



LANDMARK COMMISSION

Regular Meeting Minutes

May 1, 2023

RECEIVED

2023 JUN 13 PM 3: 01

CITY SECRETARY
DALLAS, TEXAS

10am Briefing
1:00pm Public Hearing
6ES Briefing Room
24829078258@dallascityhall.webex.com, (408) 418-9388
Evelyn Montgomery, Chair

PRESENT: [15]

Commissioner Sherman, District 1	Commissioner Hajdu, District 10
Commissioner Montgomery, District 2	*Commissioner Gibson, District 11
Commissioner Fogleman, District 3	Commissioner Rothenberger, District 12
Commissioner Swann, District 4	Commissioner Guest, District 14
*Commissioner Offutt, District 5	*Commissioner Velvin, District 15
*Commissioner Hinojosa District 6	*Commissioner Taylor, Position 2
Commissioner Spellicy, District 8	Commissioner Cummings, Position 3
Commissioner Renaud, District 9	

ABSENT: [2]

Commissioner Livingston, III, District 7	
Commissioner Slade, District 13	

**Note: Members of the Landmark Commission participated in this meeting by video conference.*

Chair Montgomery called the meeting to order at 10:03 a.m. with a quorum of the Landmark Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

PUBLIC SPEAKERS

The Landmark Commission provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

LANDMARK COMMISSION MINUTES

May 1, 2023

MEETING ACTIONS

Chair Montgomery, called the meeting to order at 1:15p.m., with a quorum of the Landmark Commission present. Elaine Hill, Landmark Commission Coordinator, conducted a roll call.

Motion was made to approve the April 3, 2023, Regular Meeting Minutes.

Maker:	Velvin				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

Motion was made to move Discussion Item D15 to the Consent Agenda.

Maker:	Swann				
Second:	Spellicy				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

Motion was made to approve Consent items C1, C2, C4 – C8, and D15 following Staff Recommendations.

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

LANDMARK COMMISSION MINUTES

May 1, 2023

The Chair declared the motion approved by the Landmark Commission.

Motion was made to approve consent Item C3 following Staff Recommendations.

Maker:	Spellicy				
Second:	Rothenberger				
Results:	14/0				
		Ayes:	-	14	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	3	Livingston, Montgomery, Slade
		Vacancies:	-	0	

Commissioner Montgomery did not hear or vote on this item.

The Vice Chair declared the motion approved by the Landmark Commission.

Motion was made to re-arrange the Discussion agenda and hear Items D1, D3, D7, D8, D9, D10, D2, D4, D5, D6, D11, D12, D13, D14 and D16.

Maker:	Swann				
Second:	Spellicy				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

CONSENT ITEMS

1. 501 N MARSALIS AVE

Lake Cliff Historic District

CA223-328(CM)

Christina Mankowski

1. That the request for a Certificate of Appropriateness to change exterior paint color palette to include SW 7036 "Accessible Beige" (Brick), SW 2829 "Classical White" (Siding), SW 2851 "Sage Green Light" (Unit doors), SW 2860 "Sage" (Low partition wall), and SW 7048 "Urban Bronze" (Building trim) be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace railing be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.

LANDMARK COMMISSION MINUTES

May 1, 2023

3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to replace exterior courtyard landscape design be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.

2. 515 N MARSALIS AVE

Lake Cliff Historic District

CA223-329(CM)

Christina Mankowski

1. That the request for a Certificate of Appropriateness to replace railing be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace exterior courtyard and building entry landscape design be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace interior courtyard landscape design be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards.

3. 4603 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District

CA223-343(RD)

Rhonda Dunn

1. That the request for a Certificate of Appropriateness to alter fenestration on rear addition -- remove two windows, keep traditional casing/window trim -- be **approved** in accordance with specifications dated 5/1/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace deteriorated wood siding with in-kind materials be **approved** in accordance with specifications dated 5/1/23 with the **following condition**: that any replacement exterior siding be an exact match to the profile, dimensions, and material of the existing wood. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.6 under facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to paint replacement wood siding and trim, to match existing colors (Body: Blue-Gray, Trim: Pink/Mauve, Accents: Purple - "Dark Eggplant") be **approved** in accordance with specifications dated 5/1/23. The proposed work is consistent with preservation criteria Sections 3.6 and 3.7 under facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

4. 4823 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA223-344(RD)

LANDMARK COMMISSION MINUTES

May 1, 2023

Rhonda Dunn

That the request for a Certificate of Appropriateness to install exterior lighting on front facade be **approved** in accordance with drawings and specifications dated 5/1/23. The proposed work is consistent with preservation criterion Section 2.5 under site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

5. 5416 SWSS AVE

Swiss Avenue Historic District

CA223-324(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to install historical sidewalk plaque be **approved** in accordance with drawings and specifications dated 3/28/2023. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) pertaining to sidewalks, driveways, and curbing and City code Section 51A-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards.

6. 1800 N MARKET ST

West End Historic District

CA223-341(RD)

Rhonda Dunn

That the request for a Certificate of Appropriateness to replace existing side patio with new wood framed patio be **approved** in accordance with specifications dated 5/1/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

7. 2916 WARREN AVE

Wheatley Place Historic District

CA223-337(RD)

Rhonda Dunn

1. That the request for a Certificate of Appropriateness to repair fire damaged main residential building be **approved** in accordance with specifications dated 5/1/23 **with the following conditions:** that damaged exterior siding be replaced with matching pattern #117, horizontal wood siding; that replacement windows be all wood framed, with lite configuration six over six (6 over 6) and exterior muntins (i.e., grids); that replacement doors be Craftsman style with a minimum of three top lites; that replacement trim be wood with profile and dimensions to match existing; and that damaged or missing roof shingles be replaced with new shingles matching the existing, in color, material and dimensionality. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 4.1(b), 4.3, and 4.5 under facades, Sections 5.1 and 5.3 pertaining to windows and doors, and Sections 6.1 and 6.2 pertaining to roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to reconstruct deteriorated front porch be **approved** in accordance with specifications dated 5/1/23 **with the following conditions:** that replacement steps be brush finished concrete; that replacement porch (floor and foundation) be concrete -- consisting of a brush finished concrete slab and a concrete retaining wall foundation; that two-part tapered, box porch columns (two total) be stabilized and repaired; and that replacement roof be gabled. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 7.3 and 7.4 under porches and balconies; the standards in City Code Section 51A- 4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

LANDMARK COMMISSION MINUTES

May 1, 2023

3. That the request for a Certificate of Appropriateness to paint exterior (Body: Grey; Trim: White) be **approved** in accordance with specifications dated 5/1/23 **with the following condition**: that wood portion (top) of tapered porch columns be painted white. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 4.8 pertaining to paint colors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

8. 130 N WINDOMERE

Winnetka Heights Historic District

CA223-332(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to replace existing attic wall vents on the south and north exterior walls with five double hung all wood windows be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(17); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

9. 105 S WINNETKA AVE

Winnetka Heights Historic District

CA223-331(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to remove dying live oak tree from front parkway be **approved** in accordance with specifications dated 3/15/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(b)(5); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

DISCUSSION ITEMS

1. 1300 S ERVAY ST

The Ambassador Hotel

CA223-340(RD)

Rhonda Dunn

A Certificate of Appropriateness to construct new main multifamily dwelling complex with accessory parking structure, on site of the former Ambassador Hotel. (Three buildings total with four levels of parking -- two underground.)

Speakers:

For:

Rob Baldwin
Christopher Weiss
Howell Beaver
Casey McMaemin
Benjamin Griffith
Will Mitchell

Against:

No Speakers

Motion

That the request for a Certificate of Appropriateness to construct new main multifamily dwelling complex with accessory parking structure, on site of the former Ambassador Hotel be **approved** in accordance with drawings and specifications dated 5/1/23 **with the following conditions**: that one story be added to the signature corner element (the center) of "Jewel Box"; that the height of the parapets on "Jewel Box" and "North Bar" be a minimum of 30 inches above the point where the roof surface(s) and the (parapet)

LANDMARK COMMISSION MINUTES

May 1, 2023

wall(s) intersect; that the base (level three) of "North Bar" be a maximum of 25 feet in height; that parking area surfaces be brush finish concrete including parking area egress and ingress; and that galvanized steel fasteners be used to secure fiber cement exterior siding. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.2 under new construction and additions, Section 5.1(b)(i) pertaining to facades, and Section 7.3 under roofs; the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Swann				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

2. 1401 W JEFFERSON BLVD

Winnetka Heights Historic District

CA223-335(CM)

Christina Mankowski

1. A Certificate of Appropriateness to reface existing 32 sf wall sign on west elevation and 32 sf monument sign.
2. A Certificate of Appropriateness to add two 17sf sign to the south and east elevation walls.

Speakers: For: No Speakers

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to reface existing 32 square foot wall sign west wall sign and 32 square foot monument sign be **denied without prejudice** with the finding of fact the existing signage was never viewed nor deemed as appropriate for this district. Multiple signage is excessive and would exacerbate the intrusive nature of the building and the district. The proposed work would have an adverse effect on the district.
2. That the request for a Certificate of Appropriateness to add two 17 square feet signs to the south and east elevation walls be **denied without prejudice** with the finding of fact the existing signage was never viewed nor deemed as appropriate for this district. Multiple signage is excessive and would exacerbate the intrusive nature of the building and the district. The proposed work would have an adverse effect on the district.

Maker:	Sherman				
Second:	Spellicy				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin

LANDMARK COMMISSION MINUTES

May 1, 2023

					Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

3. 2002 COMMERCE ST

Harwood Historic District

CA223-342(RD)

Rhonda Dunn

Construct addition to previously approved new construction.

Speakers: For: Lisa Ricci

Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct addition to previously approved new construction be **approved** in accordance with drawings and specifications dated 5/1/23 **with the following conditions**: that "Brick Color 3" be altered to match the predominant brick color of the main (previously approved) building or be altered to a lighter neutral color (e.g., beige, taupe, gray, cream, white, or brown); and that black metal panels be replaced with rectangular canopies (commercial grade) in a lighter neutral color(s). Implementation of the recommended conditions would allow the proposed work to be consistent with Harwood district's preservation criteria Sections 4.1, 4.4, and 4.5 pertaining to new construction and additions; the standards in City Code Section 51A- 4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Hinojosa				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved with conditions by the Landmark Commission.

4. 5414 JUNIUS ST

Junius Heights Historic District

CA223-326(CM)

Christina Mankowski

1. A Certificate of Demolition to demolish primary residential structure.
2. A Certificate of Appropriateness to replace front windows.
3. A Certificate of Appropriateness to replace rear windows.
4. A Certificate of Appropriateness to renovate rear portion of main structure to include siding, roofing, foundation, windows, and door location.

Speakers: For: Robert Little

LANDMARK COMMISSION MINUTES
May 1, 2023

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to replace the front door be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 5 pertaining to Fenestrations and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to replace the front windows be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 5 pertaining to Fenestrations and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to replace rear windows be **approved** in accordance with drawings and specifications dated 3/6/2023. The proposed work is consistent with preservation criteria Section 5 pertaining to Fenestration and Openings; the standards in 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 to renovate rear portion of main structure to include siding, roofing, foundation, and windows and door location be **approved** in accordance with the drawings and specifications dated 3/6/2023 **with the following conditions**: that all materials match existing material, and the skirting is replaced as it originally existed when foundation repair is performed. Implementation of the recommended conditions will allow the proposed work to be consistent with preservation criteria Section 4 - Facades, Section 5 -Fenestration and Openings, and Section 6- Roofs, the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures and the Secretary of the Interior's Standards.

Maker:	Hinojosa				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

5. 5802 WORTH ST

Junius Heights Historic District
CA223-325(CM)
Christina Mankowski

A Certificate of Appropriateness to replace and extend wood fence.

Speakers: For: No Speakers
Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to replace a portion of and extend fence be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 3.6 pertaining to Fences; does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures

LANDMARK COMMISSION MINUTES

May 1, 2023

and the Secretary of the Interior's Standards for Rehabilitation.

Maker:	Sherman				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, the applicant may appeal the decision with the City Plan Commission for a fee.

6. 503 E 6TH ST

Lake Cliff Historic District

CA223-327(CM)

Christina Mankowski

A Certificate of Appropriateness to paint exterior of main structure SW7008 "Alabaster" (Body) and SW7069 "Iron Ore" (Trim).

Speakers: For: No Speakers

Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to paint exterior of main structure (Body: SW7008 "Alabaster"; be **approved with conditions** and **deny without prejudice** the trim in "Iron Ore" with the finding of fact that, that high level of contrast stark contrast if applied to this dwelling would lend a standalone quality from the block fade and thus would have an adverse effect on the district and also with reference to the ordinance which states in section 4(h)(c) states the colors of the structure must be complementary to each and to the overall character of this district and complimentary color schemes are encouraged to the block fade **with the condition** that the stone remain unpainted.

Maker:	Sherman				
Second:	Hajdu				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission.

7. 800 N MARSALIS AVE

Lake Cliff Historic District

LANDMARK COMMISSION MINUTES

May 1, 2023

CA223-330(CM)

Christina Mankowski

1. A Certificate of Appropriateness to remodel exterior to its original form, matching brick to existing brick.
2. A Certificate of Appropriateness to remodel exterior to its original form, using hardy board siding.
3. A Certificate of Appropriateness to remodel exterior to its original form, matching paint color to existing paint color.
4. A Certificate of Appropriateness to remodel exterior to its original form, installing windows to match existing.
5. A Certificate of Appropriateness to remodel exterior to its original form, matching roof shingles to the existing.

Speakers: For: Pascual Mojica

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching brick to existing be **approved** as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the request for a Certificate of Appropriateness to remodel exterior to its original form, using hardy board siding be **approved with the condition** that appropriate materials are used with wood lap siding.
3. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching paint color to the existing paint color be **approved** as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
4. That the request for a Certificate of Appropriateness to remodel exterior to its original form, installing windows to match existing be **denied without prejudice** as it has an adverse effect on the neighborhood setting. The proposed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(ii).
5. That the request for a Certificate of Appropriateness to remodel exterior to its original form, matching roof shingles to the existing be **approved** as it does not have an adverse effect on the neighborhood setting. The proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(ii).

Maker:	Hinojosa				
Second:	Hadju				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, the applicant may appeal the decision with the City Plan Commission for a fee.

LANDMARK COMMISSION MINUTES

May 1, 2023

8. 5003 REIGER AVE

Munger Place Historic District

CA223-323(CM)

Christina Mankowski

1. A Certificate of Appropriateness to replace and extend existing wood and iron fence.
2. A Certificate of Appropriateness to replace iron gate.
3. A Certificate of Appropriateness to regrade and reseed lawn.

Speakers: For: Jeremy Bowdoin

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to replace and extend existing wood and iron fence be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 11(B)(2); does not meet the standards in 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 iron gate be **approved with the condition** that the fence and gate be open, and the ironwork not exceed 8".
3. That the request for a Certificate of Appropriateness to regrade and reseed lawn be **approved** with the finding of fact that the work will not have an adverse effect on the historic overlay district.

Maker:	Swann				
Second:	Hadju				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, the applicant may appeal the decision with the City Plan Commission for a fee.

9. 1012 BETTERTON CIR

Tenth Street Neighborhood Historic District

CD223-008(RD)

Rhonda Dunn

Demolish main residential building. Standard: imminent threat to public health and safety.

Speakers: For: Artis Cooper
Charles Cooper
Larry Johnson

Against: No Speakers

Motion#1

That the request for a Certificate of Demolition to demolish main residential building be **approved** in

LANDMARK COMMISSION MINUTES

May 1, 2023

accordance with specifications dated 5/1/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C).

Maker:	Offutt				
Second:	Hadju				
Results:	3/12				MOTION FAILED
		Ayes:	-	3	Fogleman, Hajdu, Offutt
		Against:	-	12	Cummings, Gibson, Guest, Hinojosa, Montgomery, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion failed.

Motion# 2

That the request for a Certificate of Demolition to demolish main residential building be **denied without prejudice** with a finding of fact that condition (iii) of section 51A-4.501(h)(4)(c) has not been satisfied.

Maker:	Swann				
Second:	Sherman				
Results:	12/3				
		Ayes:	-	12	Cummings, Gibson, Guest, Hinojosa, Montgomery, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	3	Fogleman, Hajdu, Offutt
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, the applicant may appeal the decision with the City Plan Commission for a fee.

10. 338 S FLEMING AVE

Tenth Street Neighborhood Historic District

CD223-007(RD)

Rhonda Dunn

Demolish main building. Standard: imminent threat to public health and safety.

Speakers:	For:	Randy Shear Larry Johnson
	Against:	No Speakers

Motion

That the request for a Certificate of Demolition to demolish main (commercial) building be **approved** in accordance with drawings and specifications dated 5/1/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C).

Maker:	Offutt				
--------	--------	--	--	--	--

LANDMARK COMMISSION MINUTES

May 1, 2023

Second:	Fogelman				
Results:	11/4				
		Ayes:	-	11	Fogleman, Gibson, Guest, Hajdu, Hinojosa, Offutt, Renaud, Spellicy, Rothenberger, Taylor, Velvin
		Against:	-	4	Cummings, Montgomery, Sherman, Swann,
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission.

11. 3607 HAVANA ST

Wheatley Place Historic District

CA223-339(RD)

Rhonda Dunn

1. A Certificate of Appropriateness to construct new main residential building (on a vacant lot).
2. A Certificate of Appropriateness to construct accessory structure (single car garage).

Speakers

For:

No Speakers

Against:

No Speakers

Motion

1. That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications date 5/1/23 **with the following conditions**: that front steps be centered with respect to front entry door; that front steps be brush finished concrete; that porch (floor and foundation) be concrete -- consisting of a brush finished concrete slab and a concrete retaining wall foundation; and that porch column be painted white. Implementation of the recommended conditions would allow the proposed work to be consistent with Wheatley Place's preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to construct accessory structure (single car garage) be **approved** in accordance with drawings and specifications dated 5/1/23. The proposed work is consistent with Wheatley Place's preservation criteria Sections 10.1, 10.2, 10.3, 10.4, 10.6, and 10.7 pertaining to accessory buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Cummings Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

LANDMARK COMMISSION MINUTES

May 1, 2023

The Chair declared the motion approved with conditions by the Landmark Commission.

12. 3518 MEADOW ST

Wheatley Place Historic District

CA223-338(RD)

Rhonda Dunn

A Certificate of Appropriateness to construct new main residential building (on a vacant lot).

Speakers: For: Queenetra Andrews
Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to construct new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 5/1/23 **with the following conditions**: that front porch railing height be 28 inches; that porch columns be two part tapered box columns -- wood top, red brick masonry bottom; that dimensions of porch columns be a minimum of ten inches; that exterior siding be wood horizontal lap siding with a minimum width of 5.84 inches; and that front dormer window be replaced with a louvered vent. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.2, 9.3, 9.7, 9.9 and 9.11(a); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Cummings Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved with conditions by the Landmark Commission.

13. 2815 TANNER ST

Wheatley Place Historic District

CA223-336(RD)

Rhonda Dunn

A Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof.

Speakers: For: No Speakers
Against: No Speakers

Motion

That the request for a Certificate of Appropriateness to install solar panels on front slope (and rear slope) of roof be **denied with prejudice**. The proposed work is inconsistent with preservation criterion Section 6.4 pertaining to roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

LANDMARK COMMISSION MINUTES

May 1, 2023

Maker:	Fogleman				
Second:	Offutt				
Results:	14/1				
		Ayes:	-	14	Cummings Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Swann, Rothenberger, Taylor, Velvin
		Against:	-	1	Spellicy
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, the applicant may appeal the decision with the City Plan Commission for a fee.

14. 201 N EDGEFIELD AVE

Winnetka Heights Historic District

CA223-333(CM)

Christina Mankowski

1. A Certificate of Appropriateness to replace existing driveway.
2. A Certificate of Appropriateness to remove a section of the south retaining wall to form and pour ADA approved concrete stairs from concrete ramp to street.

Speakers: For: Anna Albers
Vijay J. Barnabas

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to replace existing driveway be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(8) and (9); meets the standards in City Code Section 51A4.501(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 remove a section of the south retaining wall to form and pour ADA approved concrete stairs from concrete ramp to street be **approved** in accordance with drawings and specifications dated 4/6/2023. The proposed work is consistent with Winnetka Heights preservation criteria Sections 51P-87.111(b)(8) and (9); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Offutt				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Cummings Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

LANDMARK COMMISSION MINUTES

May 1, 2023

The Chair declared the motion approved by the Landmark Commission.

15. 2001 Bryan St

Bryan Tower

Rhonda Dunn

Review National Register nomination form for 2001 Bryan St (the Bryan Tower), at the behest of the Texas Historical Commission (THC)

Motion

To support the National Register nomination form for 2001 Bryan St (the Bryan Tower), at the behest of the Texas Historical Commission (THC) with the concerns expressed in any letters we forward noted.

Maker:	Montgomery				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Cummings, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Rothenberger, Taylor, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Slade
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

ADJOURNMENT

After all business of the Landmark Commission had been considered, the Chair adjourned the meeting at 6:04 p.m.

Elaine Hill

Drafted by:

Elaine Hill, Landmark Commission Coordinator

Office of Historic Preservation

June 7, 2023

Date

Evelyn Montgomery

Approved by:

Evelyn Montgomery, Chair

Landmark Commission

6/8/2023

Date