

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: 3829 N. Hall Street
and/or common: Salon 3829
date: 1920

2. Location

address: 3829 N. Hall Street
location/neighborhood: Oak Lawn
block: N/1223 **lot:** 2
land survey: William Grigsby Survey **tract size:** 72.5' x 111' (8047.5 SF)

3. Current Zoning

current zoning: Planned Development District (MF District 2)

4. Classification

Category	Ownership	Status	Present Use	<u> </u> museum
<u> </u> district	<u> </u> public	<u> x </u> occupied	<u> </u> agricultural	<u> </u> park
<u> x </u> building(s)	<u> x </u> private	<u> </u> unoccupied	<u> x </u> commercial	<u> </u> residence
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<u> </u> religious
<u> </u> site	Public	Accessibility	<u> </u> entertainment	<u> </u> scientific
<u> </u> object	Acquisition	<u> x </u> yes: restricted	<u> </u> government	<u> </u> transportation
	<u> </u> in progress	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> other, specify
	<u> </u> being considered	<u> </u> no	<u> </u> military	<u> </u> vacant

5. Ownership

Current Owner: Omar Samper
Contact: Omar Samper or Connie Briggs
Phone: 214-505-0022
Address: 3829 N. Hall **City:** Dallas **State:** TX **Zip:** 75219

6. Form Preparation

Date: August 17, 2005; revised November 19, 2005
Name & Title: Katherine D. Seale
Organization: Discover Dallas! Survey, Preservation Dallas
Contact: W. Dwayne Jones, Executive Director Phone: 214-821-3290

D18-1

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national National Register
H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk
Oak Cliff TX Archaeological Ldmk
Victorian Survey
Dallas Historic Resources Survey, Phase ___ high ___ medium ___ low
Discover Dallas! Survey, Significance x architectural ___ cultural x historical
For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: C.P. Sites
significant later owner(s): Dr. Julian Smith (tenant), Mrs. T.L. Westerfield (tenant)

9. Construction Dates

original: 1920
alterations/additions: 1976 renovation

10. Architect

original construction: C.P. Sites
alterations/additions:

11. Site Features

natural: lies on a squared lot, shaded with mature trees
urban design: located in an early twentieth-century residential neighborhood, the surrounding area is now comprised of mostly postwar and more recent multi- and small commercial buildings as well as some of the remaining, original single-family homes.

12. Physical Description

Condition, check one:

excellent
 good
 fair

deteriorated
 ruins
 unexposed

unaltered
 altered

Check one:

original site
 moved (date _____)

Built in 1920, 3829 N. Hall Street is located at the corner of North Hall and Reagan streets in the Oak Lawn neighborhood of Dallas. Originally part of Bowser and Lemmon's Oak Lawn Addition, the neighborhood was originally considered as "North Dallas" and consisted of large, two-story single-family houses. Today, the area is an inner-city neighborhood, and nearly all of the stately houses, dating from the teens and twenties, have been replaced with postwar and more recent multi-family apartments and small commercial buildings.

Built as a duplex by local architect Charles "C.P." Sites, 3829 N. Hall Street is a compact, two-story, red brick box set beneath a low-pitched hipped roof with broad overhanging eaves. Just below the eaves at the cornice level is a partial entablature that wraps around the building. The front façade (northwest) is dominated by large banks of double-hung ribbon windows, which are flanked by shallow brick pilasters and story-and-a-half brick piers that support stone flower urns. Full-height attenuated wood pilasters divide the five window bays while painted wood panels separate the banks of windows; the resulting interplay of vertical and horizontal lines emphasizes the front entrance and lack of front porch. The second entrance faces Reagan Street (northeast façade) and is sheltered by a small entrance porch with a hipped roof supported by wooden columns and brick piers. Both first and second floor are lined with matching double-hung windows, some of which are original, while others have been replaced. On the other side of the house (southeastern façade) is a two-storey one room extension, which prevents the house from being a perfect rectangle. Again, the façade is dominated by double-hung ribbon windows. The one room extension includes the same wood panels that separate the first and second floor. The rear of the house (southwestern façade) was altered when a porch was added sometime before 1950, which has since been enclosed.

Each floor was its own separate unit. The building remained a residential duplex until the late 1940s when the downstairs became a doctors office while the upstairs remained a residence. At the time of this report, the downstairs is a salon and the upstairs remains a residence. While the building has changed uses over the years, some of the original interior features remain intact such as the hardwood floors, woodwork including moldings and trim, and two Rookwood tiled fireplace surrounds and mantels located on each floor, in the front rooms facing N. Hall, originally the living rooms.

Soon after the house was constructed, a two-story garage and servant quarters was built. Lap siding from the 1920s still exists underneath the current asbestos shingles that were added in 1965.¹ The original roof shape and configuration as well as the eaves, entablature,

¹ Building Permit for 3829 N. Hall Street, June 24, 1965.

stringcourse, several of the one-over-one, double-hung sash windows, and floor slabs also remain. Just before 1950, a one-story room was added to this building on the southeast side.

13. Historical Significance

This duplex, 3829 N. Hall Street, is a rare local example of a particular Prairie School style espoused by Frank Lloyd Wright and his Chicago contemporaries at the turn-of-the-century. Unlike other Prairie School influenced houses in Dallas that emphasize the horizontal, this house maintains a strong vertical emphasis seen in the attenuated pilasters, shallow pillars and brick piers, as well as the lack of a front porch. The lacking front porch also makes this house stand out among other Prairie styled houses in Dallas. While this particular style, sometimes called Vernacular Wright², is unique to Dallas, many predecessors exist. Among them are: Frank Lloyd Wright's Isidore Heller House, Chicago, 1897; Wright's design 'A Fireproof House for \$5,000,' published in 1907 but never built by the *Ladies' Home Journal*; the Charles Heisen Residence in Villa Park, Illinois, 1917, also by Wright; and three houses by John S. Van Bergen for Floric Blondeel, 426, 432, and 436 Elmwood Avenue in Oak Park, Illinois, all built in 1913. While 3829 N. Hall Street is a smaller and more simplified version than any of the above examples, its compact form sheltered by a low hipped roof with broad eaves with large banks of windows, and large piers supporting flower urns make it a clear imitator. This duplex is the only known example of the Vernacular Wright style in Dallas.

This duplex is also significant for its architect and owner, "C.P." Sites, who is better known for designing large Prairie School houses on Swiss Avenue in historic east Dallas. Sites was born in 1859 in Terrell, Texas. He met and married his wife, a native Dallasite, before moving to Dallas sometime after the turn-of-the-century. Before he began his career as an architect, Sites worked 16 years for Padgitt Brothers, a successful Dallas saddlery and leather goods firm began by Padgitt brothers W.C. and J.D. During these years, Dallas led the world market in saddlery and leather trade.³ Sites was more than a Padgitt Brother employee, he was a close friend of the family serving as a pallbearer at Mrs. W.C. Padgitt's funeral and designing J.D. Padgitt's family home, a spacious Prairie style house at 4937 Swiss Avenue built in 1917. Sites was an active member of the First Presbyterian Church and served as president of the Men's Club in 1914. Following World War I, Sites served as State director and supervisor with Charles L. Sanger for all funds gathered in Texas during the Near East relief drives.⁴ He died in 1930 at his home 5111 Tremont from a head injury caused by a fall.

Not much is known about Site's formal training as an architect. He is listed in the Dallas City Directories as "Charles P. Sites, architect" every year from 1915 until 1930, the year he died. His office address is listed as 811 Southwestern Life Building. Sites is described in his

2 Vernacular Wright is a term used by Mary Mix Foley in her book, *The American House*, Harper & Row Publishers, New York, 1980, to describe a very similar published in *A Pattern Book House*, 1928.

3 *Handbook of Texas Online*, s.v. "DALLAS, TX,"

<http://www.tsha.utexas.edu/handbook/online/articles/DD/hdd1.html> (accessed November 16, 2005).

4 "Funeral Thursday For Man Killed in Fall From House," *Dallas Morning News*, September 8, 1930.

obituary as a Dallas architect known for building large houses in Dallas and Oklahoma City.⁵ In addition to 3829 N. Hall Street, Sites designed at least two other apartment buildings and four houses, all in Dallas: 3827 N. Hall (1920), 2823 N. Hall (1920) and 4918 Swiss (1917), 4930 Swiss (1913), 4937 Swiss (1917), and 4938 Swiss, originally built in 1894 as a Victorian styled house that was moved to this location from 3411 Swiss Avenue. Sites enlarged the Victorian house and updated its style to the then popular Prairie style. In fact, Site's showed a proclivity for the Prairie School style, which is reflected in all of his known designs. It is very likely that there are other Prairie styled buildings in Dallas designed by Sites.

In 1919, Sites published an article in the *Dallas Morning News* advocating for the construction of more modern apartment buildings in Dallas. "It would help alleviate the severe housing shortage," he reasoned, and such an investment would be "safe, satisfactory, and secure."⁶ The following year, Sites took out a building permit on three lots, 3827, 3829, and 2823 Hall Street. The permit for the 3827 Hall listed a two-story, eight room frame dwelling for \$8,000 and the lot next door at 3829.⁷ That same year in November, Sites advertised 3829 Hall in the classifieds under "Unfurnished Houses for Rent." The listing read, "NEW 7-room brick veneer apartment, second floor of duplex, carefully planned and pronounced to be the most beautifully finished apartment ever offered for rent in Dallas."⁸ Sites advertised the duplex periodically until he died in 1930.

3829 N. Hall Street was first occupied by Dr. Julian C. Smith, a distinguished dentist who moved into the duplex in 1920. Smith, born in Charleston, South Carolina, moved to Dallas in 1915 and lived here until his death in 1931. He served as president of the State Dental Association and the American Academy of Periodontology.⁹

Another important former tenant is Mrs. T. L. Westerfield, daughter of Reverend R.C. Buckner, founder of Buckner Orphans Home. Mrs. Westerfield and her husband lived here from 1935 until 1940. She was a leader in religious and women's club work in Dallas and served as receptionist for a log cabin, presumably the home of John Neely Bryan. Westerfield's father, Dr. Buckner, is credited for saving the log cabin and eventually presenting it to the City of Dallas in 1936.

3829 N. Hall Street continued to be a residential duplex until the late 1940s when the downstairs was converted into a doctors office. Today, it is a salon with an upstairs residence.

Summary:

3829 N. Hall Street is a self-contained Prairie box that is totally unique for the city of Dallas. It is the only known example of the Vernacular Wright style and it is one of the few buildings that remain from the original neighborhood. Its architect, C.P. Sites, is celebrated on websites

5 "Funeral Thursday For Man Killed in Fall From House," *Dallas Morning News*, September 8, 1930.

6 "Urges Building of Apartment Houses," *Dallas Morning News*, September 9, 1919.

7 Dallas Building Permit Record Book, 1920-1921, May 10, 1920.

8 Classified Ads, under "Unfurnished," *Dallas Morning News*, November 22, 1920.

9 "Former President of Texas Dentists Dies," *Dallas Morning News*, March 18, 1931.

and in the *AIA Dallas Architecture Guide*, 1999, and, is a source of pride for the Swiss Avenue Historic District neighborhood. This building is in good condition and with exception to the rear porch, retains its historic façade. 3829 N. Hall Street is also significant for its use as one of the early, upscale multi-family houses in the area, a trend that spread across America following the housing shortage brought on by the war.

The house survives as one of only a handful of upscale residences in an increasingly urban neighborhood. It is the only known example of this specific style of the Prairie School architecture in Dallas.

14. Bibliography

BOOKS

American Institute of Architects Guide to Dallas Architect with Regional Highlights, edited by Larry Paul Fuller. United States: McGraw-Hill Construction Information Group, 1999.

City Directories of Dallas, multiple years from 1919- 1965.

Dallas Building Permit Record Book, 1920-1921, May 10, 1920.

Brooks, H. Allen, *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries*, WW. Norton and Co, Inc., 1972 reissued in 1996.

Foley, Mary Mix, *The American House*, Harper & Row Publishers, New York, 1980.

Storrer, William Allen, *The Architecture of Frank Lloyd Wright: A Complete Catalogue*, The University of Chicago Press, Third Edition.

ARTICLES

Handbook of Texas Online, s.v. "DALLAS, TX,"

<http://www.tsha.utexas.edu/handbook/online/articles/DD/hdd1.html> (accessed November 16, 2005).

"Urges Building of Apartment Houses," *Dallas Morning News*, September 9, 1919.

Classified Ads, under "Unfurnished," *Dallas Morning News*, November 22, 1920.

"Funeral Thursday For Man Killed in Fall From House," *Dallas Morning News*, September 8, 1930.

"Funeral Thursday For Man Killed in Fall From House," *Dallas Morning News*, September 8, 1930.

"Former President of Texas Dentists Dies," *Dallas Morning News*, March 18, 1931.

"Rental Dwellings Sold for \$78,885 By Praetorians," *Dallas Morning News*, April 16, 1943.

Swiss Avenue Architectural Survey, 1973, Preservation Dallas files.

MAPS

Murphy and Bolanz Block Books Dallas County 1880-1920, Block Book 1, Page 137,
Dallas Public Library.

Sanborn Fire Insurance Maps, Dallas, TX, 1921, vol. 2, sheet 270; 1921-July 1950, vol. 2,
sheet 270; 1952. vol. 2, sheet 170.

15. Attachments

- | | |
|---|---|
| <input type="checkbox"/> <i>District or Site Map</i> | <input type="checkbox"/> <i>Additional descriptive material</i> |
| <input type="checkbox"/> <i>Site Plan</i> | <input type="checkbox"/> <i>Footnotes</i> |
| <input type="checkbox"/> <i>Photos (historic & current)</i> | <input type="checkbox"/> <i>Other:</i> |

17. Designation Criteria

History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

Historic education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

Recommendation

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

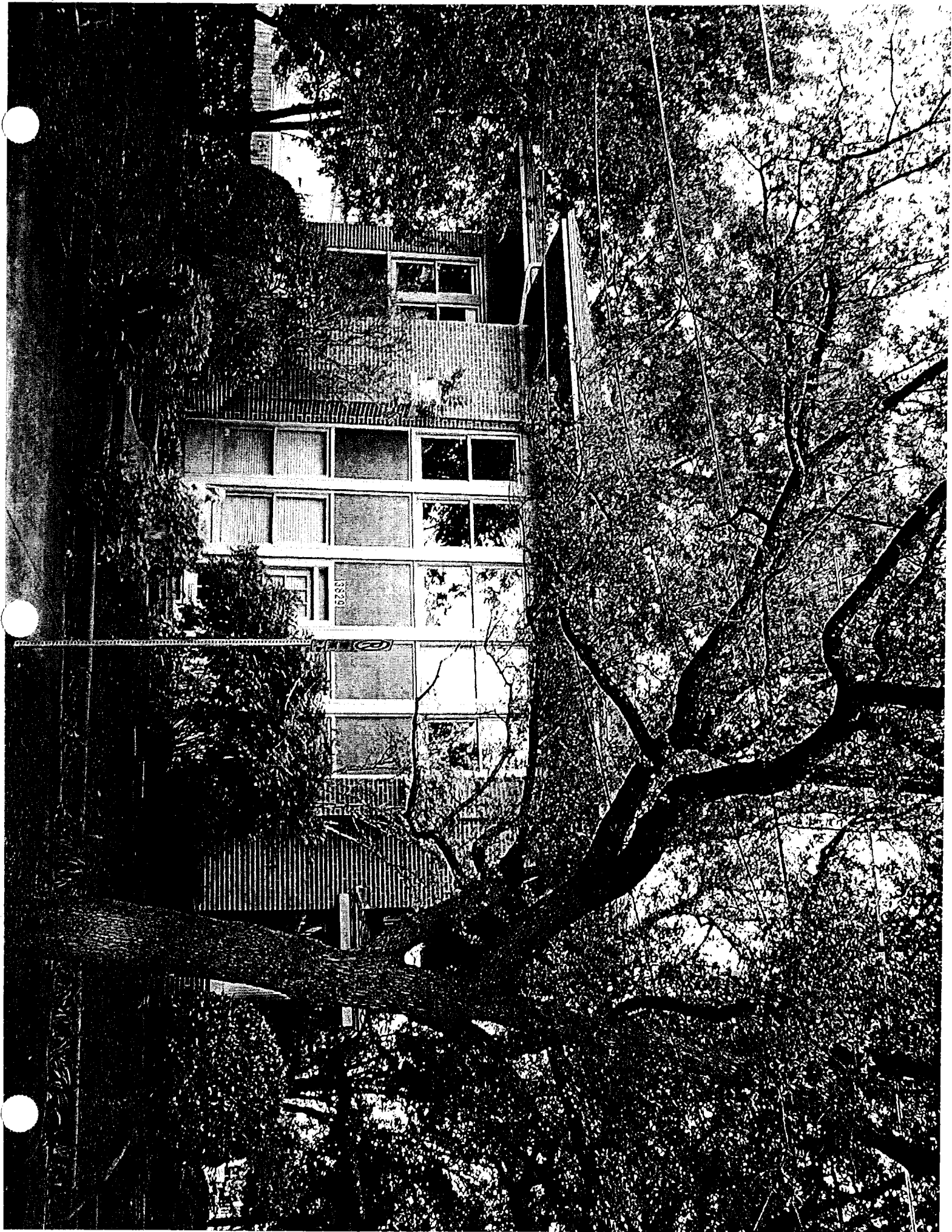
Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations, and landmark boundary as presented by the Department of Planning and Development.

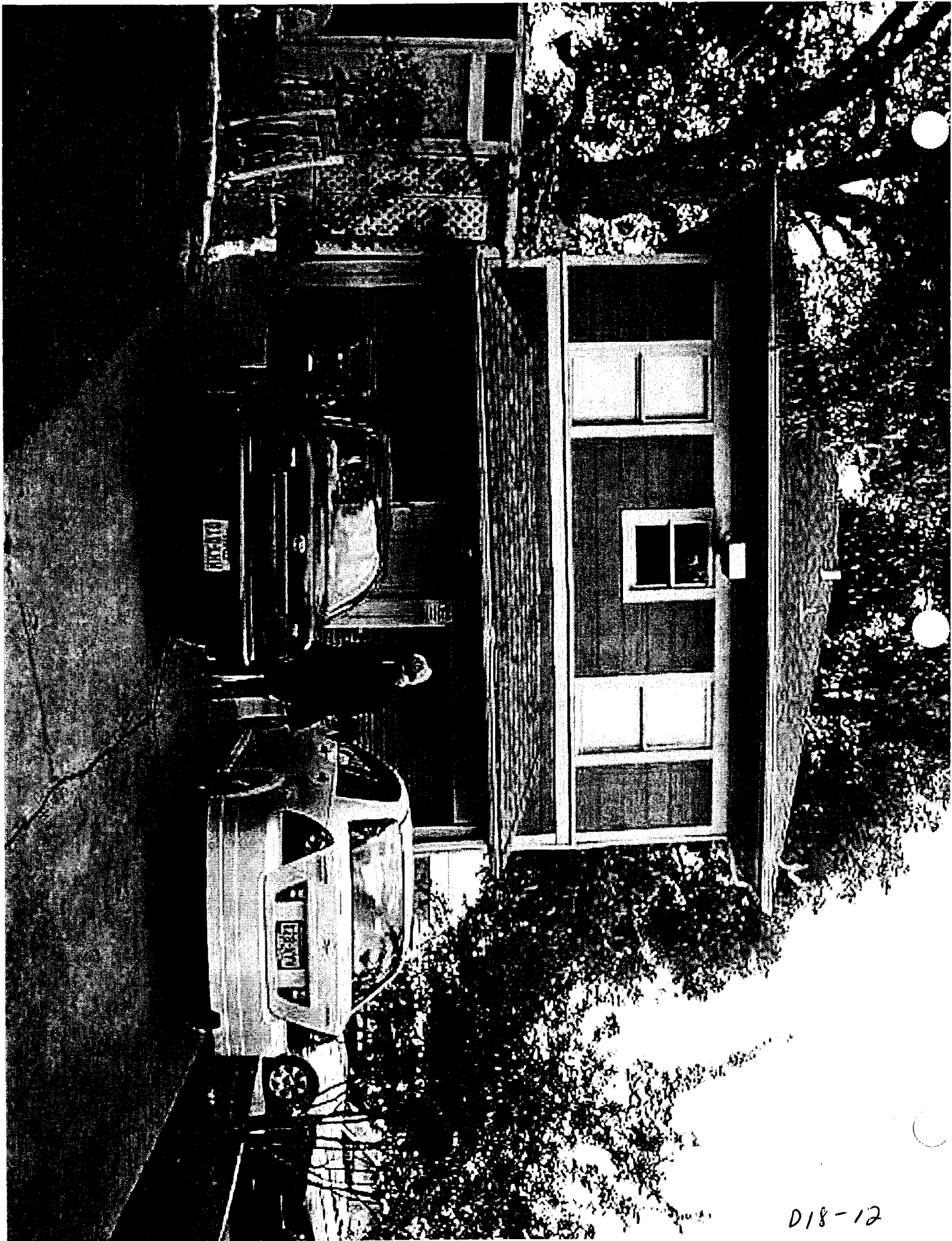
Date:

*Chair
Designation Committee*

*Chair
Designation Committee*

Historic Preservation Planner





D18-12

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING Lot 2 in City Block N/1223, at the corner of N. Hall and Reagan streets, with the address of 3829 N. Hall Street, and containing approximately __ acres;

by establishing Historic Overlay District No. _____ (3829 N. Hall Street); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property hereinafter described; and

WHEREAS, the city council finds that the property described herein is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. ____ on the following property:

BEING Lot 2 in City Block N/1223, at the corner of N. Hall and Reagan streets, with the address of 3829 N. Hall Street, and containing approximately ___ acres.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of development services shall correct Zoning District Map No. __ in the offices of the city secretary, the building official, and the

department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

**EXHIBIT A
PRESERVATION CRITERIA
3829 N. HALL STREET**

1. GENERAL

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness
- a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is 1920 to 2005.

2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 COLUMN means the entire column including the base and capital, if any.
- 2.5 COMMISSION means the City of Dallas Landmark Commission.
- 2.6 CORNERSIDE YARD means a side yard abutting a street.
- 2.7 DIRECTOR means the Director of the Department of Development Services or the Director's representative.
- 2.8 DISTRICT means Historic Overlay District No. _____, the 3829 N. Hall Street Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.

- 2.9 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.10 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.11 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.12 MAIN BUILDING means 3829 N. Hall Street, as shown on Exhibit B.
- 2.13 NO-BUILD ZONE means that part of this district in which no new construction may take place.
- 2.14 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.15 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main building and garage are protected.
- 3.3 New sidewalks, steps, leadwalk, and walkways in the front yard and the cornerside yard on Reagan Street must be constructed of gray concrete (to match the color of the historic concrete). Artificial grass, artificially-colored concrete, paved stone, asphalt and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in the front yard.
- 3.5 Any new mechanical equipment must be erected in the interior side yard or rear yard, and must be screened.
- 3.6 Landscaping
 - a. Outdoor lighting must be appropriate and enhance the structure.

- b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - c. It is recommended that landscaping reflect the historic landscape design.
 - d. Existing mature trees are protected, except that unhealthy or damaged trees may be removed.
- 3.7 Fences necessary to screen adjacent business parking areas are permitted along the rear and southeast property lines and may not exceed eight feet in height. No fences or walls are permitted in the front or side yard facing Reagan Street.

4. **FACADES**

4.1 Protected facades

- a. The facades shown on Exhibit B are protected.
 - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, and module size.
 - c. Historic solid-to-void ratios of protected facades must be maintained. New door and window openings in protected facades are not permitted.
 - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- 4.2 Wood siding, trim, and detailing must be restored wherever practical.
- 4.3 All exposed wood must be painted or otherwise preserved.
- 4.4 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.5 Brick may not be painted.
- 4.6 Aluminum siding, vinyl cladding, and exterior insulated finish systems (EIFS) are not permitted.

- 4.7 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color or be appropriate to the style of the main structure.
- 4.8 The garage is in need of stabilization. It is recommended that it be stabilized and restored. Exposing and restoring historic lap siding on garage is recommended.

5. DOORS, WINDOWS AND OTHER OPENINGS

- 5.1 Original doors and windows and their openings must remain intact and be preserved on protected facades. Where replacement of an original door or window is necessary due to significant damage or structural deterioration, replacement doors and windows must match the profile, mullion size, light configuration, and material of the original doors and windows. Replacement of altered windows and doors that no longer match the historic appearance is recommended.
- 5.2 Replacement of windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Appropriate exterior storm windows are permitted if they are sensitive additions and match existing windows in frame width and portion, glazing material, and color. Painted or factory finished aluminum storm doors, storm windows, or screens are permitted. Mill finished aluminum is not permitted.
- 5.4 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted on protected facades.
- 5.5 Glass and glazing shall match original materials as much as practical. Dark tinted, reflective glazing or reflective film is not permitted.
- 5.6 Installation of door and window openings on the front and side facades are permitted only in locations where there is evidence of the original openings.
- 5.7 The Department of Interior Standards should be referred to for acceptable techniques to improve the energy efficiency of historic windows and doors.

6. ROOFS

- 6.1 The slope, massing, and configuration of the roof must be preserved and maintained.
- 6.2 Character defining features of the roof including its pitch and wide eaves must be retained.
- 6.3 Solar panels, skylights, and mechanical equipment must be set back or screened so that they are not visible from the street. Satellite dishes visible from a street require a certificate of appropriateness.

7. PORCHES AND BALCONIES

- 7.1 Front open porch is protected and may not be altered by enclosures such as awnings or other permanent coverings.
- 7.2 The side porch including the columns, brick piers, and roof is protected and may not be enclosed.
- 7.3 Porch floors must be concrete or appropriate material and may not be covered. Historic porch floors may not be covered with carpet or paint.

8. EMBELLISHMENTS AND DETAILING

- 8.1 The following architectural and site elements are considered important features and are protected:
 - a. Historic window configuration and patterning.
 - b. Flower urns and associated pedestals.
 - c. Pilasters and piers including capitals.
 - d. Entablature.
 - e. Historic windows on protected facades, including lintels and sills.
 - f. Brick chimney.

10. NEW CONSTRUCTION AND ADDITIONS

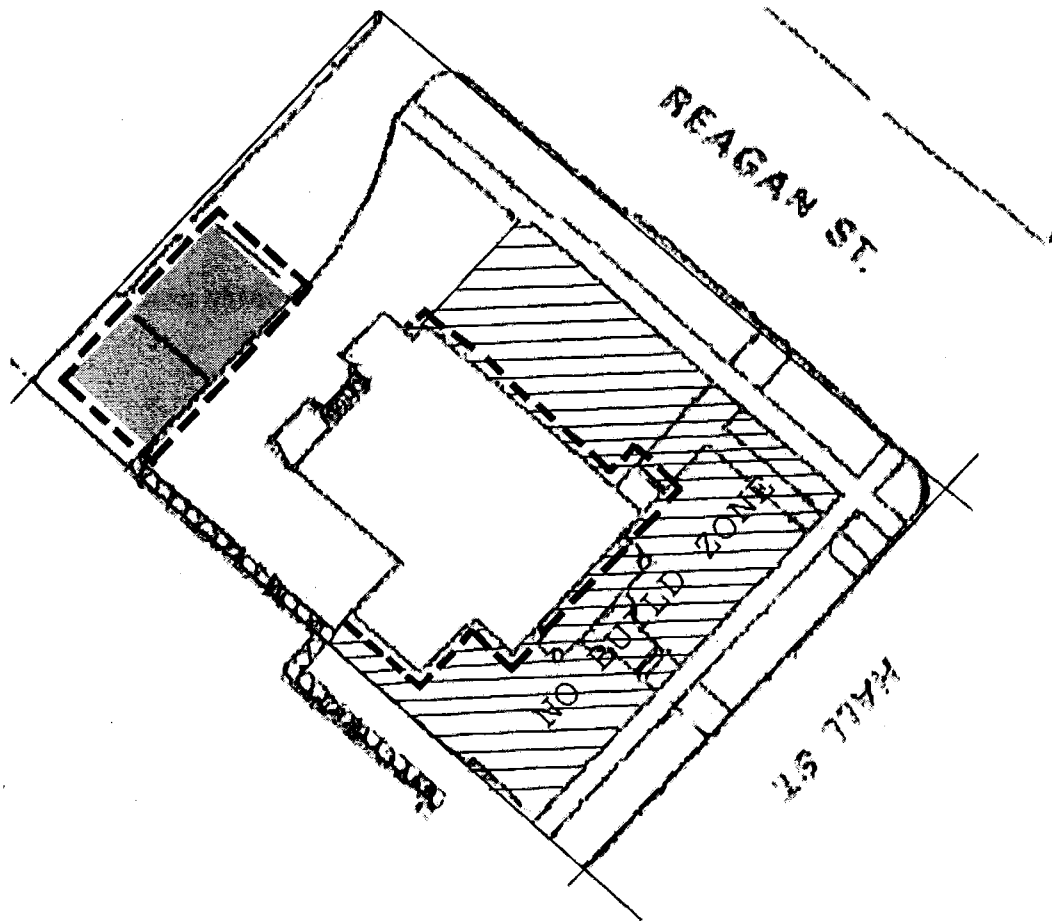
- 10.1 Stand-alone new construction is permitted only in the areas shown on Exhibit B.
- 10.2 Vertical additions to the main building are not permitted.
- 10.3 Horizontal additions to the main building are permitted only in the areas shown on Exhibit B.
- 10.4 New construction and additions must be compatible with the historic character of the main building, and have appropriate building form, color, detailing, fenestration, massing, materials, roof form, general appearance, and solid-to-void ratios.
- 10.5 The height of new construction and additions must not exceed the height of the main building.
- 10.6 Brick matching the original siding may be used. Aluminum siding, vinyl cladding, and exterior insulated finish system (EIFS) are not permitted in new construction.
- 10.8 New construction and additions must have a footprint of 800 square feet or less, excluding exterior porches. This provision does not apply to the construction of a new garage/studio.
- 10.10 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details associated with the style of the main structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

11. SIGNS

- 11.1 Signs may be erected if appropriate.
- 11.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 11.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

12. ENFORCEMENT

- 12.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 12.2 A person is criminally responsible for a violation of these preservation criteria if the person owns part or all of the property where the violation occurs, the person is the agent of the owner of the property and is in control of the property, or the person commits the violation or assists in the commission of the violation.
- 12.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 12.4. Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.



KEY:
 - - - Protected Facades
 ——— Limits of Designation

EXHIBIT B
3829 N. HALL STREET HISTORIC DISTRICT SITE PLAN

End of Criteria

018-24