LANDMARK COMMISSION

Regular Meeting Minutes

May 5, 2025

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CITY SECRETARY
DALLAS, TEXAS

9:30am Briefing
1:00pm Public Hearing
6ES Briefing Room
(24907131068
@dallascityhall.webex.com),
(408) 418-9388
Evelyn Montgomery, Chair

COMMISSIONERS PRESENT: [15]

Commissioner Sherman, District 1	Commissioner Renaud, District 9
Commissioner Montgomery, District 2	Commissioner Gay, District 11
Commissioner Fogleman, District 3	Commissioner Rothenberger, District 12
*Commissioner Taylor, District 4	Commissioner Preziosi, District 13
*Commissioner Offutt, District 5	Commissioner Harper, District 14
*Commissioner Hinojosa, District 6	Commissioner Anderson, Alternate 1
Commissioner Traswell Livingston, III, District 7	Commissioner Cummings, Alternate 3
Commissioner Spellicy, District 8	

COMMISSIONERS ABSENT: [1]

Commissioner Cox, District 10	

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

STAFF PRESENT: [10]

Marcus Watson, Chief Planner, Historic Preservation	Arturo Del Castillo, Asst. Director, Planning and Development Dept.
Rhonda Dunn, Sr. Planner, Historic Preservation	Matthew Sapp, City of Dallas Asst. City Attorney
Elaine Hill, Landmark Commission Secretary	
Adrian McClendon, Code Enforcement Officer, Historic Preservation	
Christina Paress, Sr. Planner, Office of Historic Preservation	

Chair Montgomery called the briefing meeting to order at 9:31a.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.

MEETING ACTIONS

Chair Montgomery, called the public hearing to order at 1:04p.m., with a quorum of the Landmark Commission present. Elaine Hill, the Landmark Commission Secretary conducted a roll call.

Motion was made to approve Consent items C1 – C4, and C6 – C8 following staff recommendations.

Maker:	Spellicy				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

Motion was made to rearrange the agenda to hear CR1, CR2, D4, D5, D1, D2, D3, D5 and C5.

Maker:	Spellicy				
Second:	Gay				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

Motion was made to approve the April 7, 2025, Regular Meeting Minutes.

Maker:	Spellicy				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

CONSENT ITEMS

1. 6034 JUNIUS ST.
Junius Heights Historic District
CA245-369(CP)
Christina Paress
That the request for a Certificate of Appropriateness to install landscaping in the front yard be **approved** in accordance with drawings and specifications dated 3/19/2025. The proposed work is consistent with preservation criteria Section 3.5; 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 Setting (Neighborhood/District).

2. 721 RIDGEWAY ST.
Junius Heights Historic District
CA245-368(CP)
Christina Paress
That the request for a Certificate of Appropriateness to install metal swing gate in the rear 50% of the main structure be **approved** in accordance with drawings and specifications dated 3/24/2025. The proposed work is consistent with preservation criteria Section 3.6; 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 Setting (Neighborhood/District).

3. 5018 REIGER AVE.
Munger Place Historic District
CA245-373(CP)
Christina Paress
That the request for a Certificate of Appropriateness to construct a rear two-story addition to the main structure be **approved** in accordance with drawings and specifications dated 5/5/2025. The proposed work is consistent with preservation criteria Section 51P-63.116(1)(B); 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 Setting (Neighborhood/District).

4. 210 N. CLINTON AVE.
Winnetka Heights Historic District
CD245-011(CP)
Christina Paress
That the request for a Certificate of Demolition to demolish a noncontributing accessory building in rear yard be **approved** with specifications dated 3/3/2025. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(A).

5. 210 N. CLINTON AVE. (Moved to Discussion)
Winnetka Heights Historic District
CA245-377(CP)
Christina Paress
A Certificate of Appropriateness to construct a two-car garage with attic storage.

Speakers	For:	John Burns
	Against:	No Speakers

Motion

That the request for a Certificate of Appropriateness to construct a two-car garage with attic storage be **approved** in accordance with drawings and specifications dated 5/5/2025 **with the following conditions**: (1) that the main garage roof slope be increased to 8:12 and the dormers increased to 4.5:12 keeping the height

of the ridge (this will shorten the attic plate height to 3'.0" above finished floor; and (2) the roof overhang be shortened to match main structure.

Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Maker:	Renaud				
Second:	Sherman				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

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

6. 129 S. MONTCLAIR AVE.
Winnetka Heights Historic District
CA245-378(CP)
Christina Paress
That the request for a Certificate of Appropriateness to install landscaping pavers in the front yard be **approved** in accordance with drawings and specifications dated 3/23/2025. The proposed work is consistent with preservation criteria Section 51P-87.111(b); 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 Setting (Neighborhood/District).

7. 328 S. ROSEMONT AVE.
Winnetka Heights Historic District
CA245-376(CP)
Christina Paress
1. That the request for a Certificate of Appropriateness to amend previously approved CA245-028(MW) to construct a new detached carport in the southeast corner of the rear yard be **approved** in accordance with drawings and materials dated 2/28/2025. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(1) and (8); 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 Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to revise previously approved plans to construct a new screened porch on the rear (east side) of the main structure be **approved** in accordance with drawings and materials dated 8/26/24. The proposed work is consistent with preservation criteria Sections 51P-87.111(a)(2), (3), (8), (10), (14), and (17); 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 Setting (Neighborhood/District).

8. 403 S. WILLOMET AVE.
Winnetka Heights Historic District
CA245-375(CP)
Christina Paress
That the request for a Certificate of Appropriateness to construct a one car garage in rear yard be **approved** in accordance with drawings and plans dated 5/5/2025 **with the following conditions**: (1) that the garage door be wood and (2) that the siding be 117 wood pine to match main structure. Implementation of these

conditions will allow the proposed work to be consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

COURTESY REVIEW ITEMS

1. 201 E 9TH ST
Adamson High School
CR245-018(RD)
Rhonda Dunn
Courtesy review – no action required. That a request to demolish main building (Standard: Imminent threat to public health or safety.) be discoursed with the understanding that a final plan, as well as any associated engineering and architectural reports, and details are to be submitted for Landmark Commission review.

2. 119 Anthony St
Tenth Street Neighborhood Historic District
CR245-019(RD)
Rhonda Dunn
Courtesy Review - no action required. That a request to construct a new main residential building (on a vacant, corner lot) with a rear attached, one car garage be conceptually approved (sans the attached garage) with the understanding that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

Commissioner Taylor did not hear discussion on this case.

DISCUSSION ITEMS

1. 714 HUNTLEY ST.
Junius Heights Historic District
CA245-367(CP)
Christina Paress
1. A Certificate of Appropriateness to extend driveway.
2. A Certificate of Appropriateness to construct carport.
3. A Certificate of Appropriateness to install fence and swing gate.

Speakers:	For:	Casey Tripp Bryce Bartlett
	Against:	No Speakers

Motion
1. That the request for a Certificate of Appropriateness to extend driveway be **approved** in accordance with drawings and specifications dated 3/20/2025. The proposed work is consistent with preservation criteria Section 3.2; 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 Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to construct carport be **approved** in accordance with drawings and specifications dated 3/20/2025. The proposed work is consistent with preservation criteria Section 9; 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 Setting (Neighborhood/District).
3. That the request for a Certificate of Appropriateness to install fence and swing gate be **approve with the condition** to relocate wood gate behind the gable with the two windows on the front side of the house with the finding of fact that the current gate location is not compatible with the district. Comment: Locating the gate behind the back bracket would be the best location. This would also be in line with the two-story portion

of the house.

Maker:	Anderson				
Second:	Sherman				
Results:	13/2				
		Ayes:	-	13	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Sherman, Taylor
		Against:	-	2	Rothenberger, Spellicy
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

The Chair declared the motion approved by the Landmark Commission.

2. 5016 VICTOR ST.
Munger Place Historic District
CA245-371(CP)
Christina Paress
1. A Certificate of Appropriateness to install gutters in the color “bronze”.
2. A Certificate to change existing trim paint color to SW6258 “Tricorn Black”.

Speakers: For: Susan Stich

Against: No Speakers

Motion
1. That the request for a Certificate of Appropriateness to install gutters in the color “bronze” be **approved with the condition** that trim be painted “Anonymous” 7046 (Sherwin Williams). The proposed work is inconsistent with preservation criteria Section 51P-97.111(c)(1)(iv); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).
2. That the request for a Certificate of Appropriateness to change existing paint color to SW6258 “Tricorn Black” be **approved with the condition** the applicant provide a color to staff for approval where downspouts are applied over the brick. The proposed work is inconsistent with preservation criteria Section 51P-97.111(c)(7)(iv); the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Maker:	Sherman				
Second:	Rothenberger				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

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

3. 2620 HIBERNIA ST.

State Thomas Historic District
CA245-363(MW)

Marcus Watson
A Certificate of Appropriateness to replace two windows on the northwest side (front), four windows on the southwest side, and eight windows on the northeast side of the main structure.

Speaker For: No Speakers

Against: No Speakers

Motion
That the request for a Certificate of Appropriateness to replace two windows on the northwest side (front), four windows on the southwest side, and eight windows on the northeast side of the main structure be **denied without prejudice** with a finding of fact that the submitted evidence is not sufficient to support the need for window replacement and that the proposed windows do not have expressed muntins and have cladding over wood, which is not typical of the style and period of the building or the district. The proposed work is, therefore, not consistent with preservation criteria 51P-225.109(a)(16)(F); does not meet the standards in City Code Section 51A-4.501(g)(C)(i) for contributing structures; or the Secretary of the Interior's Standards for Rehabilitation.

Maker:	Rothenberger				
Second:	Gay				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

The Chair declared the motion denied without prejudice by the Landmark Commission.

4. 102 N. CLIFF ST.
Tenth Street Neighborhood Historic District
CA245-366(RD)
Rhonda Dunn
1. A Certificate of Appropriateness to install perimeter fencing, landscaping, and hardscaping in rear and side yards.
2. A Certificate of Appropriateness to remove/replace undocumented second floor rear addition, with metal landing and railing.
3. A Certificate of Appropriateness to replace non-historic windows with aluminum clad replacement windows, lite configuration nine over one on front elevation, and one over one on side and rear elevations. (Total: 33).
4. A Certificate of Appropriateness to replace second story front balcony and railing.
5. A Certificate of Appropriateness to replace exterior doors -- including replacing second story, rear right window (covered by above mentioned addition) with a door for egress, from second floor dwelling unit. (Total: 8).
6. A Certificate of Appropriateness to remove paint from masonry (on all elevations), and from metal roof tiles over front balcony.

Speakers: For: Pei-en Yang

Adan Chavez

Against: No Speakers

Motion

1. That the request for a Certificate of Appropriateness to install perimeter fencing, landscaping, and hardscaping in rear and side yards be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**: (1) that an above grade masonry paver system (NOT gravel) be installed, for the rear yard parking surface, to protect existing mature trees; (2) that native ground cover as opposed to trees be planted in the parkway, on the right side of main building (facing East 10th St.); and (3) that the left (west) side yard, gate and fence be a minimum of ten feet back from the front facade of the main building to expose the exterior chimney. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections (c), (f), (h) and (k) under Site and Site Elements; 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 remove/replace undocumented second floor rear addition, with metal landing and railing be **approved** in accordance with drawings and specifications dated 04/22/2025. The proposed work is consistent with preservation criterion Section (c) 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 replace non-historic windows with aluminum clad replacement windows, lite configuration nine over one on front elevation, and one over one on side and rear elevations (total: 33) be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following condition**: that existing window openings NOT be infilled/enclosed. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Sections (a) and (b) under 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 for Rehabilitation.
4. That the request for a Certificate of Appropriateness to replace second story front balcony and railing be **approved** in accordance with drawings and specifications dated 04/22/2025. The proposed work is consistent with preservation criteria Sections (a) and (b) 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.
5. That the request for a Certificate of Appropriateness to replace exterior doors -- including replacing second story, rear right window (covered by above mentioned addition) with a door for egress from second floor dwelling unit -- (total: 8) be **approved** in accordance with drawings and specifications dated 04/22/2025. The proposed work is consistent with preservation criterion Section (a) under 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 for Rehabilitation.
6. That the request for a Certificate of Appropriateness to remove paint (via "media-blasting") from masonry (on all elevations), and from metal roof tiles over front balcony be **approved with the following conditions:** (1) that the Secretary of the Interior's Standards for cleaning masonry be followed; and (2) that the details for removing paint from masonry and metal (roofing tiles) be provided. Implementation of the recommended conditions would allow the proposed work (i.e., method) to be consistent with preservation criterion Section (i) 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.

Maker:	Renaud				
Second:	Taylor				

Results:	14/0				
		Ayes:	-	14	Anderson, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	2	Cox, Cummings
		Vacancies:	-	1	District 15

Commissioner Cummings did not hear or vote on this case.
The Chair declared the motion partially approved with conditions by the Landmark Commission

5. 3627 HAVANA ST.
Wheatley Place Historic District
CA245-365(RD)
Rhonda Dunn
A Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a rear yard carport.

Speakers: For: Archie Kanu

Against: No Speakers

Motion
That the request for a Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a rear yard carport be **approved** in accordance with drawings and specifications dated 04/22/2025 **with the following conditions**: (1) that front porch gable roof be extended (i.e., wider) to allow the (four) front porch columns to be equally spaced; (2) that the frieze board be extended across the entirety of the front porch; (3) that depth of front porch be a minimum of six feet, behind porch columns; (4) that caps of porch columns (bases) and wing walls be of cast stone; (5) that a window(s) (single or paired) be added to the left and right side elevations, in the front 50 percent; (6) add one window at center front porch; (7) add one window on rear center elevation; (8) add four total brackets on front elevation (three at porch gable and one at main gable); and (9) align front step cheek walls with columns behind them. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.2, 9.3, 9.7, and 9.11(a) under New Construction and Additions, and Sections 10.1, 10.2 and 10.3 under 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:	Renaud				
Second:	Livingston				
Results:	15/0				
		Ayes:	-	15	Anderson, Cummings, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Renaud, Rothenberger, Sherman, Spellicy, Taylor
		Against:	-	0	
		Absent:	-	1	Cox
		Vacancies:	-	1	District 15

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

ADJOURNMENT

After all business of the Landmark Commission had been considered, the Chair adjourned the meeting at 4:37 p.m.

Phyllis Hill (Elaine) — June 11, 2025

Drafted by: — Date
Elaine Hill, Landmark Commission Coordinator
Historic Preservation

Evelyn Montgomery

Evelyn Montgomery (Jun 11, 2025 18:47 CDT)

Approved by: — Date
Evelyn Montgomery, Chair
Landmark Commission