

August 1, 2022



CITY OF DALLAS
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a Briefing/Public Hearing at 5:11 p.m. August 1, 2022 online with WebEx.

The following Commissioners were present for the meeting:

Diane Sherman – Dist. 1	Reagan Rothenberger – Dist. 12
Evelyn Montgomery – Vice Chair – Dist. 2	Katy Slade Dist. 13
Robert Swann – Dist. 4	Mark Guest – Dist. 14
Larry Offutt – Dist. 5	Elaine Velvin – Dist. 15
Rosemary Hinojosa, Dist. 6	Jim Anderson – Alternate
Courtney Spellicy – Dist. 8	Jay Taylor - Alternate
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:

Traswell Livingston, III – Dist. 7
Mark Hajdu – Dist. 10

The following Commissioners were absent from the briefing:

Traswell Livingston, III – Dist. 7
Mark Hajdu – Dist. 10

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The following Positions are vacant:
Districts 3 and 11

The following Staff was present:

Scott Bellen
Rhonda Dunn
Elaine Hill
Adrian McClendon

Murray Miller
Bertram Vandenberg
Laura Groves van Onna
Carlos van Onna

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 5, 2022

Motion was made to approve Consent items C1, C2, C5 – C10 following Staff Recommendations.

Maker:	Spellicy				
Second:	Rothenberger				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Hajdu, Livingston
		Vacancies:	-	2	Districts 3 and 11

Motion was made to re-arrange the agenda and hear items D5, C3, C4, D3, D1, D2 and D4.

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Maker:	Spellicy				
Second:	Rothenberger				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Hajdu, Livingston
		Vacancies:	-	2	Districts 3 and 11

CONSENT ITEMS

1. 3817 WENDELKIN ST

Kathlyn Joy Gilliam House
CA212-456(LVO)
Laura Groves van Onna

1. That the request for a Certificate of Appropriateness to install accessible wood ramp on rear elevation be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Sections 3.1 and 3.2 for building site and landscaping, 4.1(a) for protected facades, and 9.3 and 9.4 for new construction and additions; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace existing ribbon driveway with concrete be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Sections 3.3 for building site and landscaping; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace rear chain link fencing with wrought iron be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Sections 3.8 for fences; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness rehabilitate landscaping be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Sections 3.7(b) and (c) for landscaping; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
5. That the request for a Certificate of Appropriateness to install porch fan light, security lighting, and landscape lighting be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Section 3.7(a) for landscaping; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
6. That the request for a Certificate of Appropriateness to install 7-foot post light in front yard be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Gilliam House preservation criteria Section 3.7(a) for landscaping; City Code

Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

2. 3809 GRAND AVE

Fair Park Historic District
CA212-462(CVO)
Carlos van Onna

That the request for a Certificate of Appropriateness to partially rehabilitate Tower Building interior/exterior by means of repair and in-kind replacement where necessary be **approved** in accordance with drawings and specifications dated 8/1/22 with the following conditions: 1) Materials used for repair or selective replacement must match historic materials in all respects, including appearance, size, profile, color, texture, and finish; 2) No treatment may be performed on any art without the guidance of a qualified art conservator with expertise in the material and technique of the art object; and 3) New hardscape must be compatible with the 1936 design. The proposed work is consistent with the Fair Park preservation criteria; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

3. 4702 JUNIUS ST (MOVED TO DISCUSSION)

Peak's Suburban Addition Neighborhood Historic District
CA212-457(LVO)
Laura Groves van Onna

1. A Certificate of Appropriateness to modify fenestration on rear portion of residence.
2. A Certificate of Appropriateness to repair and replace wood doors and windows in kind as needed.
3. A Certificate of Appropriateness to repair and replace wood siding in kind as needed.
4. A Certificate of Appropriateness to paint exterior.
5. A Certificate of Appropriateness to replace roofing system, including decking and framing, as well as materials in kind.
6. A Certificate of Appropriateness to repair in kind and wash concrete hardscape.

Speakers: For: Aundrea Mathis, Jr.
Hector Gaytan

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to modify fenestration on rear portion of residence be **approved with conditions**, keep ganged windows on right side elevation. Paint inside dry wall to camouflage from outside.
2. That the request for a Certificate of Appropriateness to repair and replace wood doors and windows in kind as needed be **approved with conditions**, windows must be wood on wood with exact dimensions to match original. Pella Historic Series is called out. Door shown as #52, a side door on the right-side elevation that faces the street appears to be a six-panel interior door, it needs to be an historically appropriate exterior door.
3. That the request for a Certificate of Appropriateness to repair and replace wood siding in kind as needed be **approved with conditions**, cedar shake shingles with the same material is used. No Hardie shingles.
4. That the request for a Certificate of Appropriateness to paint exterior be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Peak's

Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Hajdu
		Vacancies:	-	2	Districts 3 and 11

5. 6145 BRYAN PKWY

Swiss Avenue Historic District
CA212-454(LVO)
Laura Groves van Onna

That the request for a Certificate of Appropriateness to construct new two-story accessory structure with two-car garage be **approved** in accordance with drawings and specifications dated 8/1/22. The proposed work is consistent with Swiss Avenue development standards Section 51P-63.118 as well as preservation criteria Sections 51P-63.116(1)(A) and 51P-63.119 for accessory buildings; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior’s Standards.

6. 400 N CLINTON AVE

Winnetka Heights Historic District
CA212-469(SB)
Scott Bellen

That the request for a Certificate of Appropriateness to paint exterior of primary and accessory buildings with SW7642” Pavestone” for body, SW6105 “Divine White” for trim, and SW9179 “Anchors Aweigh” for accent in the same locations as current body, trim and accent colors be **approved with the condition** that masonry is not to be painted. The work is consistent with the Winnetka Heights preservation criteria Sections 51P-87.111(a)(3) and (8), consistent with the Secretary of Interior’s Standards for Rehabilitation, and meets the standards in City Code Section 51A-4.501(g)(6)(C) (ii) for non-contributing structures.

7. 1107 W JEFFERSON BLVD

Winnetka Heights Historic District
CA212-470(SB)
Scott Bellen

1. That the request for a Certificate of Appropriateness to remove two sliding glass aluminum doors on the east facade and replace with aluminum windows be **approved** per plans and specifications dated August 1, 2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.114(a) for building placement, form, and treatment; and is compatible with the historic overlay district and therefore meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.
2. That the request for a Certificate of Appropriateness to install a new aluminum window on the north facade be **approved** per plans and specifications dated August 1, 2022. The proposed work is consistent with the Winnetka Heights preservation criteria Section 51P-87.114(a) for building

placement, form, and treatment; and is compatible with the historic overlay district and therefore meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for non-contributing structures.

8. 116 S ROSEMONT AVE

Winnetka Heights Historic District
CA212-466(MGM)
Murray Miller

1. That the request for a Certificate of Appropriateness to construct new garage/storage accessory structure in rear of property be **approved** with the finding that the proposed work is consistent with Sections 51P-87.111(a)(1) of the Winnetka Heights Historic District Ordinance, the standards in City Code Section 51A-4.501(g)(6)(C)(i)(bb), and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
2. That the request for a Certificate of Appropriateness to install 8 ft board on board fence and to stain with Sherwin Williams "Cedar Bark" be **approved** with the finding that the proposed is consistent with Sections 51P-87.111(b)(2)(A), (B), (C)(ii), (D), and (G) of the Winnetka Heights Historic District Ordinance.

9. 314 S ROSEMONT AVE

Winnetka Heights Historic District
CA212-468(SB)
Scott Bellen

1. That the request for a Certificate of Appropriateness to construct a new accessory building in the rear yard be **approved** per plans and specifications dated August 1, 2022. The proposed work is consistent with the Winnetka Heights Development Standards Section 51P-87.110, Winnetka Heights preservation criteria Section 51P-87.111(a) for Building placement, form, and treatment, consistent with the Secretary of Interior's Standards for Rehabilitation, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.
2. That the request for a Certificate of Appropriateness to relocate an existing portable shed within rear yard be **approved** per plans and specifications dated August 1, 2022. The proposed work 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 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.

10. 103 N WINNETKA AVE

Winnetka Heights Historic District
CA212-390(SB)
Scott Bellen

That the request for a Certificate of Appropriateness to install a stone retaining wall in the corner side yard be **approved with the conditions** that the height of the stone retaining wall may not exceed the height of the slope it retains up to a maximum of 2 feet and that the stone must remain unpainted. The proposed work as conditioned will be consistent with the Winnetka Heights preservation criteria Section 51P-87.111(b)(8) for retaining walls, consistent with the Secretary of Interior's Standards for Rehabilitation, and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures.

DISCUSSION ITEMS

1. 3809 GRAND AVE

Fair Park Historic District
CA212-463(CVO)
Carlos van Onna

A Certificate of Appropriateness to install 18 cell nodes at Fair Park.

Speakers: For: Norman Alston
Mustafa Mohamed
Alex Rodriquez
Sae Lee

Against: No Speakers

Motion

That a Certificate of Appropriateness to install 18 cell nodes at Fair Park be **denied without prejudice** with the finding of fact that the proposed work is inconsistent with the Fair Park preservation criteria.

Maker:	Spellicy				
Second:	Rothenberger				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Hajdu
		Vacancies:	-	2	Districts 3 and 11

2. 2002 COMMERCE ST

Harwood Historic District
CA212-455(LVO)
Laura Groves van Onna

A Certificate of Appropriateness to construct addition to previously approved new construction.

Speakers: For: Yen Ong
Kay Zafar

Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct addition to previously approved new construction be **denied without prejudice**. Proposed building design is not compatible with the Harwood Street Historic District or the design criteria of the Harwood Street Historic District Ordinance. The following items are a few of, but not limited to, the examples of the incompatibility of the proposed design with the historic district ordinance: 1. The ground floor glass coverage does not meet the requirements of the ordinance sections 4.7, 4.8 and 4.10; 2. The overall height of the building is not compatible with the Historic District; 3. The design of the building exterior is not

compatible with the historic district; 4. There is no expressed entrance to the building which is called for in section 4.1 of the ordinance; 5. The facade color scheme is not compatible with the historic district, to give the applicant an opportunity to revisit with Task Force based on Task Force concerns. (Note: Task Force has not seen the new design)

Maker:	Sherman				
Second:	Rothenberger				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Hajdu
		Vacancies:	-	2	Districts 3 and 11

3. 338 S FLEMING AVE

Tenth Street Neighborhood Historic District
CD212-014(MGM)
Murray Miller

A Certificate for Demolition/Removal to demolish a noncontributing structure using the standard 'replace with more appropriate/compatible structure'.

Speakers: For: Randy Shear
Paul Wieneskie

Against: No Speakers

Motion #1

That the request for a Certificate for Demolition/Removal to demolish a noncontributing structure using the standard 'replace with more appropriate/compatible structure' be **approved** with finding the that the proposed demolition would not satisfy the standard in City Code Section 51A-4.501(h)(4)(A)(i).

Maker:	Offutt				
Second:	Taylor				
Results:	2/11				MOTION FAILED
		Ayes:	-	2	Offutt, Taylor
		Against:	-	11	Anderson, Guest, Hinojosa, Montgomery, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Velvin
		Absent:	-	3	Livingston, Hajdu

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Second:	Spellicy				
Results:	11/2				
		Ayes:	-	11	Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Taylor, Velvin
		Against:	-	2	Anderson, Swann
		Absent:	-	2	Hajdu, Livingston
		Vacancies:	-	2	Districts 3 and 11

OTHER BUSINESS ITEMS

Motion

Approval of Minutes – July 5, 2022

Maker:	Rothenberger				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	13	Anderson, Guest, Hinojosa, Montgomery, Offutt, Renaud, Rothenberger, Sherman, Slade, Spellicy, Swann, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Hajdu, Livingston
		Vacancies:	-	2	Districts 3 and 11

ADJOURNMENT

Hearing was adjourned at 9:47p.m.

Evelyn Montgomery, Vice Chair

Date