery, Offutt, Swann
		Against:	-	8	Childers, Cummings, Haskel, Hinojosa, Sherman, Slade, Renaud, Velvin
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**Motion#2**

Recommend that we support Propositions 1 and 3 as written. Proposition 2 shall be tabled until such time as the Office of Historic Preservation is satisfied that it has exhausted all due diligence to bring said Proposition into alignment with the recommendations of the Ad-Hoc Committee. Effective immediately, the entire seventy-four-page Issues and Options Paper on Streamlining the Regulations and Processes of the Office of Historic Preservation shall be made available to the public on the Landmark Commission page on the City of Dallas website, dallascityhall.com.

Maker:	Swann				
Second:	Hinojosa				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**OTHER BUSINESS ITEMS**

**Motion**

Approval of Minutes – October 4, 2021

Maker:	Sherman				
Second:	Swann				
Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7,10, 12 and 14

**Motion**

Approval of member Bob Cox for the Swiss-Munger Task Force.

Maker:	Offutt				
Second:	Swann				

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Results:	11/0				
		Ayes:	-	11	Childers, Cummings, Haskel, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Spellicy
		Vacancies:	-	4	District 7, 10, 12 and 14

**ADJOURNMENT**

Hearing was adjourned at 5:34p.m.

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

\_\_\_\_\_  
Date