

CITY OF DALLAS LANDMARK COMMISSION

Monday, November 4, 2019
AGENDA

BRIEFINGS: Dallas City Hall 11:00 A.M.

1500 Marilla St., Room 5/E/S

PUBLIC HEARING: Dallas City Hall

1500 Marilla St., Council Chambers, 6th floor 1:00 P.M.

Neva Dean, Interim Historic Preservation Officer Jennifer Anderson, Senior Planner Liz Casso, Senior Planner Melissa Parent, Planner Marsha Prior, Planner

BRIEFING ITEMS

*The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

PUBLIC TESTIMONY

Approval of Minutes – October 7, 2019.

Recognition of Katherine Seale and her contributions and service to the Dallas Landmark Commission.

Approval of Task Force members for CBD/Individual,/West End, Fair Park, Junius Heights, Peak's Suburban/Edison La Vista, South Blvd/Park Row, State-Thomas/Wilson Block, Swiss/Munger Street, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff.

CONSENT ITEMS

1. 1508 COMMERCE ST

Dallas Power & Light Building CA190-009(LC)
Liz Casso

Request;

- 1. Install metal fence around courtyard at northwest corner of site.
- 2. Install a new door opening on west elevation.
- 3. Install black granite along the base of structure on the west and north elevations facing the patio.

<u>Applicant:</u> Pegasus City Brewery LLC - Christopher Weiss

Application Filed: 10/3/19 **Staff recommendation:**

- Install metal fence around courtyard at northwest corner of site – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install a new door opening on west elevation Approve

 Approve drawings dated 11/4/19 with the finding the
 proposed work is consistent with preservation criteria
 section 4.2 for renovations to non-protected facades
 and meets the standards in City Code Section 51A 4.501(g)(6)(C)(i).
- 3. Install black granite along the base of structure on the west and north elevations facing the patio Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 4.2 for renovations to non-protected facades and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install metal fence around courtyard at northwest corner of site Approve Approve as submitted.
- 2. Install a new door opening on west elevation Approve with conditions Approve as submitted with condition that applicant provide horizontal and vertical sections through doors and frames showing details how granite and frame finish at walls.
- 3. Install black granite along the base of structure on the west and north elevations facing the patio – Approve with conditions - Approve as submitted with condition that applicant provide horizontal and vertical sections through doors and frames showing details how granite and frame finish at walls.

Request:

Install detached sign with new landscaping in front yard.

<u>Applicant:</u> Kathlyn Joy Gilliam Museum/ Learning Center
- Constance Harris

Application Filed: 10/03/19 Staff Recommendations:

Install detached sign with new landscaping in front yard - Approve — Approve with the condition that the sign be setback 15 feet from the public right-of way, with the finding that while the proposed work is inconsistent with preservation criteria section 10.1 which states that identification signs may be up to two feet in height, it is consistent with preservation criteria section 10.2 because it complies with the sign provisions of the Dallas City Code, and meets the criteria in section 41A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the

2. 3817 WENDELKIN ST

Kathlyn Joy Gilliam House CA190-013(LC) Liz Casso

historic character of the property or the integrity of the historic overlay district.

Task Force Recommendations:

Install detached sign with new landscaping in front yard – Approve with condition - Approve as submitted with condition that 1) the top of the sign be no higher than 36 inches above ground; and 2) Applicant is to submit a landscape plan with type of plant material.

Request:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance.

Applicant: Masterplan Consultants - Karl Crawley

<u>Application:</u> <u>Filed:</u>10/03/19 Staff Recommendation:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance – Approve – The demolition meets the standards in City Code Section 51A-4.501(h)(4)(D). The structures are noncontributing to the historic overlay district; the structures are newer than the period of historic significance for the historic overlay district; and demolition of the structures will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance – Approve - Approved as submitted.

Request:

- 1. Remove existing one-story rear addition.
- 2. Construct a storm shelter addition on rear elevation.
- 3. Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area.
- 4. Regrade and reconfigure sports field.
- 5. Install new metal fencing.
- 6. Replace existing pole sign in front yard with new electronic marquee sign.

Applicant: Masterplan Consultants - Karl Crawley

<u>Application Filed:</u> 10/03/19 Staff Recommendation:

1. Remove existing one-story rear addition – Approve – Approve drawings dated 11/4/19 with the finding the

3. 3120 N HASKELL AVE

North Dallas High School CD190-001(LC) Liz Casso

4. 3120 N HASKELL AVE

North Dallas High School CA190-012 (LC) Liz Casso

- proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Construct a storm shelter addition on rear elevation Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with sections 9.3, 9.4, 9.5, 9.6, 9.8 and 9.9 for new construction and additions and meets the standards in standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.3 for building site, section 3.5 for mechanical equipment screening, section 3.6(b) for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Regrade and reconfigure sports field Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install new metal fencing.— Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.7(c) for fences, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace existing pole sign in front yard with new electronic marquee sign – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 10.1 and 10.2 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Remove existing one-story rear addition Approve -Approved as submitted.
- 2. Construct a storm shelter addition on rear elevation Approve Approved as submitted with suggestion that applicant show the facade design studies.
- Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area – Approve - Approved as submitted.
- Regrade and reconfigure sports field Approve -Approved as submitted.
- 5. Install new metal fencing Approve Approved as
- Replace existing pole sign in front yard with new electronic marquee sign – Approve – Approved as submitted

5. 1933 ELM ST

Harwood Historic District CA190-011(LC) Liz Casso

Landmark Commission Agenda Monday, November 4, 2019

Request:

- 1. Modify existing front step and construct an accessible ramp at south elevation.
- 2. Install two flat attached signs on south elevation.
- 3. Install blade sign on south elevation.

Applicant: McAfee-Duncan, Charyl

<u>Application Filed:</u> 10/03/19 <u>Staff Recommendation:</u>

- Modify existing front step and construct an accessible ramp at south elevation – Approve drawings dated 11/4/19 with the condition that a variance from the Board of Adjustment and a right-of-way license agreement with the City of Dallas is obtained prior to installation, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install two flat attached signs on south elevation Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install blade sign on south elevation Approve with conditions Approve drawings dated 11/4/19, with the condition that a right-of-way license agreement from the City of Dallas is obtained prior to installation, with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Modify existing front step and construct an accessible ramp at south elevation – Approve with conditions -Approve ramp as submitted with condition that the sloped portion of the ramp cover complete section of glass blocks.
- 2. Install two flat attached signs on south elevation Approve with conditions Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it conveys an appropriate visual appearance to match historic materials and neon lighting. Cursive font for the signage is not appropriate.
- 3. Install blade sign on south elevation Approve with conditions Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it conveys an appropriate visual appearance to match historic materials and neon lighting.

6. 5835 REIGER AVE

Junius Heights Historic District CA190-024(JKA) Jennifer Anderson

7. 2205 BOLL ST., #C

State Thomas Historic District CA190-010(LC) Liz Casso

8. 1220 NORTH ST

Tenth Street Neighborhood Historic District CA190-020(MP)
Marsha Prior

Request:

Construct 600 sq. ft. accessory structure.

Applicant:10/03/19

Application Filed: Coonrod, Dale

Staff Recommendation:

Construct 600 sq. ft. accessory structure – Approve – Approve drawings and specifications dated 11-4-19 with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct 600 sq. ft. accessory structure – Approve with Conditions – Colors of the proposed structure need to match with the main building.

Request:

Install roof mounted solar system on unit C.

Applicant: Freedom Solar Power - Michael Pensabene

<u>Application Filed:</u> 10/03/19 Staff Recommendation:

Install roof mounted solar system on unit C – Approve – Approve drawings and specifications dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(14)(D)(ii) for solar panels and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install roof mounted solar system on unit C – Approve - Approve as submitted.

Request:

- 1. Remove additions on right and left side of front elevation.
- Replace five windows with wood double hung six-overone windows and add two wood double hung six-overone windows.
- 3. Relocate front entry to original location and install salvaged wood panel door.
- 4. Install board and batten siding.
- 5. Replace roof shingles.

<u>Applicant:</u> Martinek, Mark <u>Application Filed:</u> 10/03/19

Staff Recommendation:

Remove additions on right and left side of front elevation

 Approve - Approve drawing dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

- Replace five windows with wood double hung six-overone windows and add two wood double hung six-overone windows – Approve – Approve drawing dated 11/4/19 and photo of salvaged windows with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Relocate front entry to original location and install salvaged wood panel door Approve Approve drawing dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Install board and batten siding Approve Approve proposed work with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace roof shingles Approve Approve roof specifications dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.19 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Remove additions on right and left side of front elevation

 Approve Approve removal of shed additions on east side of house.
- Replace five windows with wood double hung six-overone windows and add two wood double hung six-overone windows – Approve - Approve the wood doublehung windows to be installed.
- 3. Relocate front entry to original location and install salvaged wood panel door Approve Approve location of proposed front door.
- 4. Install board and batten siding Approve Approve board and batten siding.
- Replace roof shingles Approve Approve the green shingles – Approve – Approve roof specifications dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.19 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Request:

- 1. Replace 42 steel windows on north, west and east elevations with aluminum windows.
- 2. Replace six wood windows on north elevation, 1st floor, with aluminum windows.

<u>Applicant:</u> Wiss, Janney, Elstner Associates, Inc. - Sarah Van Domelen

Application Filed: 10/03/19 **Staff Recommendation:**

9. 1701 N MARKET ST

West End Historic District CA190-014(LC) Liz Casso

- Replace 42 steel windows on north, west and east elevations with aluminum windows – Approve – Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace six wood windows on north elevation, 1st floor, with aluminum windows Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Replace 42 steel windows on north, west and east elevations with aluminum windows Deny without prejudice Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.
- 2. Replace six wood windows on north elevation, 1st floor, with aluminum windows Deny without prejudice Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.

Request:

Re-install brick chimney on front elevation.

Applicant: Ponce, Elias
Application Filed: 10/03/19
Staff Recommendation:

Re-install brick chimney on front elevation – Approve with conditions – Approve rebuilding chimney with the condition that brick salvaged from the chimney demolition is used, that the chimney has the same dimensions and profile as original, and that same brick inset as the original chimney is installed with the finding the work is consistent with preservation criteria Sections 4.1(a) and 4.1(b), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10.3735 HAVANA ST

Wheatley Place Historic District CA190-017(MP) Marsha Prior

Task Force Recommendation:

Re-install brick chimney on front elevation – Approve – Rebuild chimney as it was before demolition. Forgo replacing window since it was aluminum and not original.

Request:

- 1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding.
- 2. Remove one window and one door opening on front facade of rear accessory structure.
- 3. Replace garage door on rear accessory structure with new garage door.

<u>Applicant:</u> Rudduck, Christi <u>Application Filed:</u> 10/03/19 Staff Recommendation:

- 1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding Approve Approve photos dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- Remove one window and one door opening on front facade of rear accessory structure - Approve - Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Replace garage door on rear accessory structure with new garage door - Approve - Approve drawings and specifications dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Replace existing asbestos siding on rear accessory structure with new teardrop wood siding No quorum, comments only Add notes to elevation showing/correlating to wood siding #117 novelty & garage door spec. Show corner boards.
- 2. Remove one window and one door opening on front facade of rear accessory structure No quorum, comments only supportive.
- Replace garage door on rear accessory structure with new garage door - No quorum, comments only – supportive.

DISCUSSION ITEMS:

1. 717 RIDGEWAY ST

Junius Heights Historic District CA190-026(JKA)

11. 217 N MONTCLAIR AVE

CA190-008(MLP)

Melissa Parent

Winnetka Heights Historic District

Request;

- 1. Construct addition and dormers.
- 2. Replace missing and damaged brick.

Jennifer Anderson

- 3. Install walkway and walkway tiles in front yard.
- 4. Install patio on front elevation.
- 5. Remove three windows on front facade and replace with French Doors.
- 6. Remove three windows on front facade and replace with French doors or three wood windows.
- 7. Replace 25 windows on the main structure.
- 8. Remove five windows on north elevation.
- 9. Remove three windows on south elevation.
- 10. Remove two windows on rear elevation.
- 11. Relocate door on north side.
- 12. Replace window on rear elevation with French doors.
- 13. Install siding on rear and side elevations.
- 14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara."
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black."
- 16. Install Brava cedar shake roof tile in color "Aged Brava."

<u>Applicant:</u> Power, Braden <u>Application filed:</u> 10/03/19 Staff recommendation:

- 1. Construct addition and dormers Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 8.3(b) stating that additions must be in the Craftsman or Tudor style typical to contributing main buildings within this tract and have brick veneer on the front and side facades. It is also not consistent with preservation criteria Section 8.5 stating that the massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 2. Replace missing and damaged brick Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(d) stating that brick added to protected facades must match the original brick as closely as possible in color, texture, module size, bond pattern, and mortar color and because the utility brick size proposed does not match the original standard size brick on the main structure.
- Install walkway and walkway tiles in front yard Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not

consistent with preservation criteria Section 3.2 stating that new sidewalks and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material and that replacement of existing walkways and steps must be consistent with the original style, and because the materials proposed are not appropriate for the Tudor style architecture or the historic district.

- 4. Install patio on front elevation Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) stating that the front facade is a protected facade or with Section 7.4 stating that front porch floor finishes must be concrete, wood, or other appropriate materials and because the material proposed for the porch floor is not appropriate for the Tudor architectural style or the historic overlay district. It is also not consistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
- 5. Remove three windows on front facade and replace with French Doors - Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) stating that the front facade is a protected facade or with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.
- 6. Remove three windows on front facade and replace with French doors or three wood windows Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration and because the applicant did not provide enough evidence to justify replacement of the windows; because it is inconsistent with preservation criteria Section 4.1(a) stating that the front façade is a protected

façade; because it is inconsistent with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.

- 7. Replace 25 windows on the main structure Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof necessary to justify the work since sufficient evidence was not submitted to justify replacement, measurements were not provided to ensure that the windows sizes will not be altered, and accurate cut sheets were not provided.
- 8. Remove five windows on north elevation Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
- Remove three windows on south elevation Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.
- Remove two windows on rear elevation Approve Approve plans dated 11-4-19 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
- 11. Relocate door on north side Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.1 stating that historic doors must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
- 12. Replace window on rear elevation with French doors Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the

- burden of proof necessary to justify the work since accurate cut sheets were not provided.
- 13. Install siding on rear and side elevations Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 4.2 stating that all additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure and because neither the wood siding or Hardiboard siding proposed is appropriate for a Tudor style structure or the historic overlay district; and it is also not consistent with preservation criteria Section 4.5 stating that historic materials must be repaired when possible and replaced only when necessary.
- 14. Paint main structure. Body (brick): Benjamin Moore HC 167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 4.1(e) stating that brick, cast stone, and concrete elements on protected facades may not be painted except that portions of the structure that had been painted prior to the effective date of the ordinance may remain painted and because the brick is not currently painted.
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 9.2 stating that accessory structures must be compatible in color with the main building.
- 16. Install Brava cedar shake roof tile in color "Aged Brava" Approve Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Construct addition and dormers Deny without Prejudice Addition needs to be below roof line and compatible with Tudor style architecture in proportion to the rest of the house. Materials to match the original structure.
- Replace missing and damaged brick Deny without Prejudice - Brick needs to match size, pattern, and color of existing bricks.
- 3. Install walkway and walkway tiles in front yard Deny All walkways need to be brush concrete. Walkway

- placement as shown. There are two separate plans. Need to clarify.
- 4. Install patio on front elevation Deny Deny patio wall.
- 5. Remove three windows on front facade and replace with French Doors Deny No additional comments provided.
- Remove three windows on front facade and replace with French doors or three wood windows – Deny without Prejudice - Not enough information provided to justify removing the original windows.
- 7. Replace 25 windows on the main structure Deny without Prejudice Not enough information provided to justify removing existing windows.
- 8. Remove five windows on right elevation Deny without Prejudice Deny without Prejudice per Section 5.1.
- Remove three windows on south elevation Deny without Prejudice - Deny without Prejudice per Section 5.1.
- 10. Remove two windows on rear elevation Deny without Prejudice Deny due to lack of information.
- 11. Relocate door on right side Deny without Prejudice Deny due to lack of information.
- Replace window on rear elevation with French doors –
 Deny without Prejudice Deny due to lack of information.
- 13. Install siding on rear and side elevations Deny Plans not appropriate for historic district.
- 14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" – Deny - No additional comments provided.
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" – Deny without Prejudice - No additional comments provided.
- 16. Install Brava cedar shake roof tile in color "Aged Brava"-Approve - No additional comments provided.

Request:

- 1. Construct single-family home.
- 2. Remove red oak from center of lot and install red oak in front yard.
- 3. Install 6' wood fence.

Applicant: Baron, Jeff

Application Filed: 10/03/19

Staff Recommendation:

 Construct single-family home – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not

2. 6110 WORTH ST

Junius Heights Historic District CA190-025(JKA) Jennifer Anderson

consistent with preservation criteria Section 8.4 stating that the materials and solid-to-void ratios must be compatible with the selected historic architectural style and the window material and solid-to-void ratios on the east, west, and rear facades are not compatible with the Craftsman style proposed. The applicant also did not meet the burden of proof to justify the work since window details and door specifications were not submitted.

- 2. Remove red oak from center of lot and install red oak in front yard Approve with Conditions Approve with the condition that a tree removal permit is obtained prior to removal with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- Install 6' wood fence Approve Approve site plan with the finding that the work is compatible with the historic district overlay and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Construct single-family home Approve with conditions Approve with Conditions that molding is added to the bottom of the columns, solid wood windows are used throughout, reduce all windows to 2'8" except large window in front to 5'6", windows to have bottom moldings, front door to be submitted to Staff prefer craftsman style with 3 windows on top and recessed wood on bottom, three windows in second story to be replaced with two 2x4 windows grouped together, three proposed square windows on second story eliminated and replaced with two 2x4 windows grouped together, remove red oak or replace, driveway gate to be at 50% mark, backyard fence to be 3' away from sidewalk, mesh screens cannot be black.
- 2. Remove red oak from center of lot and install red oak in front yard Approve.
- 3. Install 6' wood fence Approve with conditions Driveway gate to be at 50%-mark, backyard fence to be 3' away from sidewalk.

Request:

- Install new Carrera tile slab above front entry facade on main structure.
- 2. Replace lights on front porch and balcony ceilings with new brush brass light.
- Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light.
- 4. Install new Carrera tile to front entrance steps and cheekwall on main structure.
- Install new Saltillo tile on front concrete walkway.

3. 4902 WORTH ST

Munger Place Historic District CA190-016(MLP) Melissa Parent

- 6. Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway.
- 7. Install new antique brush brass house numbers on front of main structure.

<u>Applicant:</u> Power, Braden <u>Application Filed:</u> 10/03/19 <u>Staff Recommendation:</u>

- Install new Carrera tile slab above front entry facade on main structure - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front façade would have an adverse effect on the architectural features of the structure and on the historic overlay district.
- Replace lights on front porch and balcony ceilings with new brush brass light – Approve - Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and the historic overlay district.
- 4. Install new Carrera tile to front entrance steps and cheekwall on main structure Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front entrance steps would have an adverse effect on the historic overlay district.
- 5. Install new Saltillo tile on front concrete walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
- 6. Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
- 7. Install new antique brush brass house numbers on front of main structure – Approve - Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the

structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- Install new Carrera tile slab above front entry facade on main structure – Deny without Prejudice - Installation of Carrera tile slab above front entry facade not consistent with preservation criteria section 'L'.
- Replace lights on front porch and balcony ceilings with new brush brass light – Deny without Prejudice - Front porch ceiling & front balcony ceiling fixture, reselect to be compatible with architectural style of main structure & proposed wall sconces (see item 3).
- 3. Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light – Deny without Prejudice - Exterior wall sconce to be reelected to match architectural style of main structure. Rear light fixture included in description not submitted/marked. Note, exposed conduit for exterior electric not permitted per section 2(D).
- Install new Carrera tile to front entrance steps and cheekwall on main structure – Deny without Prejudice -Carrera tile at front entrance not a permitted material per section (N)(cc).
- 5. Install new Saltillo tile on front concrete walkway Deny without Prejudice Saltillo tile at front concrete walkway not a permitted material per section (2)(I).
- Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway – Deny without Prejudice -Concrete cheekwall and Saltillo tile front walkway, not a permitted material. Detailing not consistent with style & character of district.
- 7. Install new antique brush brass house numbers on front of main structure Approve Antique brass house numbers, no exception to style, size & finish as submitted.

Request:

- 1. Construct rear addition.
- 2. Resize, relocate, and replace one window on left side elevation.
- 3. Install 8' wood fence.
- 4. Install concrete patio and driveway.

Applicant: LeFaive, Mark Application Filed: 10/03/19 Staff Recommendation:

1. Construct rear addition – Approve with conditions – Approve drawings dated 11/4/19 with the condition that siding is an exact match in material, profile, and dimension as original and that a vertical trim board is placed on the side elevations where addition begins to demarcate the original from the addition, that new door

4. 4724 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District CA190-021(MP)
Marsha Prior

has wood exterior, and that new windows are one-overone windows with wood exterior with the finding the work is consistent with preservation criteria Sections 4.2, 4.3, and 4.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2. Resize, relocate, and replace one window on left side elevation Deny without prejudice The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(i) because it is inconsistent with preservation criteria Section 3.10 which states that original window openings must remain intact and be preserved.
- 3. Install 8' wood fence Approve with conditions Approve site plan dated 11/4/19 with the condition that the return gates are simple wrought iron with flat top with the finding the work is consistent with preservation criteria Sections 2.11 and 2.12 and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Install concrete patio and driveway Approve with conditions Approve site plan dated 11/4/19 with the condition that material is brush finish concrete with the finding the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Construct rear addition Deny without Prejudice Inadequate solid-to-void ratio of window openings. Recommend two more windows in master bedroom and add one window in hall on left elevation. Add one window in master bedroom and one window in bathroom on right elevation. Recommend addition siding to match original profile. New windows to be all wood windows.
- Resize, relocate, and replace one window on left side elevation – Approve with Conditions - Kitchen window to keep existing header and width of window; sill to be as close to counter top height as possible.
- 3. Install 8' wood fence Approve with Conditions Approve location of wood fence. Fences in front elevation to be wrought iron and 70% open. Provide details/drawings.
- 4. Install concrete patio and driveway Approve Approve concrete patio and driveway as shown.

Request:

- 1. Install landscaping in front yard.
- 2. Install landscaping in rear and side yards.
- 3. Install fence.
- 4. Construct pool with water feature in rear yard.

<u>Applicant:</u> Augusta Custom Homes - Taylor Perrine <u>Application Filed:</u> 10/03/19 <u>Staff Recommendation:</u>

5. 4817 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District CA190-023(MP)
Marsha Prior

- 1. Install landscaping in front yard Approve with conditions Approve landscape plan dated 11/4/19 with the condition that the low volt light post are no more than 12" tall with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Install landscaping in rear and side yards Approve -Approve landscape plan dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Install fence Deny without prejudice The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences within the front 50% of the side yard would have an adverse effect on the historic overlay district.
- Construct pool with water feature in rear yard Approve

 Approve landscape plan dated 11/4/19 with the finding
 the work meets the standard in City Code Section 51A 4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Install landscaping in front yard Approve with Conditions - Approve landscape in front yard with condition that we deny side wing wall on front walkway from stairs to porch. One brick high landscaping across front. Roll step to be typical of neighborhood at stairs. No planter column at back of roll step. Wind wall at porch to be brick with cast stone top and only at stair locations. Recommend no light poles in front yard.
- Install landscaping in rear and side yards Approve with Conditions - Driveway should be no wider than 16" wide behind porte cochere; curve around existing tree; at garage doors concrete can be as wide as shown.
- 3. Install fence Approve with conditions 9' fence to be only in rear 50% as per ordinance. 9' fence to be maximum height including 1' concrete stem wall.
- 4. Construct pool with water feature in rear yard Approve Approve pool and water feature as shown. Approve basketball court as shown. Lamp posts in front 50% denied. Lamp posts in rear 50% to be 9' max tall.

Request:

Replace wood shingles with wood siding on accessory structure.

Applicant: Silva, Jose
Application Filed: 10/03/19
Staff Recommendation:

Replace wood shingles with wood siding on accessory structure – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because changing original siding from

6. 2601 SOUTH BLVD

South Blvd/Park Row Historic District CA190-018(MP)
Marsha Prior

shingles to boards would have an adverse effect on the architectural features of the accessory structure and the historic overlay district.

Task Force Recommendation:

Replace wood shingles with wood siding on accessory structure - No meeting due to no Task Force members attending.

Request:

- 1. Replace wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system.
- 2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system.
- 3. Replace storefront door and transom on west elevation with new aluminum storefront system.

<u>Applicant:</u> Anderson, Chris <u>Application Filed:</u> 10/03/19 <u>Staff Recommendation:</u>

- Replace wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system – Approve – Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Replace storefront door and transom on west elevation with new aluminum storefront system Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Replace wood storefront doors, sidelights and transoms on east elevation with new aluminum storefront system – Deny without prejudice - Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
- 2. Replace wood storefront doors and sidelights on north elevation with new aluminum storefront system Deny without Prejudice Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
- 3. Replace storefront door and transom on west elevation with new aluminum storefront system Deny without

7. 1701 N MARKET ST

West End Historic District CA190-015(LC) Liz Casso

Prejudice - Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.

8. 302 N CLINTON AVE

Winnetka Heights Historic District CA190-006(MLP) Melissa Parent

9. 314 S MONTCLAIR AVE

Winnetka Heights Historic District CA190-007(MLP) Melissa Parent

Request:

Replace existing wood front porch floor with new Aeratis pvc flooring.

<u>Applicant:</u> Nicholls, Harry <u>Application Filed:</u> 10/03/19 <u>Staff Recommendation:</u>

Replace existing wood front porch floor with new Aeratis pvc flooring - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for alterations in Section 51P-87.111(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."

Task Force Recommendation:

Replace existing wood front porch floor with new Aeratis pvc flooring - No quorum, comments only - Product looks good & for locations at porch deck and considering product. No further advice recommended. A secondary option of Accoya wood (a fast-growing pine/treated) could be an option.

Request:

- Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness.
- 2. Enlarge concrete steps at front porch.
- 3. Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness.
- 4. Install new wrought iron fence and gate in side yard.
- 5. Relocate existing wood gate 26'-6" closer to front facade. Work initiated without Certificate of Appropriateness.
- 6. Install new gravel driveway ribbons.
- 7. Install gravel alongside front walkway.
- 8. Install 0'-4" stone edging along front sidewalk.

Applicant: Hurley, Michael Application Filed: 9/5/19 Staff Recommendation:

Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness – Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for front entrances and

- porches in Section 51P-87.111.(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."
- 2. Enlarge concrete steps at front porch Approve Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Sections 51P-87.111(a)(11)(E) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness Denial without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for planter boxes in Section 51P-87.111.(b)(7)(B) that states "Planter boxes must be 36 inches or less in depth" and Section 51P-87.111.(b)(7)(D) that states "Planter boxes must be constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building."
- 4. Install new wrought iron fence and gate in side yard Approve Approve site plan dated 11/4/19 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 51P-87.111(b)(2)(C)(ii) with the finding that more screening is needed for an exterior A/C unit and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Relocate existing wood gate 26'-6" closer to front facade. Work initiated without Certificate of Appropriateness Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and on the historic overlay district.
- 6. Install new gravel driveway ribbons Approve Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Sections 51P-87.111(b)(9)(B)(ii) and it meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 7. Install gravel alongside front walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

8. Install 0'-4" stone edging along front sidewalk — Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Task Force Recommendation:

- Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness - No quorum, comments only - Advise do not change original footprint of porch. Revise plan of porch.
- 2. Enlarge concrete steps at front porch No quorum, comments only Repair concrete steps to original.
- Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness - No quorum, comments only - Provide height of new/proposed metal planter.
- 4. Install new wrought iron fence and gate in side yard No quorum, comments only Show dimensions of existing fence & A/C unit in relation to proposed new railing.
- 5. Relocate existing wood gate 26'-6" closer to front façade. Work initiated without Certificate of Appropriateness No quorum, no comments.
- 6. Install new gravel driveway ribbons No quorum, comments only No to turf at ribbon.
- 7. Install gravel alongside front walkway No quorum, comments only Ok, show dimensions in relation to existing sidewalk.
- 8. Install 0'-4" stone edging along front sidewalk No quorum, comments only No, use liner for grass at grade. Hearing to consider an application for an amendment to the preservation criteria of Historic Overlay No. 31, Old Parkland Hospital.

Owner: Old Parkland Unit A LLC Application Filed: 08/09/19
Staff Recommendations:

Approval, subject to preservation criteria.

Designation Committee Recommendations:

Approve amendment as submitted.

10. 3819 MAPLE AVENUE

Old Parkland Hospital Z189-299(LC) Liz Casso

OTHER BUSINESS ITEMS:

Approval of Minutes – October 7, 2019.

Recognition of Katherine Seale and her contributions and service to the Dallas Landmark Commission.

Approval of Task Force members for CBD/Individual,/West End, Fair Park, Junius Heights, Peak's Suburban/Edison La Vista, South Blvd/Park Row, State-Thomas/Wilson Block, Swiss/Munger Street, Wheatley/Tenth Street, and Winnetka Heights/Lake Cliff.

DESIGNATION COMMITTEE:

Note: ⁻	The	official	Designation	Committee	Agenda	will be	posted	in th	e City	Secretary	y's Offic	e and	City
Websit	e at	www.c	i.dallas.tx.us/	cso/boardca	al.shtml.	Please	review	the of	fficial	agenda fo	r locatio	n and t	time.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

- seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
- 2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
- 3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
- 4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
- 5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
- 6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
- 7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-009(LC)
LOCATION: 1508 Commerce Street
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 619 PLANNER: Liz Casso

DATE FILED: October 3, 2019

DISTRICT: Dallas Power & Light (H-121)

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: Pegasus City Brewery, LLC

REPRESENTATIVE: Adrian Busby-Cotten

OWNER: DPL LOAN HOLDINGS LLC

REQUEST:

1) Install metal fence around courtyard at northwest corner of site.

2) Install a new door opening on west elevation.

3) Install black granite along the base of structure on the west and north elevations facing the patio.

BACKGROUND / HISTORY:

7/10/2006 – Landmark Commission approved installation of a projecting blade sign on north elevation (CA056-362(JA).

ANALYSIS:

The Dallas Power and Light City of Dallas Landmark District consists of a full city block that includes three buildings. Two of the three structures were constructed in 1931 and include the19-story building at the southwest corner of Jackson and Browder, and a 3-story building in the center of the block, fronting Commerce. These buildings are connected. Adjacent to the 3-story building at the northwest corner of the block is a vacant lot. The requested CA items affect the two 1931 buildings as well as the vacant lot.

Request #1 – Metal Fence

The applicant is requesting to install a 4-foot tall steel picket fence around the vacant lot at the northwest corner of the structure. The lot consists of brick paved and landscaped areas. Though, currently the landscaping has been removed and the space is being used to hold construction equipment for a renovation project on a nearby block. The proposed fence design was inspired by deco architectural elements on the adjacent historic structure and will have a black finish. It will include multiple access gates. The fence will

be set back 10-feet from the north (front) elevation of the adjacent 3-story structure that faces Commerce Street.

The preservation criteria does not specifically address fences. Both Staff and Task Force do not believe the fence would have an adverse effect on this historic site and have recommended approval.

Request #2 – New Door Opening

The applicant is requesting to install a door opening on the west elevation of the 3-story structure, which is not a protected facade. This proposed opening would face into, and provide access to, the vacant lot at the northwest corner of the block. The west elevation historically, and currently, has no openings on it. Though there were previously structures located at the northwest corner, those structures never shared a wall any of the existing historic structures on the block.

The proposed door opening would be located in the second bay on the west elevation. It will consist of double bronze and glass doors to match the existing bronze doors on the historic structure. In fact, the applicant is consulting with the company that made the bronze door replacements for the 19-story historic structure. The door opening will be framed in polished black granite to match the black granite around the existing historic doors.

Task Force was supportive of the proposed door opening and its details, but recommended the applicant provide detail section drawings. After the Task Force meeting, and per their request, the applicant submitted revised drawings that included both section and plan detail drawings.

The preservation criteria allows for new openings on non-protected facades and states that renovations of non-protected facades must be compatible with protected features on the historic structure. Both Staff and Task Force believe the proposed new door opening is compatible with the historic structures and their protected features, and have recommended approval.

Request #3 – Black Granite

The 3-story structure is partially clad in polished black granite on the north (front) elevation. The granite wraps around to the west elevation along the base of the wall, and is about 3-feet tall. However, the granite is only on a small portion of the west elevation. The applicant is requesting to install polished black granite panels along the entire base of the wall on the west elevation to match the existing. The west elevation is a non-protected façade. The applicant is also requesting to install the granite at the base of the north elevation of the 19-story structure. This north elevation also faces the vacant lot and is a non-protected façade.

The preservation criteria states that renovations of non-protected facades must be compatible with protected features on the historic structure. Both Staff and Task Force believe the proposed granite is compatible with the historic structures and their protected features, and have recommended approval.

STAFF RECOMMENDATION:

- 1) Install metal fence around courtyard at northwest corner of site. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install a new door opening on west elevation. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 4.2 for renovations to non-protected facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install black granite along the base of structure on the west and north elevations facing the patio. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 4.2 for renovations to non-protected facades, and meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- Install metal fence around courtyard at northwest corner of site. Approve Approve as submitted.
- 2) Install a new door opening on west elevation. Approve with conditions Approve as submitted with condition that applicant provide horizontal and vertical sections through doors and frames showing details how granite and frame finish at walls.
- 3) Install black granite along the base of structure on the west and north elevations facing the patio. Approve Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



City, State and Zip Code: Dallas, TX 75207 Daytime Phone: 214-532-1670 Relationship of Applicant to Owner: Tenant PROPERTY ADDRESS: 1508 Commerce Street, Dallas, TX 75201 Historic District: Historic Overlay District No. 121 PROPOSED WORK:	ibuting								
List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached." Changing lettering within currently-attached sign with "Pegasus City Brewery" in neon to match existing fixture; Install a black, powder-coated steel railing (dimensons of 4' high) along perimeter of existing brick-paved, outdoor space of property; Create a double-door penetration on the west wall (non-contributing facade) of the 2-story									
structure at 1508 Commerce, for access between the interior building and paved space; install brass double-doors to match existing front door of building with a polished black granite casing to match existing exterior granite.	EIVED BY								
Signature of Applicant: Date: October 1, 2019	T 0 3 2019								
Signature of Owner: Date:	-								
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON. (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.									
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.									
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.									
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:									
 APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. 									
Signed drawings and/or specifications are enclosedYesNo									
Sustainable Construction and Development Date									
Certificate of Appropriateness City of Dallas Historic Preservation Rev. 061419									



Site aerial (Google Maps, 2019)



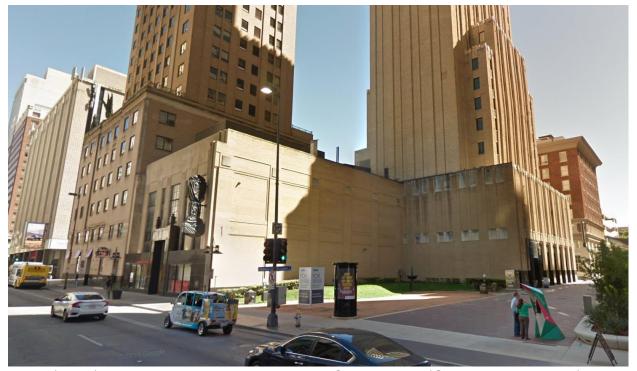
Existing North (Front) Elevation



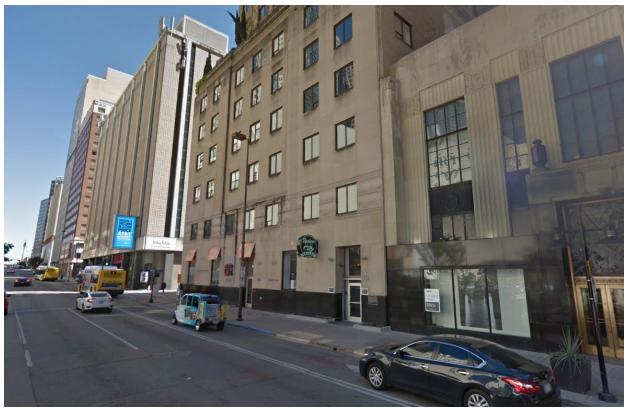
Existing North (Front) & West Elevations



Existing West Elevation



North (Front) & West Elevations Prior to Area Construction (Google Image, 2017)



Streetscape – View facing southeast from Commerce St



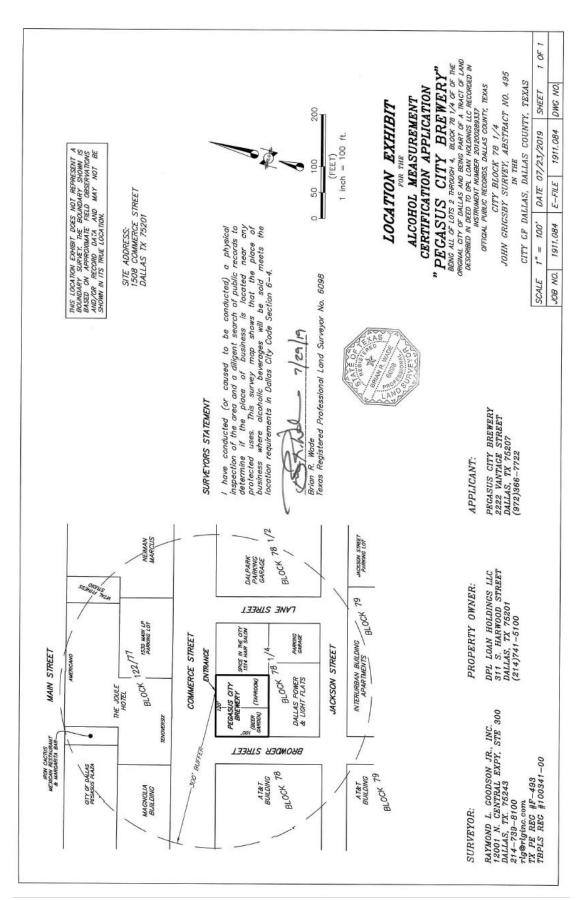
Streetscape – View facing southwest from Commerce St

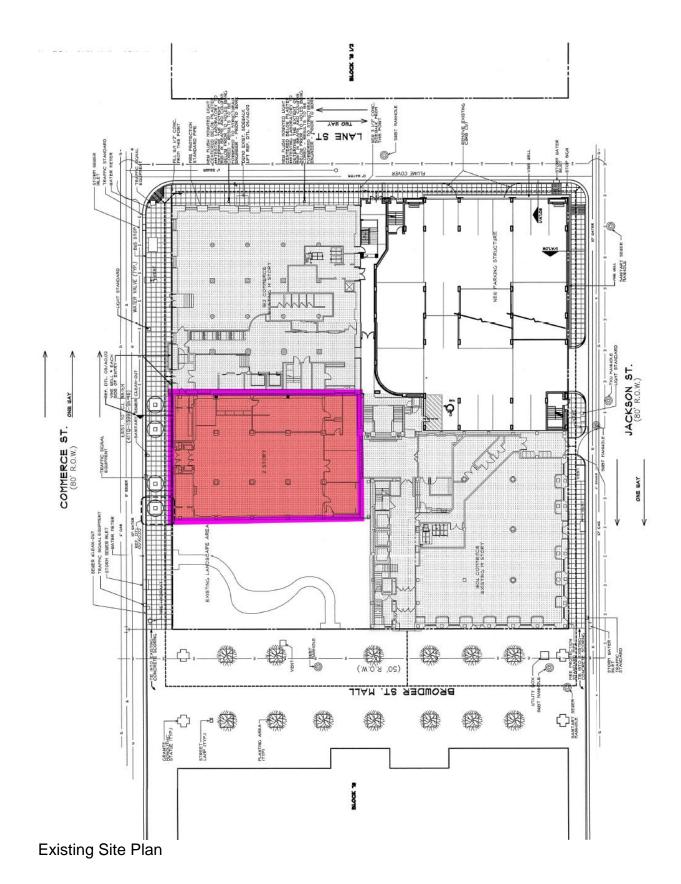


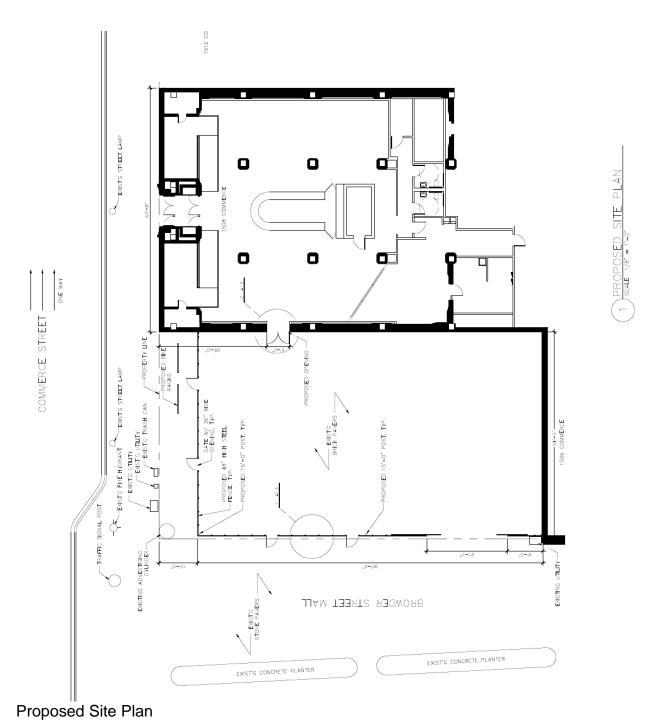
Streetscape – View facing northwest from Commerce St



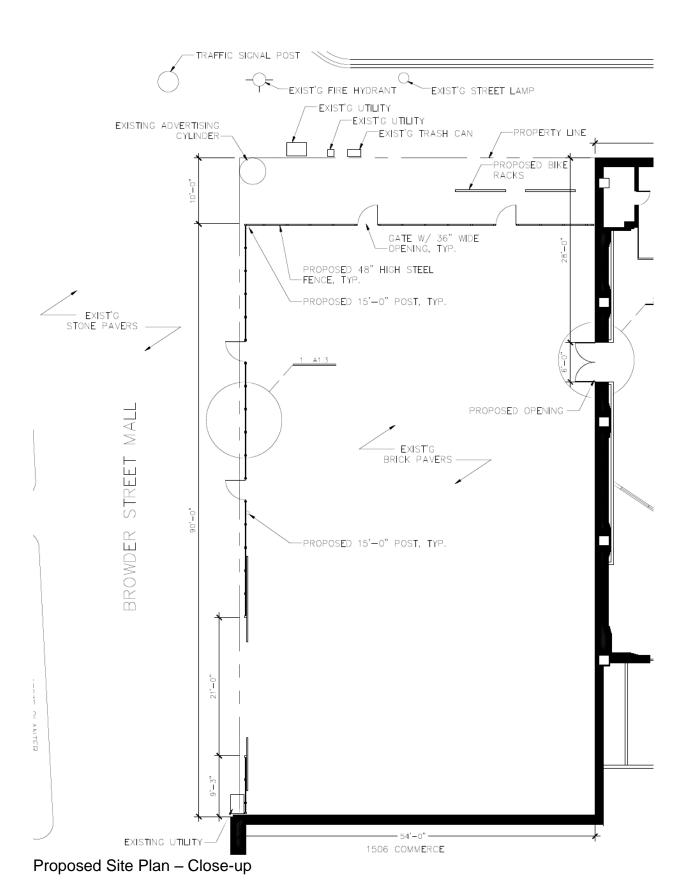
Streetscape – View facing northeast from Commerce St



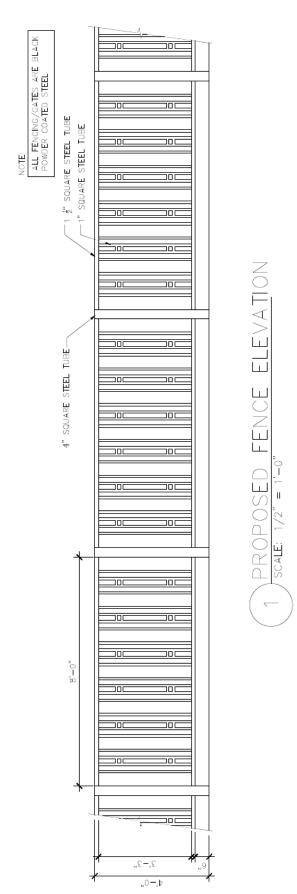




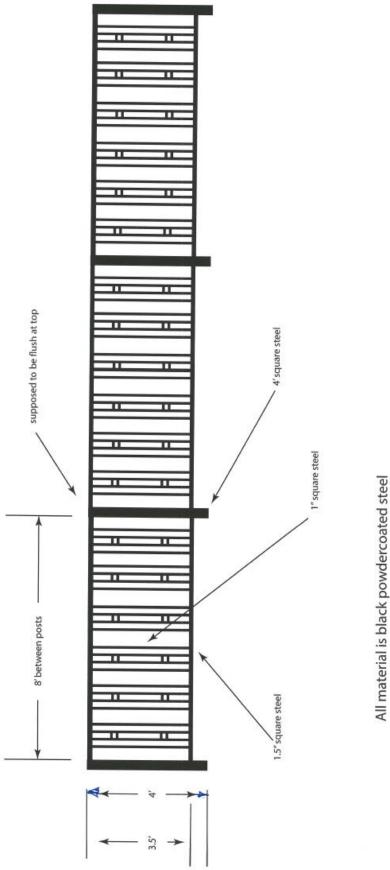
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CA190-009(LC)

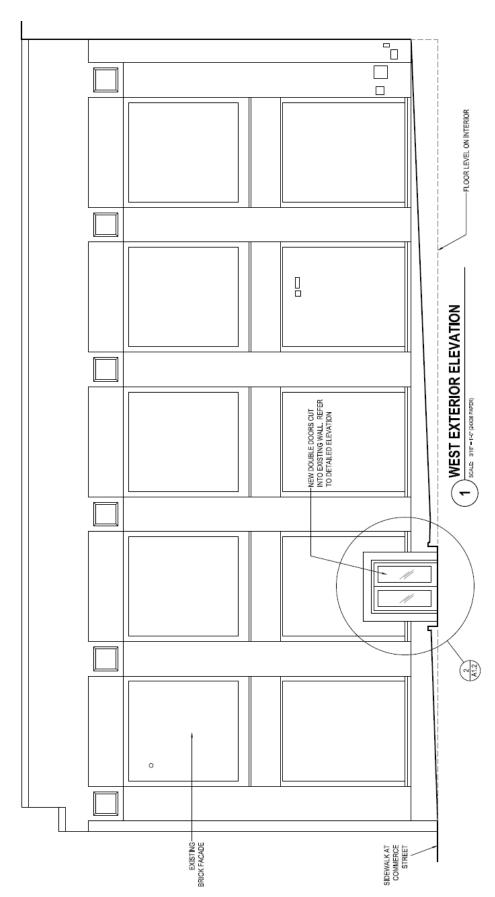


Request #1 – Proposed Fence CA190-009(LC)

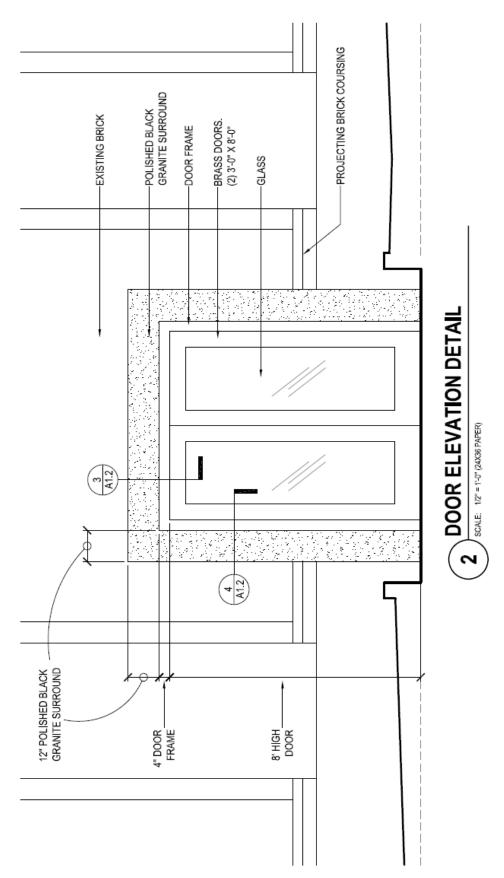


All material is black powdercoated steel Gates are same design

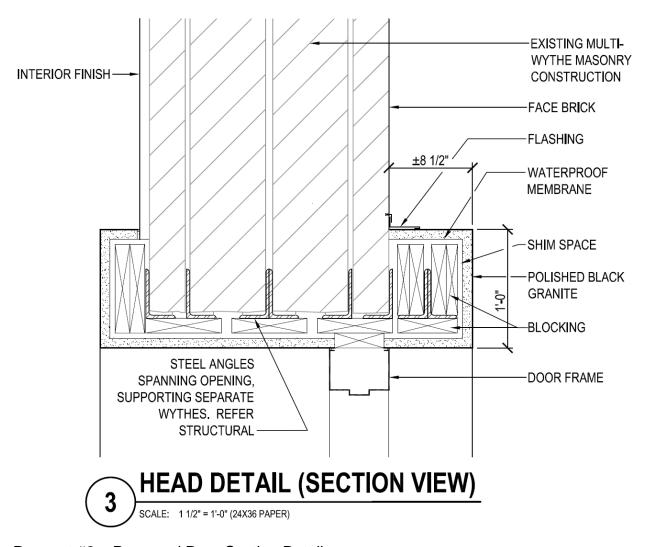
Request #1 – Proposed Fence CA190-009(LC)



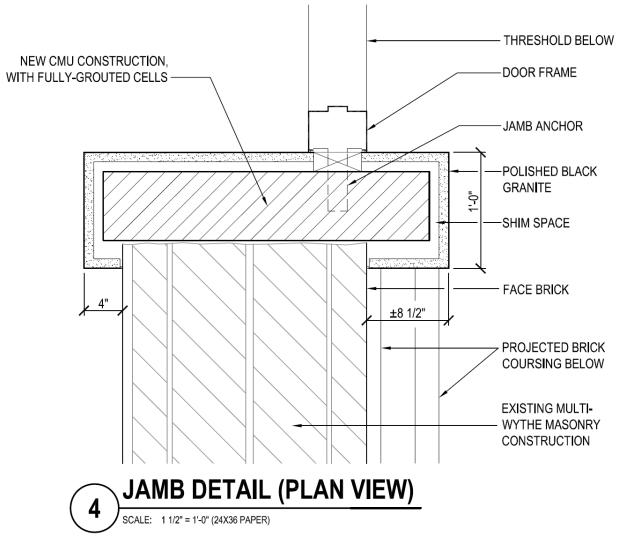
Request #2 – Proposed West Elevation CA190-009(LC) C1-16



Request #2 – Proposed Door Opening Elevation Detail CA190-009(LC) C1-17



Request #2 – Proposed Door Section Detail



Request #2 - Proposed Door Plan Detail

PROPOSED WORK PHOTOS - DOOR FOR PROPOSED PENETRATION

Proposed door options for new penetration for access to the patio.

Material will be bronze/brass to match the historic front door of the building.

The encasing of the door will be black marble - the same as the trim of the building currently.







All of these options are readily available and will be decided by best condition and whether a push bar on the interior is there or could be added.



Front door of 1508.

Request #2 – Example Images of Proposed Doors



Request #3 – Existing Granite on West Elevation (Highlighted above with red arrows) (Google Image, 2017)



Request #3 – Proposed Granite Location (Highlighted above with red arrows)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION **Dallas Power and Light Building (H-121), Ordinance No. 25893, Exhibit A**

4.0 Facades

4.2 Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure:
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district

TASK FORCE RECOMMENDATION REPORT

CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Address: Date of CR/CA/CD Request: Pegasus City Brewery LLC/ Adrian Busby-Cotten 1508 Commerce St (H-121; Dallas Power & Light) 10/3/2019
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approve 2> 5 com, Hed with condition that applicant
provide from 2 on tal & vartical sections through doors &
frames showing destails how growte of framo finish
et wells
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Justin Curtsinger (Vice Chair) VACANT (Ind. Resident) VACANT (Alternate)
VACANT (Alternate)
Ex Officio staff members Present <u>Liz Casso</u>
Simply Majority Quorum: no (four makes a quorum)
Maker: Justin Curtsinger 2nd: Carolina Pace
Task Force members in favor: 4
Task Force members opposed:
Basis for opposition:
1 1 11 11
CHAIR, Task Force gary Coffee DATE 10/9/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which

allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-013(LC) PLANNER: Liz Casso

LOCATION: 3817 Wendelkin Street DATE FILED: October 3, 2019 STRUCTURE: Main & Contributing DISTRICT: Gilliam House (H-145)

COUNCIL DISTRICT: 7 MAPSCO: 46-X

ZONING: PD No. 595 (R-5(A) Subdistrict) CENSUS TRACT: 0040.00

APPLICANT: Kathlyn Joy Gilliam Museum Learning Center

REPRESENTATIVE: Constance Gilliam-Harris

OWNER: CONSTANCE HARRIS

REQUEST:

Install detached sign with new landscaping in front yard.

BACKGROUND / HISTORY:

9/3/2019 – Landmark Commission approved installation of outdoor security lighting, and installation of the City of Dallas Landmark plaque (CA145-459(MD)).

ANALYSIS:

3817 Wendelkin Street is a Craftsman Style house constructed in 1923. In 1976, William and Kathlyn Gilliam purchased the home. Mrs. Gilliam was a community and education activist. The structure is currently being used as the Kathlyn Joy Gilliam Museum and Learning Center.

The applicant is requesting to install a detached sign in the front yard. The sign will be a 2-foot by 4-foot aluminum sign on an aluminum pole with a concrete footing. It will be no taller than 3-feet. The sign consists of black text over a white background, and includes an image of Kathlyn Gilliam. The white background will use automotive grade paint, and the vinyl graphics applied to the sign will use Solarguard to protect the graphics from fading and peeling. At the base of the sign will be a circular flower bed with a circumference of 4-feet. Annual plantings will be installed in the flower bed and will be changed seasonally.

Overall the Task Force was supportive of the proposed sign, but recommended the height be reduced. After the Task Force meeting, and per their recommendation, the applicant reduced the overall height of their sign from 4-feet to 3-feet. In addition, the rendering of the proposed sign was updated to include the proposed flower bed. Details on the specific shape and size of the flower bed were also provided.

Staff verified with the sign inspector that the proposed sign does comply with the Dallas Development Code. However, the sign must be setback 15-feet from the public right-of-way. Staff notified the applicant who agreed to locate the sign 15-feet back.

The preservation criteria states that identification signs are permitted, but may only be two-feet tall. Both Task Force and Staff agreed that the two-foot height was not appropriate and would make the sign difficult to see from the street. All agree that the proposed three-foot tall sign would be more appropriate. Both Staff and Task Force have recommended approval.

STAFF RECOMMENDATION:

Install detached sign with new landscaping in front yard. – Approve with conditions – Approve with the condition that the sign be setback 15 feet from the public right-of way, with the finding that while the proposed work is inconsistent with preservation criteria section 10.1 which states that identification signs may be up to two feet in height, it is consistent with preservation criteria section 10.2 because it complies with the sign provisions of the Dallas City Code, and meets the criteria in section 41A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

Install detached sign with new landscaping in front yard. – Approve with conditions – Approve as submitted with condition that 1) the top of the sign be no higher than 36 inches above ground; and 2) Applicant is to submit a landscape plan with type of plant material.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Constance Gilliam-Harris for KATHLYN JOY GILLIAM MUSEUM/LEARN	ING CENTER				
Mailing Address : 3817 Wendelkin Street	OFFICE USE ONLY				
City, State and Zip Code Dallas, TX 75215	Main Structure:				
Daytime Phone: 469 878 3945 Alternate Phone: 214 720 4346					
Relationship of Applicant to Owner: <u>Self</u>	Contributing				
	Non-contributing				
PROPERTY ADDRESS: 3817 Wendelkin Street Historic District: Overlay District No. 145					
[
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."					
Signage for facility as well as seasonal flowers that will go around the sign.	CEIVED BY				
(a)	OCT 0 3 2019				
4	UC V 3 4013				
Signature of Applicant: Constance A Harris Date: 9-3-0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	ent Planning				
Signature of Owner; Date:					
APPLICATION DEADLINE:					
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.					
Please use the enclosed criteria checklist as a guide to completing the apparent applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete	ou are encouraged to				
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landecision. You are encouraged to attend the Landmark Commission hearing the first Mon 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	day of each month at				
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:					
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.					
Signed drawings and/or specifications are enclosedYesNo					
Sustainable Construction and Development	Date				
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 061419				



Site aerial (Google Maps, 2019)



Existing East (Front) Elevation



Existing East (Front) Elevation



Streetscape – View facing southwest from Wendelkin St



Streetscape - View facing northwest from Wendelkin St



Streetscape – View facing northeast from Wendelkin St (across street)



Streetscape – View facing southeast from Wendelkin St (across street)



Flower bed will be circular in design, no more than 4' overall width in any direction, and planted with annual flowering plants.

Proposed Sign in Landscape Bed

Exhibit B
Kathlyn Joy Gilliam House
3817 Wendelkin St.
Dallas, Texas 75215

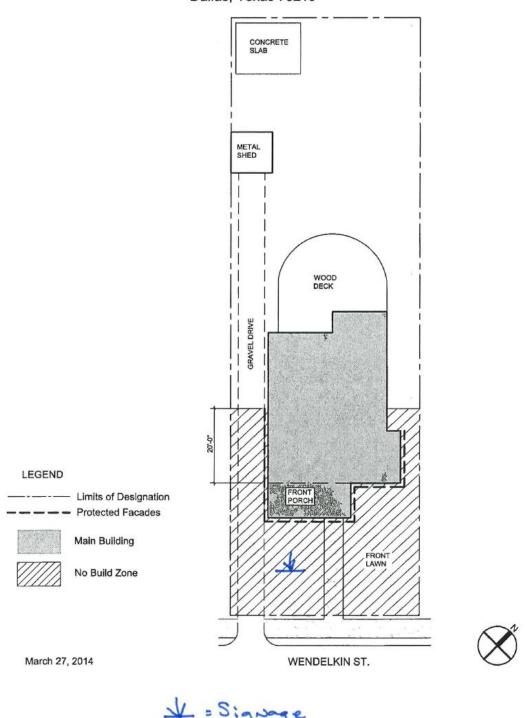


Exhibit Map/ Proposed Site Plan

Note: Sign will be setback 15 feet from front right-of-way per the Dallas Development Code.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Kathlyn Joy Gilliam House (H-145), Ordinance No. 29526, Exhibit A

10.0 Signs

- 10.1 An identification sign may be located in the front yard. The identification sign may be up to two feet high, a maximum of eight square feet in size, and constructed of wood or other compatible materials.
- 10.2 All signs must comply with the provisions of the Dallas City Code, as amended.

DALLAS CITY CODE Section 51A-4.501. Historic Overlay District

- (g) Certificate of Appropriateness.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure:
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district

TASK FORCE RECOMMENDATION REPORT

CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Constance Gilliam-Harris
Address: 3817 Wendelkin St (H-48; Gilliam Residence) Date of CR/CA/CD Request: 10/3/2019
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approved 25 5 wormsted with conditions that
1) the top of the sign be no higher than 36 inches
zbous the ground
@ Applicant is to Esubmit a landscape plan with
type of plant emeterial
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Justin Curtsinger (Vice Chair) VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: no (four makes a quorum)
Maker: Justin Certsinger 2 nd : Carolina Pace Task Force members in favor: 4
Task Force members opposed: O Basis for opposition:
CHAIR, Task Force Stay C Coffin DATE 10/9/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CD190-001(LC) LOCATION: 3120 N Haskell Avenue

STRUCTURE: Non-Contributing/Accessory

COUNCIL DISTRICT: 14

ZONING: PD No. 193 (MF-2 Subdistrict)

PLANNER: Liz Casso

DATE FILED: October 3, 2019

DISTRICT: North Dallas High (H-111)

MAPSCO: 35-Y

CENSUS TRACT: 0007.01

APPLICANT: Masterplan

REPRESENTATIVE: Karl Crawley

OWNER: DALLAS ISD

REQUEST:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance.

BACKGROUND / HISTORY:

3/7/2005 – Landmark Commission approved installation of temporary classroom structures (CA045-307(JA)).

8/4/2008 – Landmark Commission approved improvements to the plaza, including landscaping, and approved a new athletic field, including fencing (CA078-601(MD)).

2/7/2011 – Landmark Commission approved construction of a dumpster enclosure and resurfacing the parking lot (CA101-106(MD)).

ANALYSIS:

There are three non-contributing temporary classroom structures located behind the school. Two are directly adjacent to Cole Ave. They were installed in 2005. The applicant is requesting to demolish all three non-historic structures in order to make room for a proposed new addition and other site improvements. Both Staff and the Task force have recommended approval.

STAFF RECOMMENDATION:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance. – Approve – The demolition meets the standards in City Code Section 51A-4.501(h)(4)(D). The structures are noncontributing to the historic overlay district; the structures are newer than the period of historic significance for the historic overlay district; and demolition of the structures will

not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

Demolish three temporary classroom buildings using the standard demolition of a non-contributing structure because it is newer than the period of significance. – Approve – Approve as submitted.

Certificate for Demolition and Removal (CD) City of Dallas Landmark Commission



1. Name of Applicant:	DISD/Masterplan				
MAILING Address:			City_Dallas	State TX	Zip 75219
Daytime Phone: 214	761 9197		Alternate Phone: 97	72 342 3707	Zip
Relationship of Appl	licant to Owner: _	Representative		_	
ADDRESS OF BRO	DEDTY TO BE D	EMOLIEUED:	3120 N. Haskell Ave.		75204
ADDRESS OF PRO Historic District: N	orth Dallas High Scho	ol H/111	5120 N. Haskell Ave.	DEO	Zip_ 75204
_				- RECE	EIVED BY
Proposed Work:	22 2 2				
2. Indicate which demo	lition standard yo	u are applying	(choose ONE option):	00	T 0 3 2019
X Replace with n	nore appropriate/o	compatible stru	cture		
Imminent three	at to public health	/ safety		_	
Demolition nor	ncontributing struc	ture because n	ewer than period of signi	ficance Currer	it Planning
Intent to apply for	or certificate of dem	olition pursuant	o 51-A-4.501(i) of the Dalla	s City Code:	J
Certificate of Demolition for	or residential structu	ures with no more	e than 3,000 square feet of	floor area pursuar	it to a court order
3. Describe work and s	submit required do	cuments for th	e demolition standard yo	u are anniving	
(please see attached	checklist)		_	a are applying.	
Removing existing porta	able classrooms to be	replaced with a ne	w Addition.		
Application Dead					
this form must be complete	ed before the Dallas	Landmark Comm	ission can consider the approporting documentation mus	oval of any demolit	ion or removal of a
each month by 12:00 No	on so it may be re	eviewed by the	Landmark Commission on	the first Monday	of the following
month, 1500 Marilla 5BN,	Dallas, Texas, 75201	1. (See official ca	lendar for exceptions to d	eadline and meeti	ng dates).
Use Section 51A-3.103 C	F THE Dallas City	Code and the e	enclosed checklist as a gu	ide to completing	the application
Incomplete applications ca	innot be reviewed ar	nd will be returne	ed to you for more information	on. You are encou	aged to contact a
Preservation Planner at 21	4/670-4209 to make	sure your applica	tion is complete.		
Other: In the event of a	denial, you have th	he right to an a	ppeal. You are encouraged	to attend the Land	mark Commission
hearing the first Monday of	f each month. Inforth	nation regarding t	he history of certificates for	individual addresse	s is also available
for review.	1/1/	11/1/			
4. Signature of Applic	cant:	(me)	Date: 10/03/19	7	
5. Signature of Owner	" SEE ATTA	CHEN			
5. Signature of Owner	SCE NYM	4/80	Date:		
Daview the englaced D	(IF NOT AP				
Review the enclosed Re			emolition and Removal ha	na haan	
Welliorandum to the bu	ilding Official, a C	ertilicate for De	mondon and Removal na	as been:	
APPROVED. Please	e release the buildin	ng permit.			
APPROVED WITH C	ONDITIONS. Pleas	se release the bu	ilding permit in accordance	with any condition	ns.
DENIED. Please do	not release the bull	iding permit or al	low work. e the building permit or allo	w work	
_ DEMIED MITHOUT P	TEOODIOE., Pied	ioo do not releas	o and building permit of allo	W WOIK.	
Sustainable Developmen	nt and Construction		Date		
Sustamable Developmen	it and Constructio	711			

NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05, 06-05-18

Affidavit

Before me the undersigned on this day personally appeared KARL A CRAWLEY who on his or her oath certifies that
the statements contained in the application for a certificate of demolition
and removal are true and correct to the best of his or her knowledge and
that he or she is the owner, principle, or authorized representative of the
Affiant's signature
Subscribed and sworn to before me this 3 day of October, 20/9
Majucifing e Notary Public
MAXWELL JAMES FISHER My Notary ID #128993099 Expires May 18, 2020

de



Site aerial (Google Maps, 2019)



Existing South (Front) Elevation of Site



Existing West Elevation



Existing East Elevation



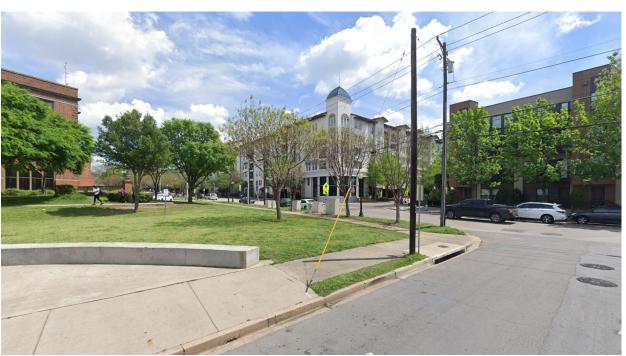
Existing North (Rear) Elevation



Existing North (Rear) Elevation



Streetscape – Facing Northwest from Haskell Avenue



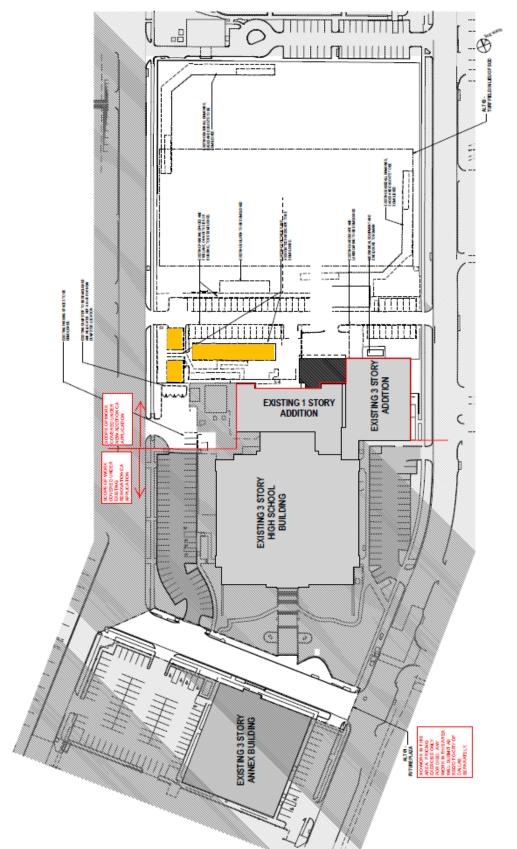
Streetscape - Facing Northeast from Haskell Avenue



Streetscape – Facing Southeast from Haskell Avenue (across street)



Streetscape – Facing Southwest from Haskell Avenue (across street)



Site Plan (Structures to be demolished highlighted above in orange)

CD190-001(LC)



Proposed Temporary Classroom Structures to be Demolished (highlighted above with yellow arrows)



Proposed Temporary Classroom Structures to be Demolished



Proposed Temporary Classroom Structure to be Demolished

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

DALLAS CITY CODE Section 51A-4.501. Historic Overlay District

- (h) Certificate for demolition or removal.
 - (4) Standard for approval.
 - (D) The landmark commission must deny an application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance unless it finds that:
 - (i) the structure is non-contributing to the historic overlay district;
 - (ii) the structure is newer than the period of historic significance for the historic overlay district; and
 - (iii) demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Masterplan/ Karl Crawley
Address: 3120 N Haskell Avenue (H-111; North Dallas High School) Date of CR/CA/CD Request: 10/3/2019
Dute of Cit City Request. 10/5/2017
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approved as submitted
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Justin Curtsinger (Vice Chair) Charles Neel VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate)
Ex Officio staff members Present <u>Liz Casso</u>
Simply Majority Quorum: ves no (four makes a quorum)
Maker: Carolina Pace 2 nd : Justin Cortsinger Task Force members in favor: 4 Task Force members opposed: 0 Basis for opposition:
6 0 0 1
CHAIR, Task Force Day Coffin DATE 10/9/2019
The task force recommendation will be eviewed by the landmark commission in the City Council chamber

The task force recommendation will be eviewed by the landmark commission in the City Council chamber Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-0121(LC)
LOCATION: 3120 N Haskell Avenue
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD No. 193 (MF-2 Subdistrict)

PLANNER: Liz Casso

DATE FILED: October 3, 2019

DISTRICT: North Dallas High (H-111)

MAPSCO: 35-Y

CENSUS TRACT: 0007.01

APPLICANT: Masterplan

REPRESENTATIVE: Karl Crawley

OWNER: DALLAS ISD

REQUEST:

1) Remove existing one-story rear addition.

- 2) Construct a storm shelter addition on rear elevation.
- 3) Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area.
- 4) Regrade and reconfigure sports field.
- 5) Install new metal fencing.
- 6) Replace existing pole sign in front yard with new electronic marquee sign.

BACKGROUND / HISTORY:

3/7/2005 – Landmark Commission approved installation of temporary classroom structures (CA045-307(JA)).

8/4/2008 – Landmark Commission approved improvements to the plaza, including landscaping, and approved a new athletic field, including fencing (CA078-601(MD)).

2/7/2011 – Landmark Commission approved construction of a dumpster enclosure and resurfacing the parking lot (CA101-106(MD)).

ANALYSIS:

North Dallas High School is a Romanesque Revival Style building, constructed in 1920. A gym addition was constructed on the rear elevation in the 1950s. Another addition at the northeast side of the rear elevation was constructed in the 1980s. The proposed work in this application will not affect the historic 1920s school building. It will only affect a portion of the 1980s rear addition and the rear parking lot and athletic field areas.

Request #1- Remove Addition

The applicant is requesting to remove the one-story portion of the 1980s rear addition in order to make room for the proposed new storm shelter/gym addition. The existing 1980s addition is not protected and is in the area identified in the preservation criteria exhibit map as a site for future new additions. Both Staff and the Task Force agreed that the proposed work will not have an adverse effect on the historic character of the site and have recommended approval as submitted.

Request #2 – New Addition

The International Building Code (IBC) now requires that schools with a capacity load of 50 or more occupants construct a storm shelter in accordance with the International Code Council (ICC) and National Storm Shelter Association (NSSA) Standards for Design and Construction of Storm Shelters (ICC-500). The applicant is requesting to construct the required storm shelter addition on the rear elevation of the structure. It would be connected to the existing 1950s rear addition. The proposed storm shelter addition would have a dual use as a competitive gym, including other athletic program related spaces. The addition will have two levels, but will be three stories tall. The gym, which is two stories in height, will be located on the second floor level. The lower level will include athletic program offices, locker rooms, etc.

To meet the requirements of ICC-500, the new addition requires a structurally significant envelope with minimal openings. Adding windows that meet the ICC-500 requirements is both very costly and not recommended. For this reason, the actual storm shelter portion of the addition does not incorporate windows into the design. However, the overall design for the addition includes a three story lobby at the north end. The north elevation consists almost entirely of a glazed aluminum curtain wall that faces the athletic fields at the rear of the property. This feature signals the main point of entry into the new gym. It should be noted that the glass curtain wall is not a part of the storm shelter construction. The actual north elevation of the storm shelter itself is the interior wall behind the glass curtain wall and lobby.

To meet the budgetary limitations of the project, precast architectural concrete panels will serve as the building structure, exterior and interior facades, and storm shelter envelope as a single comprehensive solution. In lieu of adding punched openings to the storm shelter enclosure as they are cost-prohibitive to the established project budget, the proposed concrete building facade takes cues from the original 1920's elevations and works with a 5'-6" module set within the 8'-0" maximum precast panel width. Reveal joints in the panel set the module width and vary along the facade elevations. To contrast the base from the upper portion of the building, the base precast panels at Level 1 have a smooth finish. This is juxtaposed against the upper panels which will utilized a more textured finish through reveals and profiles fabricated on the exterior surface. These precast architectural panels give the overall massing depth and dynamism similar to the variation naturally found in brick, while the joint patterns reference the width and asymmetry of the original projecting bays on the school. The finish color of the exterior concrete panels will be similar to the color of the historic cast stone detailing on the historic school.

An extensive amount of research and studies went into the development of the proposed storm shelters design. After the Task Force meeting, and per their recommendation, the applicant submitted additional drawings that show the facade design studies conducted by the applicant. The purpose is to show the Commission the applicant's thought and design process to help the Commission better understand how the proposed design was achieved, how it relates to the historic school design, and how or why certain materials, finishes or design details were ruled out or not incorporated.

Overall the proposed new addition's design is modern and contemporary, but the form, massing and detailing are very much drawn from the design and details of the historic school. This can be seen most especially through the placement and proportions of the exteriors reveal joints. Both Staff and Task Force agree that the proposed addition's design is thoughtful and complementary to the historic school. At the same time, it is clearly differentiated as a new addition which is in-keeping with the preservation criteria and the Secretary of the Interior's Standards for Rehabilitation. Both Staff and Task Force also agree with the applicant's choice to keep the exterior concrete in a light tone, and not clad it in red brick, which would make the design feel too heavy and could muddy the relationship between the historic school and new addition. Both Staff and Task Force have recommended approval of the addition as submitted.

Request #3 – Parking Lot and Service Area

The construction of the proposed addition will affect the existing parking lot and service area. Therefore, the parking lot and service area will need to be reconfigured. The pavement will be brush finished concrete, which complies with the preservation criteria. New landscaping, including trees, will be installed in the medians around and inside the parking lot as required by their zoning, PD-193. The new service area will be screened with metal mesh fencing. Both Staff and the Task Force agreed that the proposed work will not have an adverse effect on the historic character of the site and have recommended approval as submitted.

Request #4 – Sports Field

The existing sports fields at the rear of the property are not historic. The applicant is requesting to reconfigure the baseball and softball fields per district standards. New dugouts will be constructed as well. Both Staff and the Task Force agreed that the proposed work will not have an adverse effect on the historic character of the site and have recommended approval as submitted.

Request #5 - Fencing

The existing chain link fencing around the sports field will be replaced with a new chain link metal fence, which is a permitted fence type in the preservation criteria. The fencing between the school/new addition and the sports fields will be a metal picket fence with a rust colored finish, also a permitted fence type. Both Staff and the Task Force agreed that the proposed work will not have an adverse effect on the historic character of the site and have recommended approval as submitted.

Request #6 – Signage

The existing pole sign at the front of the property is not historic. The applicant is requesting to replace it with a new DISD standard electronic marquee sign. The sign

would consist of a 12-foot tall masonry base, with the marquee sign on top. The marquee sign consists of a white sign face with back lighting, the schools name and logo, the district logo, and a digital LED display in the center. Staff has verified with the sign inspectors that the proposed new sing complies with the Dallas Development Code. This proposed sign matches the new sign approved by the Landmark Commission on 9/3/19 for Sunset High School. Both Staff and the Task Force agreed that the proposed work will not have an adverse effect on the historic character of the site and have recommended approval as submitted.

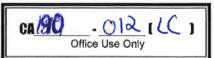
STAFF RECOMMENDATION:

- 1) Remove existing one-story rear addition. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct a storm shelter addition on rear elevation. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 9 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.3 for building site, section 3.5 for mechanical equipment screening, section 3.6(b) for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Regrade and reconfigure sports field. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new metal fencing. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 3.7(c) for fences, and meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 6) Replace existing pole sign in front yard with new electronic marquee sign. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 10.1 and 10.2 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove existing one-story rear addition. Approve Approve as submitted.
- 2) Construct a storm shelter addition on rear elevation. Approve Approved as submitted with suggestion that applicant show the facade design studies.
- 3) Reconfigure parking lot and building service area, including associated landscaping and metal screening around the new service area. Approve Approve as submitted.
- 4) Regrade and reconfigure sports field. Approve Approve as submitted.
- 5) Install new metal fencing. Approve Approve as submitted.
- 6) Replace existing pole sign in front yard with new electronic marquee sign. Approve Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Rev. 061419

Name of Applicant: Karl A Crawley, Masterplan	
Mailing Address: 900 Jackson St., Ste 640	OFFICE USE ONLY
City, State and Zip Code: Dallas TX 75202	Main Structure:
Daytime Phone: 214 761 9197 Alternate Phone: 972 342 3707	Contributing
Relationship of Applicant to Owner: Representative	
PROPERTY ADDRESS: 3120 N. Haskell Street Historic District: North Dallas High School H/111	Non-contributing
Historic District: North Dallas High School H/111	•
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."	
Construct a 1500-seat competition gym, locker rooms, weight room, training rooms and associate	ed office spaces
Renovate existing practice gym and girls locker room (Level 3 of 1920 bldg.) into Fine Arts suite	
Renovate and expand cafeteria (Level 2 of 1920 bldg.)	EIVED BY
Provide secure front vestibule (Level 2 of 1920 bldg.)	to I V ha by had h
Replace existing marquee sign	Marie and April 2000
Signature of Applicant: Kullfuly Date: 10/62/19	CT 0 3 2019
	ent Planning
APPLICATION DEADLINE:	
Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH, 12:00 NOON</u> , (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.	
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.	
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas Histori	ic Preservation



January 24, 2019

Mr. Kris Sweckerd, Director Sustainable Development and Construction Dallas City Hall 1500 Marilla Street Dallas, Texas 75201

RE: Dallas Independent School District - 2015 Bond Program

Dear Mr. Sweckerd:

The undersigned hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding zoning changes, platting, permitting and abandonments for the Dallas Independent School District for the 2015 Bond Program.

Tim Strucely

Executive Director of Construction Services, Dallas Independent School District

Before me, the undersigned authority, on this day personally appeared Tim Strucely, Executive Director of Construction Services of the Dallas Independent School District, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said school district.

Given under my hand and seal of office on this 25 day of January, 2019.

Notary Public, State of Texas

My commission expires ___

May 24, 2021

IRMA MAYHEW Notary Public STATE OF TEXAS ID#120908961 My Connt. Exp. May 26, 2021

www.dallasisd.org/bond2015



Site aerial (Google Maps, 2019)



Existing South (Front) Elevation of Site



Existing West Elevation



Existing East Elevation



Existing North (Rear) Elevation



Existing North (Rear) Elevation



Streetscape – Facing Northwest from Haskell Avenue



Streetscape - Facing Northeast from Haskell Avenue



Streetscape – Facing Southeast from Haskell Avenue (across street)



Streetscape – Facing Southwest from Haskell Avenue (across street)

Perkins&Will

North Dallas High School

100 Years: 1921 to 2019

Nearing its Centennial many generations of Dallas ISD students. School has served North Dallas High year in existence,

History

trandated many notable people including Tex Avery, areator of Bugs Bunny; and most of the Martinez family who founded Revival style that was very popular for educational buildings students enrolled for the first year, most of them transfers fro North Dallas High School was built in 1920 in the Romanesqu constructed during this period. By 1922, Dallas had four high ime, the school was so far outside of the city that it was alm considered to be "In the woods." Situated on a cornfield, 794 Dallas High School (Crozier Tech). North Dallas High School schools. The fourth, North Dallas, opened that year. At the Dallas-based El Fenix Restaurants.

building was completed in 1957; in 1971 the entire building was conditioned. Some renovation work was completed in the class of '55, and it matches the red brick used in the origi designed by Frank L. Meier, a Dailias architect and graduate project and he remains in possession of Ittner's original 1920 a physical education facility on the backside of the original School since 1920 — an addition for a boys gymnasium and There have been several renovations to North Dallas High building 1977. An addition to the north-east side (McKinney parking added on the Cole Avenue side. This addition was building. Mr. Meier also headed up the solar applications Avenue side) was completed in 1985 as well as additional





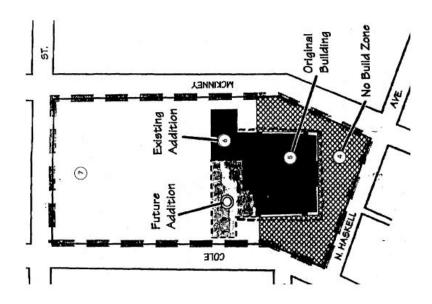


Applicant Presentation - History of Site CA190-012(LC) C4-12









Past Additions and Renovations

Two significant additions were completed in the 1950's and 1960's and 1960's state standed the footprint of the North Dollas High School north towards Cole Park. In addition, various interior renovations were completed to facilitate the every changing needs of students. Throughout each phase of these improvements to the facility, the original exterior construction from 1920 has remained largely unchanged with the except of non-historic metal windows.

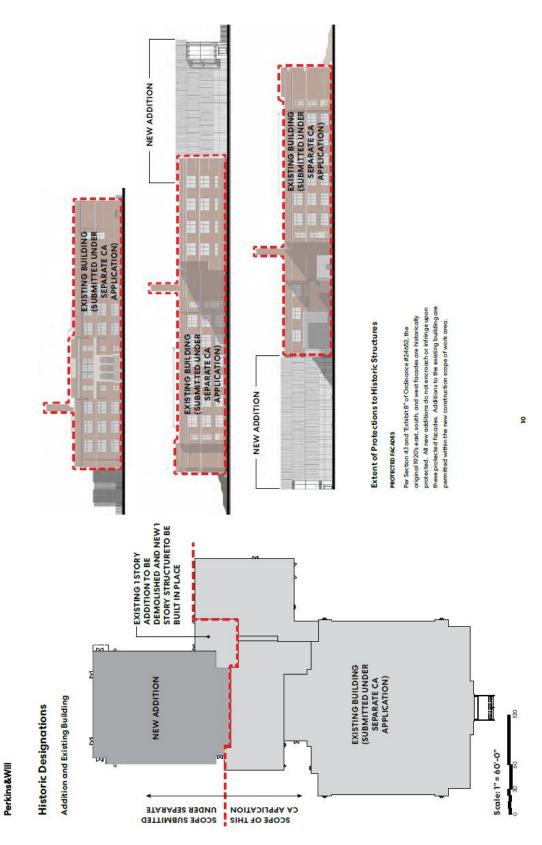
Intent of Gurrent Planned Renovation

The current scope of work approved by Dailas ISD as part of their 2016 Band Program will work to clean the exterior facadd replace sealant joints as part of angoing maintenance to the facade, replace the final remaining original wood and/or sterwindows with new medal windows (if required for exterior envelope integrity), and renovate/reconfigure portions of the building's interior to meet current District Standards and programming neede.

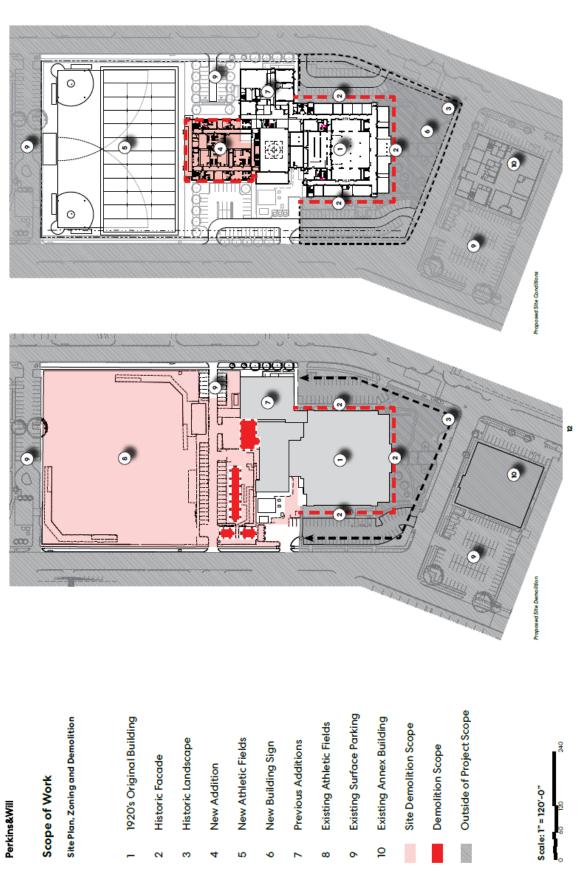
urrent photo of the primary entry hosts from 1923 North Dali as High hosts from 1923 North Dali as High indications 2 by William B. It is librarie. Cold mance Designation of its tribarie. Ordinance Designation - I its ratio Cordinance Designation in North Dali as typical das seroom in North Dali as I you did as seroom in North Dali as I what hower! Student-painted murble in corridation-painted murble in corridation in North Dali as I student-painted murble in corridation in North Dali as I student-painted murble in corridation in North Dali as I student-painted murble in corridation in I student-painted murble in I student-painted murble in Corridation in I student murble in I

Existing Conditions

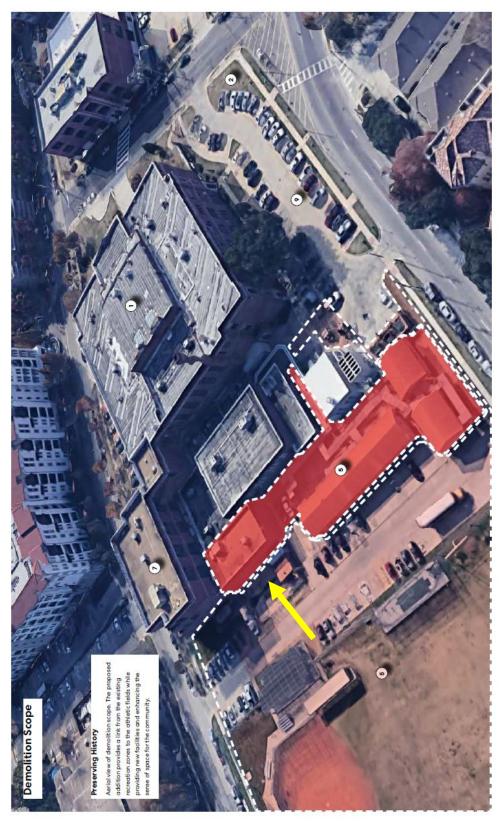
Overview



Applicant Presentation – Scope of the CA CA190-012(LC) C4-14



Applicant Presentation – Scope of the CA CA190-012(LC) C4-15

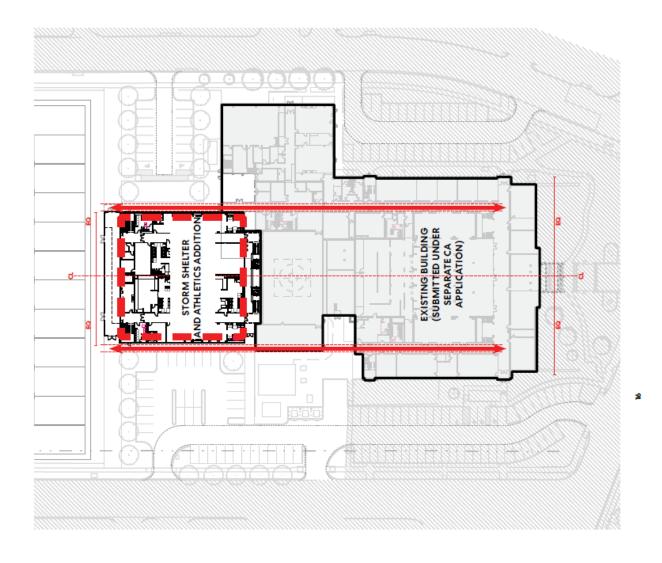


Applicant Presentation - Demolition Scope

(Note: Demolition of three temporary classroom structures is requested under CD190-001(LC). Only removal of the 1-story rear addition (highlighted above with yellow arrow) is part of this CA application.)



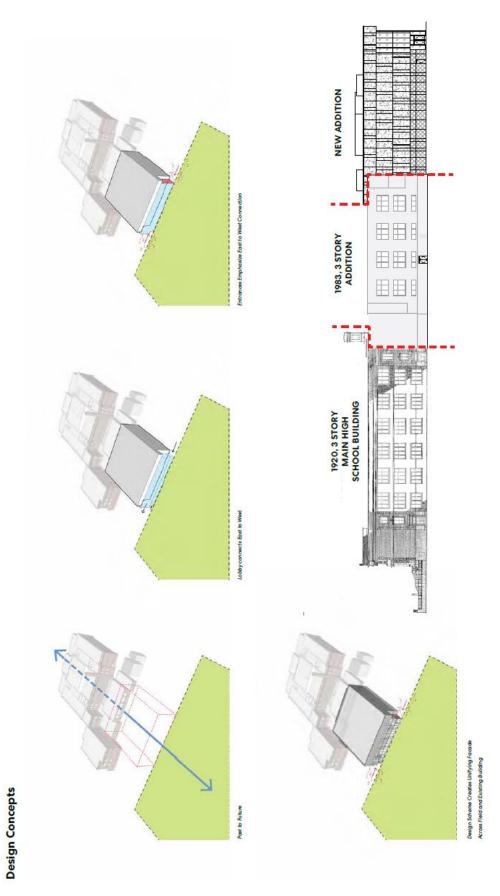
Reqyest #1 – One-Story Rear Addition to be Removed (highlighted above with yellow arrow)



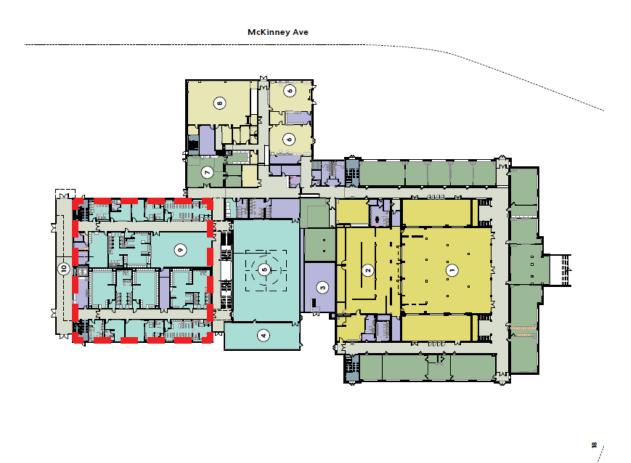




Applicant Presentation – Design Concepts
CA190-012(LC) C4-18



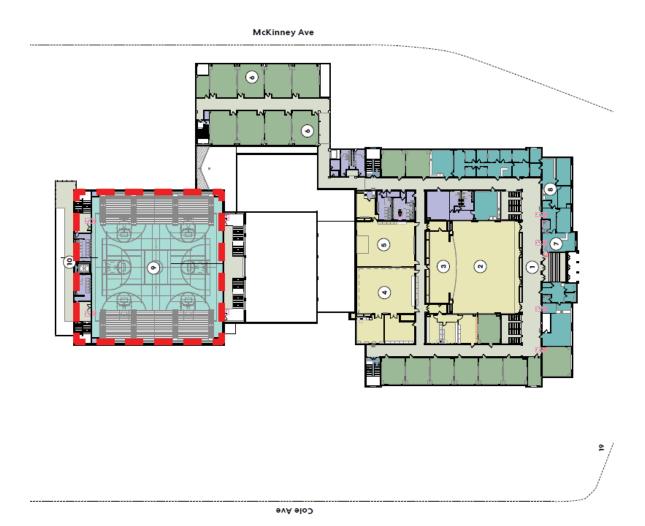
Applicant Presentation – Design Concepts
CA190-012(LC) C4-19

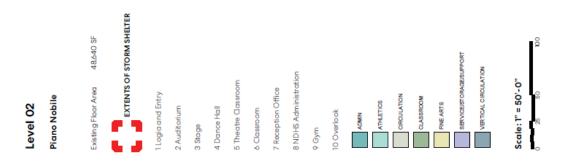


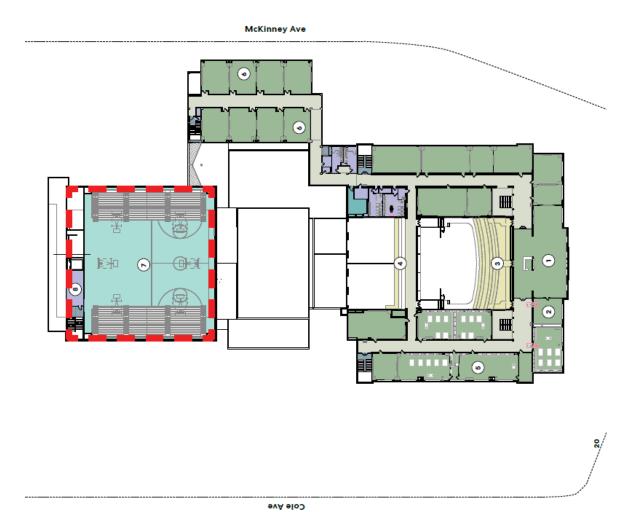


evA elo2

Applicant Presentation – Level 1 CA190-012(LC)









Applicant Presentation – Level 3 CA190-012(LC)

EXTENTS OF STORM SHELTER

3 Auditorium Balcory

8 Locker Rooms

Scale: 1/32" = 1'-0"

Building Section

Applicant Presentation – Building Section CA190-012(LC) C4-23

Perkins&Will



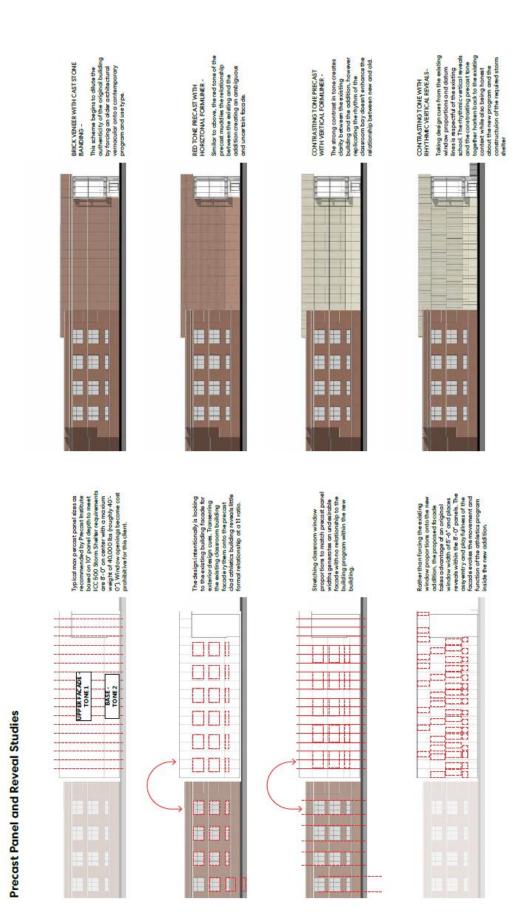






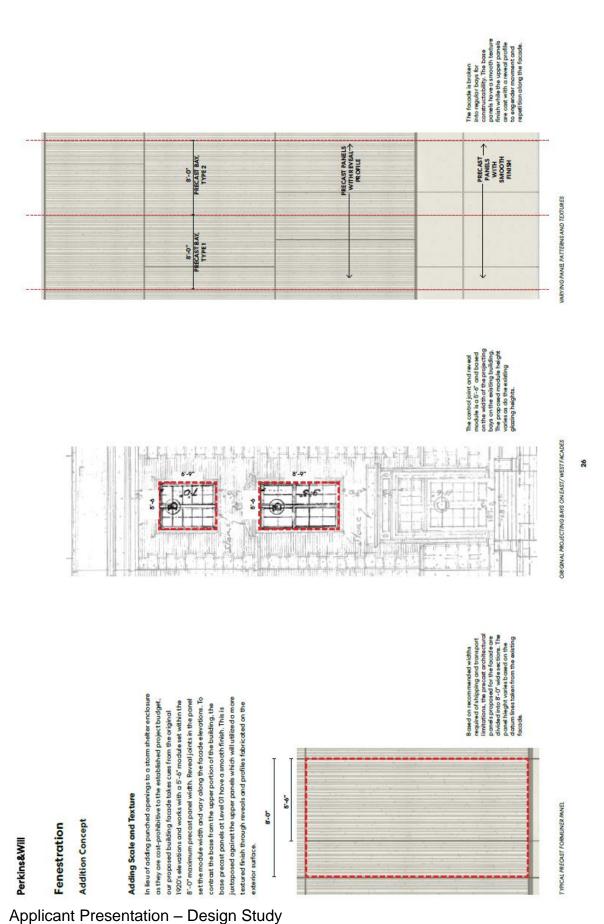






25

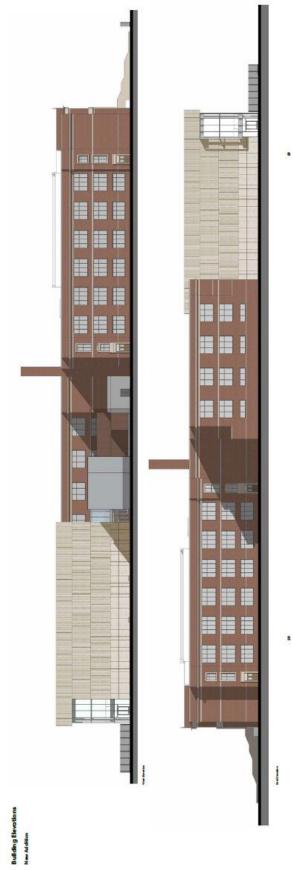
Applicant Presentation – Design Study CA190-012(LC) C4-25



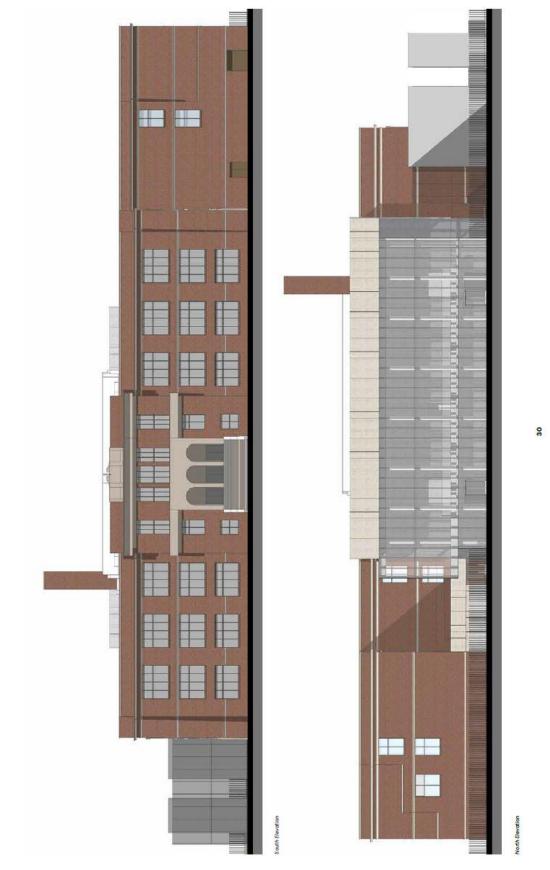
CA190-012(LC) C4-26



Applicant Presentation – Design Study CA190-012(LC) C4-27

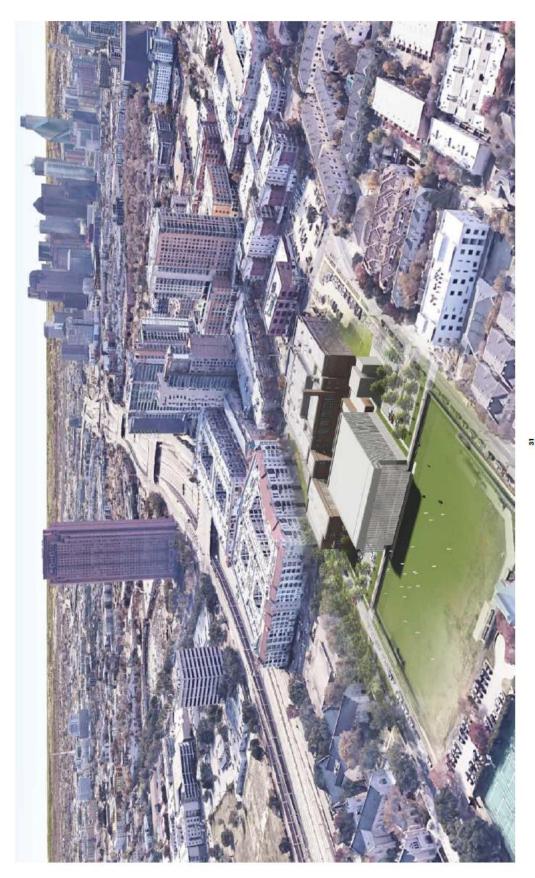


Applicant Presentation – Proposed East and West Elevations CA190-012(LC) C4-28



Applicant Presentation – Proposed North and South Elevations CA190-012(LC) C4-29

Perkins&Will



Applicant Presentation – Aerial Rendering CA190-012(LC) C4-30



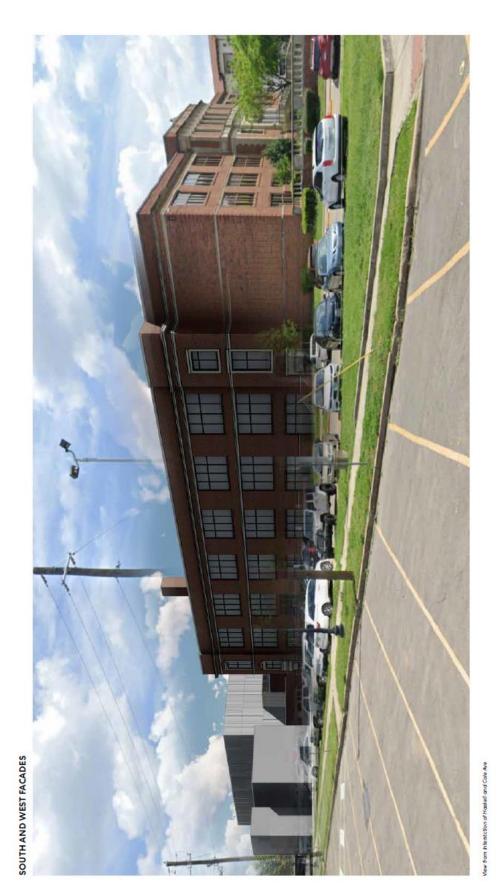


Exterior Views

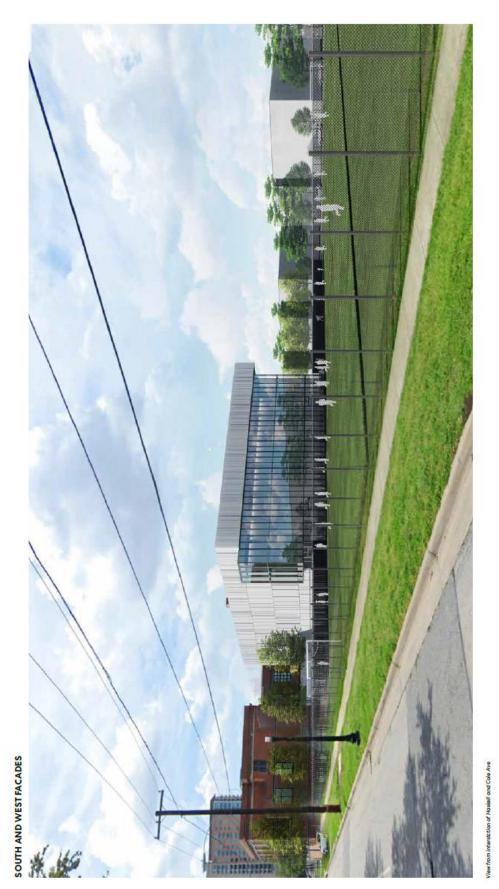
Perkins&Will

Applicant Presentation – Rendering of Proposed South Elevation CA190-012(LC) C4-31

om interstation of Hosisal and McK.

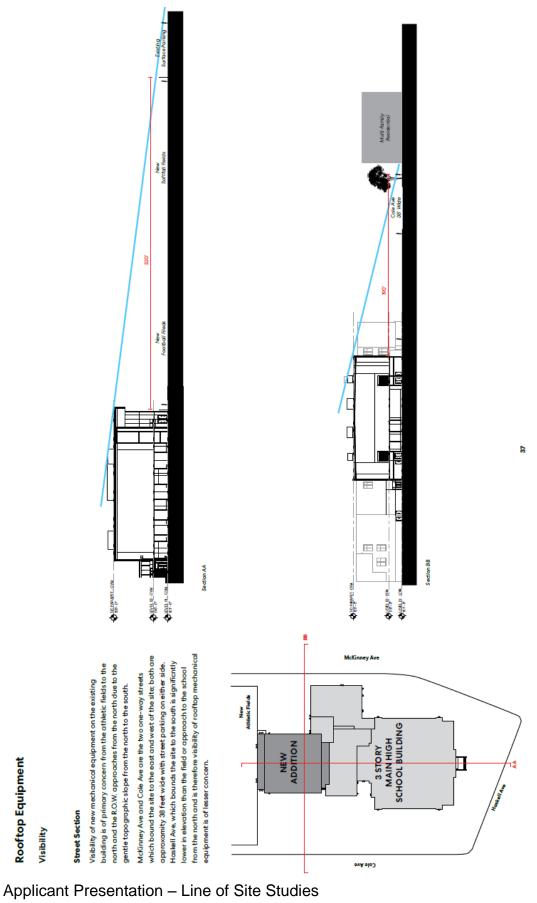


Applicant Presentation – Rendering of Proposed West Elevation CA190-012(LC) C4-32

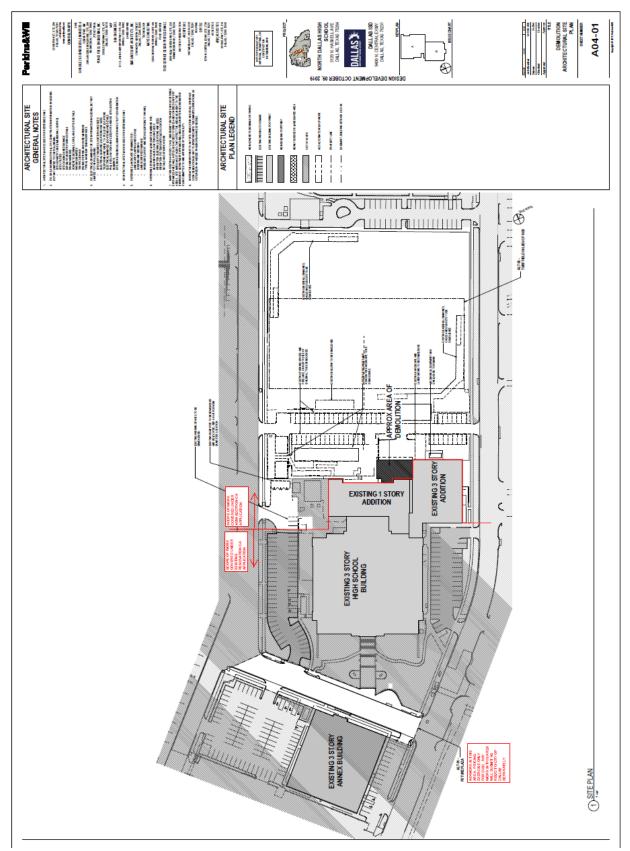


Applicant Presentation – Rendering of Proposed North Elevation CA190-012(LC) C4-33

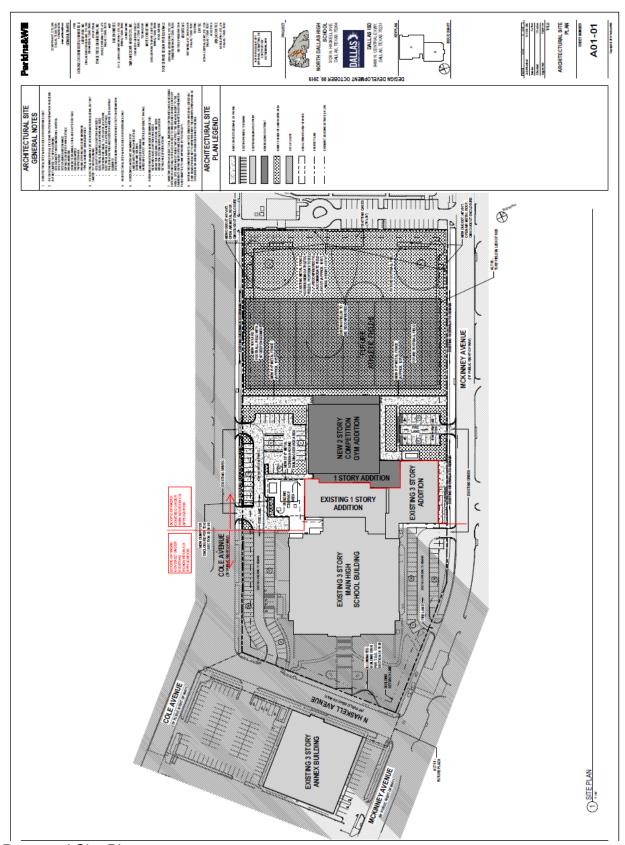
Perkins&Will



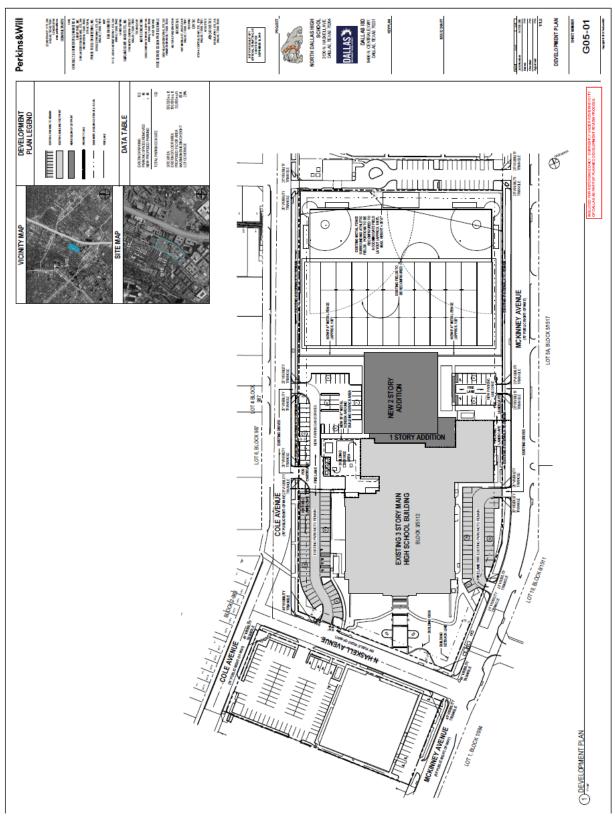
CA190-012(LC) C4-34



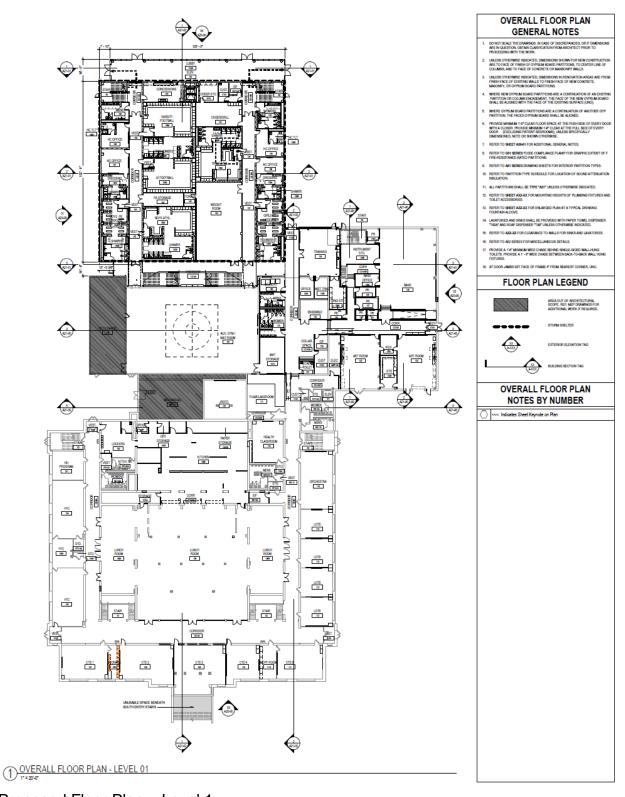
Existing/Demo Site Plan



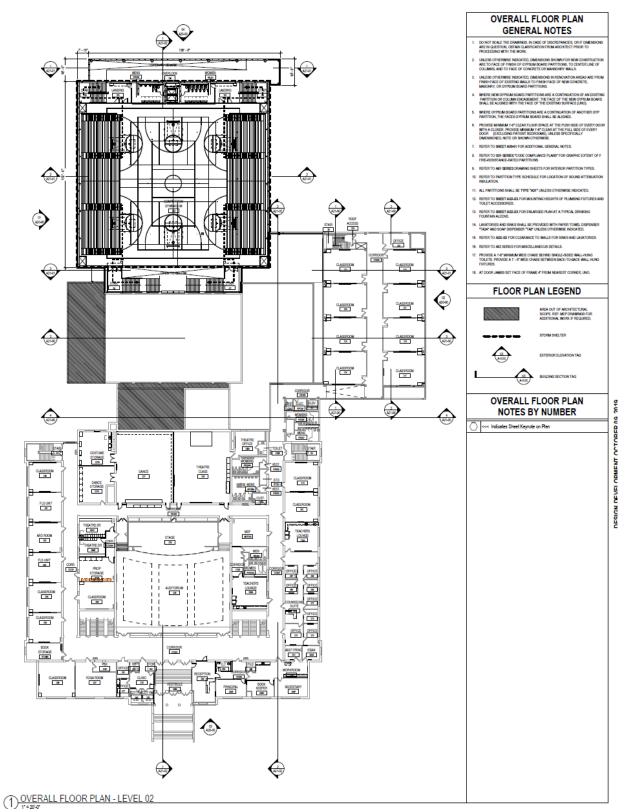
Proposed Site Plan



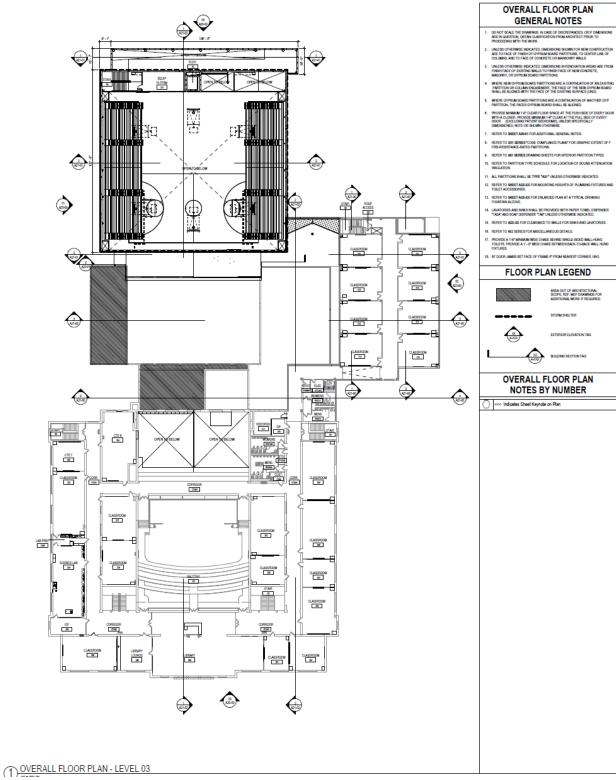
Proposed Development Plan



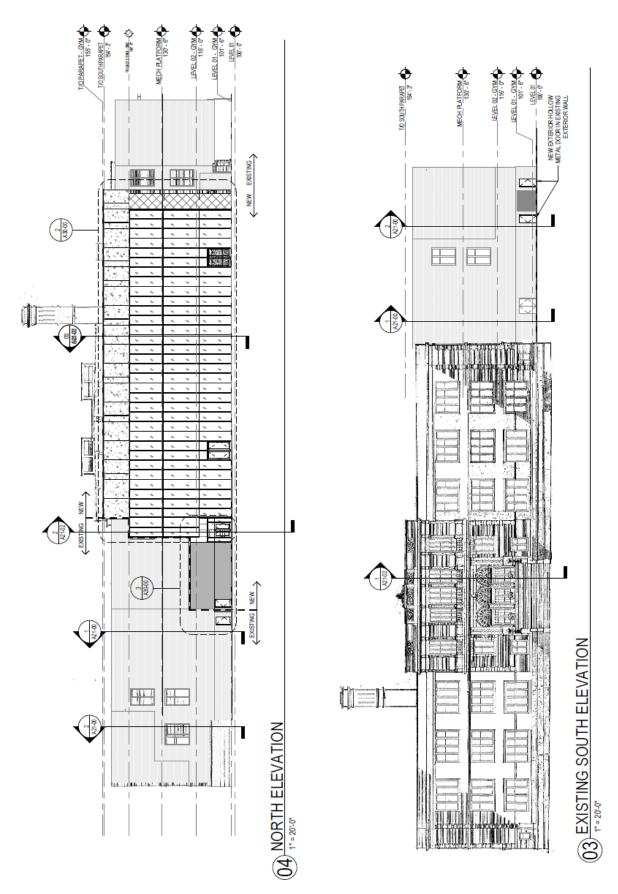
Proposed Floor Plan - Level 1



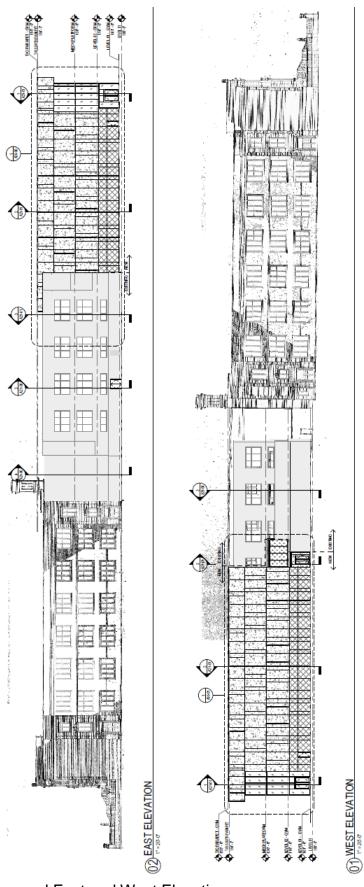
Proposed Floor Plan - Level 2



Proposed Floor Plan – Level 3



Proposed North and South Elevations
CA190-012(LC)
C4-41

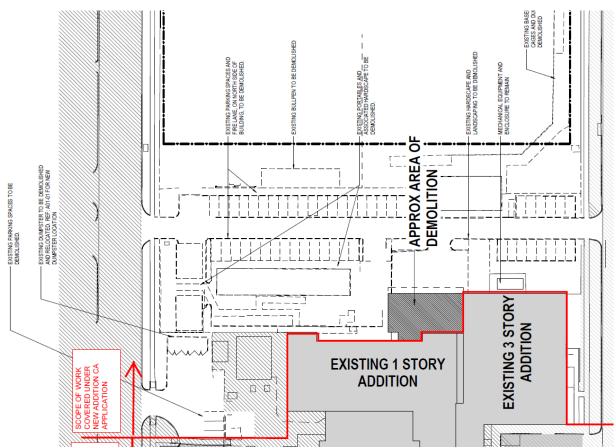


Proposed East and West Elevations CA190-012(LC)

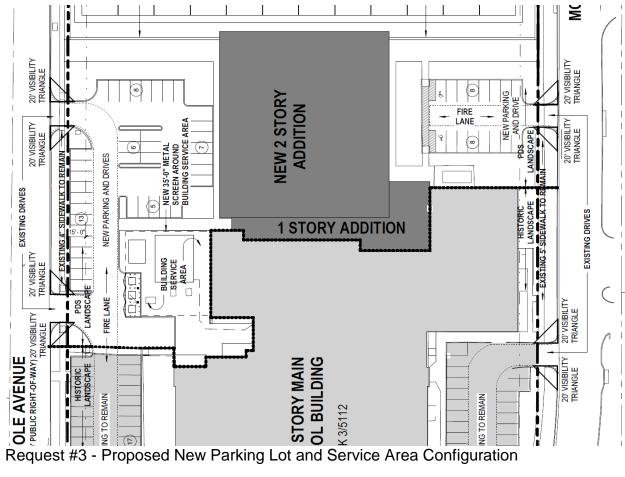
C4-42

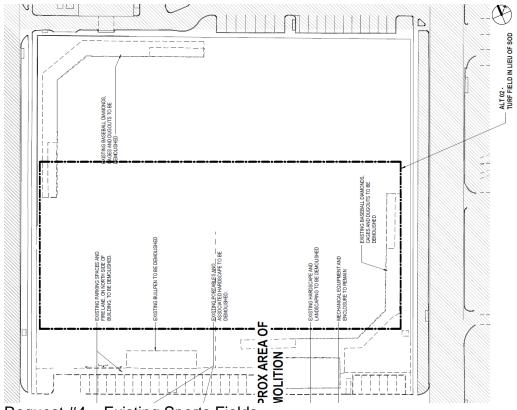


Request #3 - Existing Parking Lot and Service Area

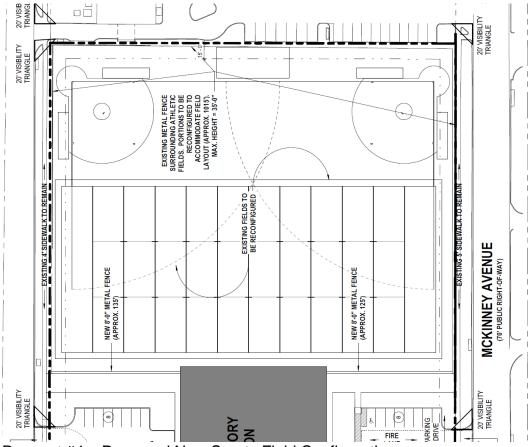


Request #3 - Existing Parking Lot and Service Area





Request #4 – Existing Sports Fields



Request #4 – Proposed New Sports Field Configuration CA190-012(LC) C4-45



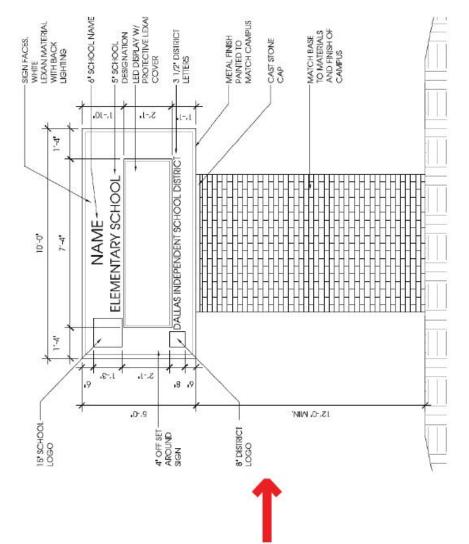
Request #5 – Existing Chain Link Fencing



Request #5 – Proposed New Chain Link Fencing



Request #5 – Proposed New Metal Picket Fencing CA190-012(LC) C4-46



District Marquee Sign Standard from ISD Technical Design Guidelines



Request #6 – Existing Pole Sign and Proposed Replacement CA190-012(LC) C4-47

Existing Marquee Sign, to be Removed and Replaced with District Standard

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION North Dallas High School (H-131), Ordinance No. 24652, Exhibit A

3.0 Building Site and Landscaping

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brush finish concrete, stone, or other appropriate material. Brick, artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.5 Any new mechanical equipment may not be erected in the front yard, and must be screened.

3.6 Landscaping

(b) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

3.7 Fencing

(c) Fences must be constructed of brick, cast stone, iron, stone, wood, chain link, a combination of the materials, or other appropriate materials.

9.0 New Construction and Additions

- 9.3 Horizontal additions to the main building are permitted only in the areas shown on Exhibit B.
- 9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.8 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 9.9 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 in the coping, eaves and parapet of the historic structure

must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10.0 Signs

- 10.1 Signs may be erected if appropriate.
- 10.2. All signs must comply with the provisions of the Dallas City Code, as amended.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019

TIME: 3:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

WILETTING TEACE. Danas City Haii, 1500 Mailia 5BN
Applicant Name: Masterplan/ Karl Crawley Address: 3120 N Haskell Avenue (H-111; North Dallas High School) Date of CR/CA/CD Request: 10/3/2019
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approved as submitted we suggestion that
applicant to show the facade design studies
?
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Justin Curtsinger (Vice Chair) VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum:
Maker: Mongan Harrison 2nd: Justin Curtsinger
Task Force members in favor: 4
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force Mary C Collygo DATE 10/9/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-011(LC)
LOCATION: 1933 Elm Street
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 619 PLANNER: Liz Casso

DATE FILED: October 3, 2019 DISTRICT: Harwood (H-48)

MAPSCO: 45-L

CENSUS TRACT: 0031.01

APPLICANT: Charyl McAfee-Duncan

REPRESENTATIVE: None

OWNER: KEVIN KRISTIAN 2612 LLC

REQUEST:

- 1) Modify existing front step and construct an accessible ramp at south elevation.
- 2) Install two flat attached signs on south elevation.
- 3) Install blade sign on south elevation.

BACKGROUND / HISTORY:

8/4/2003 – Landmark Commission approved the installation of an all glass storefront door in the existing opening on Elm Street (CA023-139(JA)).

1/8/2018 – Landmark Commission approved the replacement 70 non-historic second and third floor windows, and replacement of the paired entry door on the east elevation (CA178-277(LC)).

5/3/2018 – Landmark Commission approved the removal of a door opening on the west elevation (CA178-568(LC)).

11/7/2019 – Landmark Commission approved the installation of a new door opening, new metal and glass canopies, and metal railing on sidewalk (CA189-838(LC)).

ANALYSIS:

Request #1 - Ramp

There is a non-historic step at the front entry on the south elevation. It is clad in black tile. This tile becomes slippery when wet and is a safety hazard. The applicant is requesting to modify the entry step by pouring a new concrete step and ramp. The new step and ramp would be non-stock, scored concrete to allow for a safe and accessible means of egress. The ramp railing will be black painted aluminum in a southern cross or "X" pattern, which matches the design of the sidewalk seating area railing approve by the

Landmark Commission at their October 2019 meeting. The existing sidewalk is 13 feet wide. The ramp would encroach onto approximately 5½ feet of the sidewalk. Per a senior plans examiner, the requirement is that 12 feet of sidewalk remain unobstructed. Therefore, a variance from the Board of Adjustment will be required. In addition, a right-of-way license agreement with the City will be required prior to installation.

1933 Elm Street has a basement level. There are glass block tiles embedded in the sidewalk adjacent to the base of the structure which provide natural light into the basement. The proposed ramp would cover the majority of one section of this tile. It should be noted that the tile would have to be removed in order to construct the proposed concrete ramp. The concrete may not be poured over the glass tile as it will not bond to the glass.

Task Force felt that leaving only the small portion of the tile section exposed would draw negative attention and highlight the ramp alteration. They also believed it would be difficult to remove only a portion of the tile section for the ramp without damaging the remaining tile. Task Force recommended the ramp be extended to cover the entire affected tile section, which would give the alteration a more finished look. After the Task Force meeting, and per their recommendation, the application submitted revised drawings reflecting this Task Force recommendation. Both Staff and Task Force have recommended approval of this item.

Request #2 - Flat Attached Signs

Two new businesses will be located on the ground floor level with entrances off the south (Elm St) elevation. The applicant is requesting to install two flat attached signs on the south elevation for these new businesses. Both signs consist of internally (LED) illuminated box letters with acrylic faces. One sign uses cursive font, and the sign is all one piece. The second sign has individual letters that will be attached separately. Both signs will be installed through mortar joints.

Request #3 – Blade Sign

The applicant is requesting to install a blade sign on the south elevation by the southeast corner of the structure, second level. The sign will have an acrylic face with a solid (non-illuminated) background. The border trim detail and the text of the sign will be internally (LED) illuminated. The sign would be installed through the mortar joints. Because the sign will project over the right-of-way, a right-of-way license agreement with the City will be required prior to installation.

Task Force was supportive of the size and locations for all the proposed signage, but were not in favor of the acrylic faces which they believed to be too contemporary and not period appropriate for the historic district. They recommended the applicant modify the materials and design and take guidance from the preservation criteria for signage in Tract C (Tower Petroleum Building site) which allowed for a replica theater blade sign that used LED lights to mimic neon. 1933 Elm Street is located in Tract A of this historic district. In addition, Task Force did not believe the cursive font used for one of the flat attached signs was appropriate to the period of the structure and suggested the applicant consider a different font.

The preservation criteria for signage in Tract A states that signs must be compatible with the significant architectural qualities of the district, and must comply with the Dallas Development Code. The signage inspectors have confirmed the proposed signage complies with the Dallas Development Code. In addition, it is clear looking at historic photos of this structure, and others in the district, that a variety of different types of signage, made from a variety of different types of materials, with a variety of different types of fonts (including cursive) had existed on this and other structures in the district since their construction. Staff believes the proposed signs are appropriate, compatible with the existing historic architecture, and within the spirit of the variety of historic signage that have always existed on this structure and others in the district. Staff does not believe the proposed signs would have an adverse effect on the character of the structure or historic district, and has recommended approval.

The proposed signage is similar to the following nearby internally illuminated, acrylic faced, signage approved by the Landmark Commission:

- Blade sign for the Hotel Indigo (Original Hilton Hotel/ contributing structure in the Harwood Historic District) approved on 9/5/17;
- Flat attached and blade signs for Verizon (Mercantile Building/ individually landmarked) approved on 9/5/17;
- Flat attached and blade signs for Starbucks (Allen Building/ individually landmarked) approved on 7/1/19;
- Blade sign for new Partenope restaurant (original Titche-Goettinger department store/ contributing structure in Harwood Historic District) approved on 8/5/19.

STAFF RECOMMENDATION:

- 1) Modify existing front step and construct an accessible ramp at south elevation. Approve with conditions Approve drawings dated 11/4/19 with the condition that a variance from the Board of Adjustment and a right-of-way license agreement with the City of Dallas is obtained prior to installation, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install two flat attached signs on south elevation. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install blade sign on south elevation. Approve with conditions Approve drawings dated 11/4/19 with the condition that a right-of-way license agreement from the City of Dallas is obtained prior to installation, with the finding the proposed work is consistent with preservation criteria section 7.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

 Modify existing front step and construct an accessible ramp at south elevation. –
 Approve with conditions – Approve ramp as submitted with condition that the
 sloped portion of the ramp cover complete section of glass blocks.

- 2) Install two flat attached signs on south elevation. Approve with conditions Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it coveys an appropriate visual appearance to match historic materials and neon lighting. Cursive font for the signage is not appropriate.
- 3) Install blade sign on south elevation. Approve with conditions Approve location and size of signage as submitted with the conditions the signs do not have acrylic faces and the illumination is to comply with the preservation criteria for signage in Tract C of the Harwood ordinance which states that LED may be used provided it conveys an appropriate visual appearance to match historic materials and neon lighting.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Charyl F. McA	Afee-Duncan		
Mailing Address : 9535 Forest I		OFFICE USE ONLY	
City, State and Zip Code:Dallas,		Main Structure:	
Daytime Phone: _214-696-9688	20 6444		
Relationship of Applicant to Owner	: Project Architect	Contributing	
	•	Non-contributing	
PROPERTY ADDRESS: 1929 an	d 1933 Elm Street, Dallas, T.	75201	
Historic District: Harwood Street Historic District			
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached." This application is to: 1) Resurface existing exterior concrete step and add an accessible concrete ramp. 2) Exterior signage will be added to the building for new retail spaces. RECEIVED BY			
		OCT 0 3 2019	
Signature of Applicant:Kevin Kel	Negles uncer Date:	10/03/2019 rent Planning Date: 10/03/2019	
NOON, (see official calendar for ex approval of any change affecting the ex must be filed with a Preservation Planne Please use the enclosed criteria applications cannot be reviewed and contact a Preservation Planner at 214/6	ed and submitted by the FIRSteeptions), before the Dallas terior of any building. This former at City Hall, 1500 Marilla 5Bl checklist as a guide to cowill be returned to you for m	ompleting the application. Incomplete ore information. You are encouraged to	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.			
Please review the enclosed Review and Act Memorandum to the Building Official, a C	ion Form Certificate of Appropriateness ha	s been:	
APPROVED. Please release the last APPROVED WITH CONDITIONS. DENIED. Please do not release to DENIED WITHOUT PREJUDICE. Signed drawings and/or specifications a	Please release the building per the building permit or allow work Please <u>do not</u> release the buil	ermit in accordance with any conditions, c. ding permit or allow work,	
Sustainable Construction and De	velopment	Date	
Certificate of Appropriateness	City of Dallas	Historic Preservation Rev, 061419	



Liz Casso Sr. Planner - Historic Preservation - City of Dallas Sustainable Development & Construction 1500 Marilla St, Room 5BN Dallas, TX 75201

via e-mail: liz.casso@dallascityhall.com

Re: Certificate or Appropriateness for 1929 Elm Street & 1933 Elm Street

Dear Liz:

Please be advised Charyl McAfee-Duncan is authorized to represent the interests of Kevin Kristian 2612, LLC for all applications and processes related to obtaining a Certificate of Appropriateness (CA) for 1929 Elm Street & 1933 Elm Street. If up have any questions or concerns regarding her representation of my interests and that of Kevin Kristian 2612, LLC contact me as soon as possible.

Sincerely,

Kevin Kelley - Sole Proprietor Kevin Krisitian 2612, LLC

cc: Charly McAfee - Duncan, FAIA McAfee 3 Architecture and Design 9535 Forest Lane, Suite 213 Dallas, TX 75243 p: (469)930-6444 c: (214)696-9688

via e-mail: charylmd@mcafee3.com











HART Building 1929_1933 Elm Street, A Bar/Restaurant Page 3

This application is to:

- 1) Resurface an existing exterior step with a non-slick, scored concrete to allow for a safe and accessible means of egress into and out of the building. The proposed resurfacing will also have a 9'-9" ramp added to it to ensure that everyone has equal accessibility into the new retail space. This is illustrated on page 4 and related photos are on page 6.
- 2) Two new businesses being created at this location are a storefront for daily walk-up food service operation at 1929 Elm Street and a unique Restaurant with Bar Accessory at 1933 Elm Street. The projected box signage will be placed where the original signage was located on the building and will be illuminated in similar fashion. It will hang on the southern exterior wall, and is the same dimension as the original HART sign, and each letter will be illuminated with a lighted trim as illustrated. These are illustrated on pages 5, related photos pages 7-8, and specified on pages 22-31.
- 3) The attached signs will be hung above each retail space with individual letters that are illuminated boxes. These are illustrated on pages 5, related photos pages 7-8, and specified on pages 22-31.

The building improvements and upgrades will enhance the exterior architectural features of the structure. The exterior improvements are consistent with the historic overlay district Tract A and therefore will not have an adverse effect, but will have a positive effect on future preservation in Dallas. These new businesses will bring back vitality to the area and new life to the 132 year old structure. The previously approved improvements have made the building much more attractive and aesthetically pleasing.

We have also added pages 1 thru 7 of the Ordinance NO. 25254 which allows for the installing, using and maintenance of lighting, planters, raised stoop or step, canopies, and a glass entry surround.

From Ordinance No. 27421, Section 7: SIGNS IN TRACT A

7.1 Signs must be compatible with the significant architectural qualities of the district. All signs must comply with Article VII of the Dallas Development Code, as amended, and are subject to the certificate of appropriateness review process.

We are respectfully requesting approval for these exterior improvements.



Site Aerial (Google Maps, 2019)



Existing South (Front) Elevation



Existing East Elevation



Streetscape – Facing Northwest from Elm Street



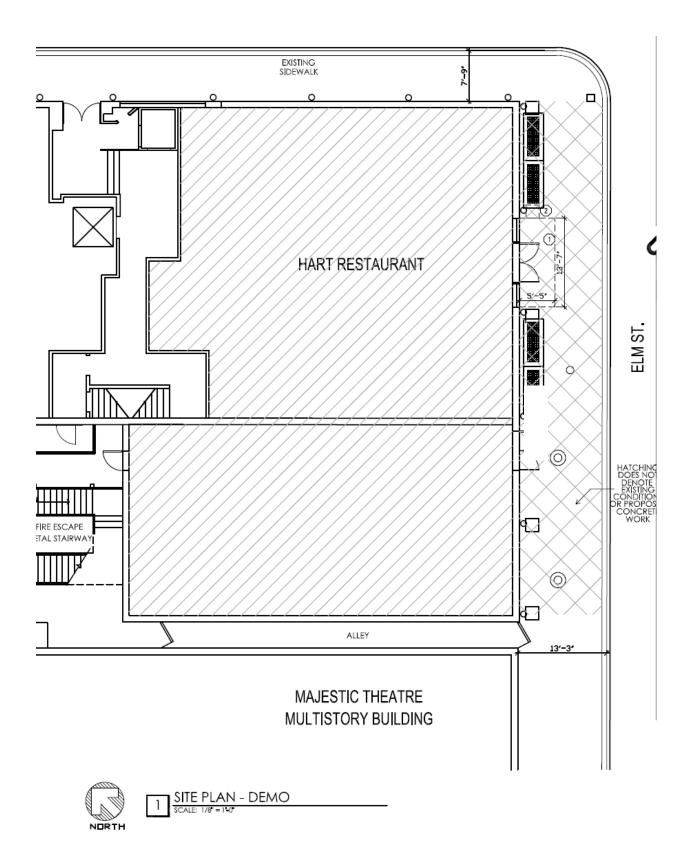
Streetscape – Facing Northeast from Elm Street



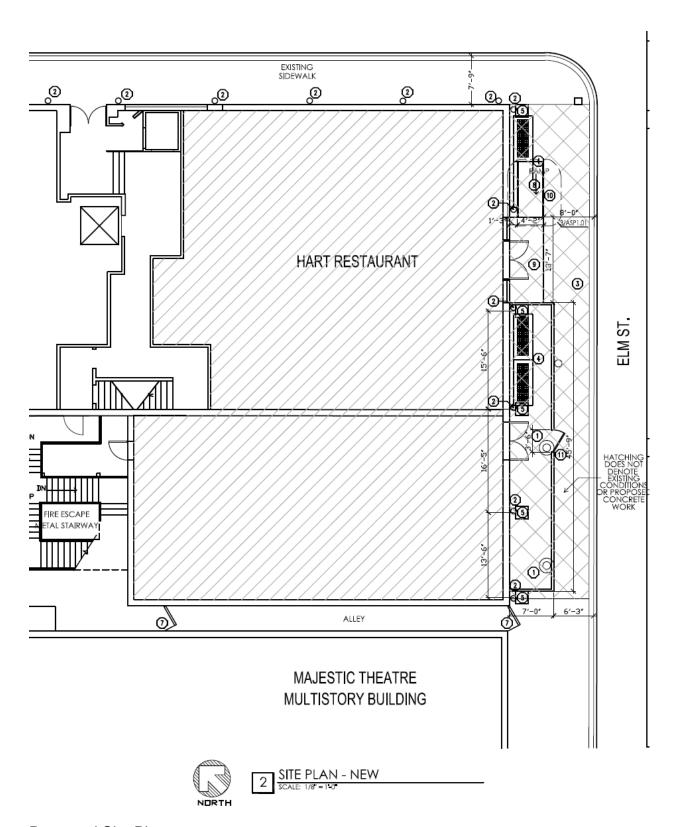
Streetscape – Facing Southeast from Elm Street (across street to the south)



Streetscape – Facing Southwest from Elm Street (across street to the south)



Existing/Demo Site Plan



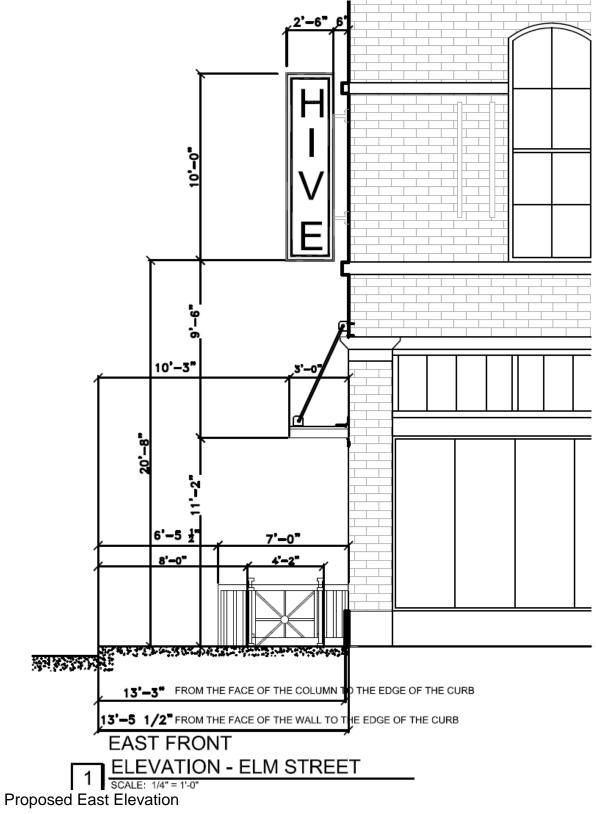
Proposed Site Plan

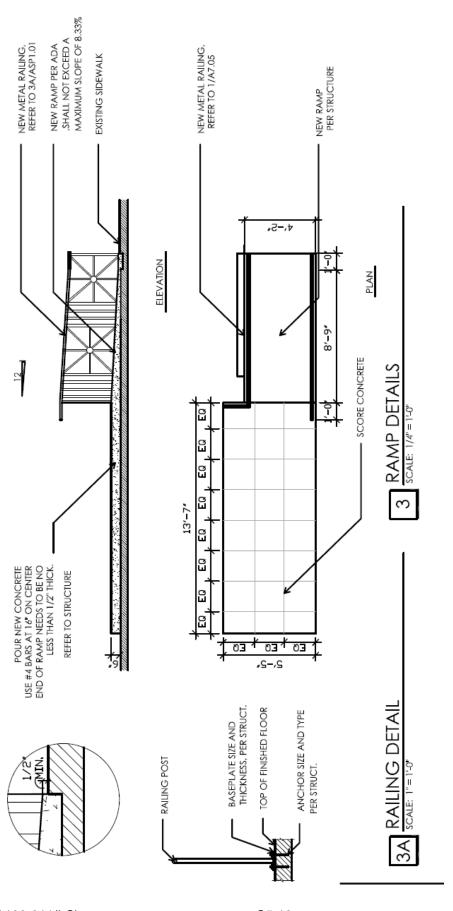


Existing South (Front) Elevation

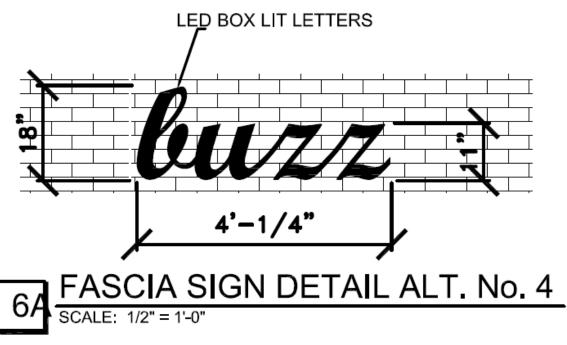


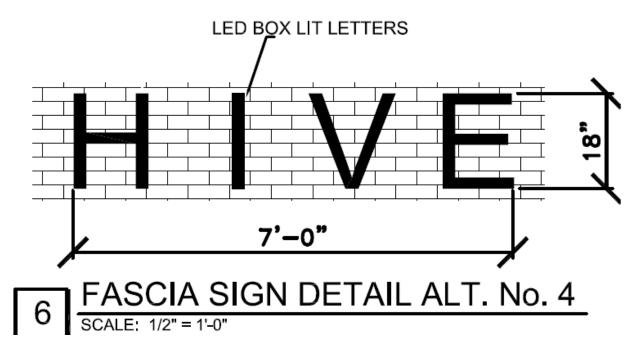
Proposed South Elevation



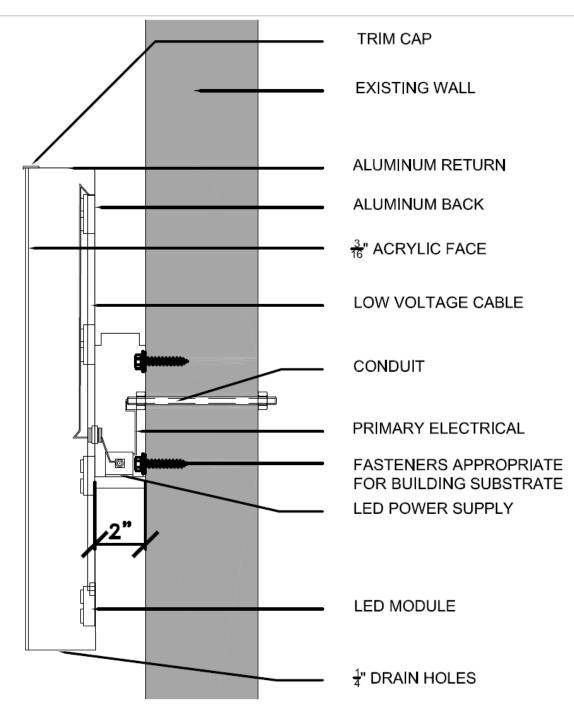


Request #1 – Ramp Detail Drawings



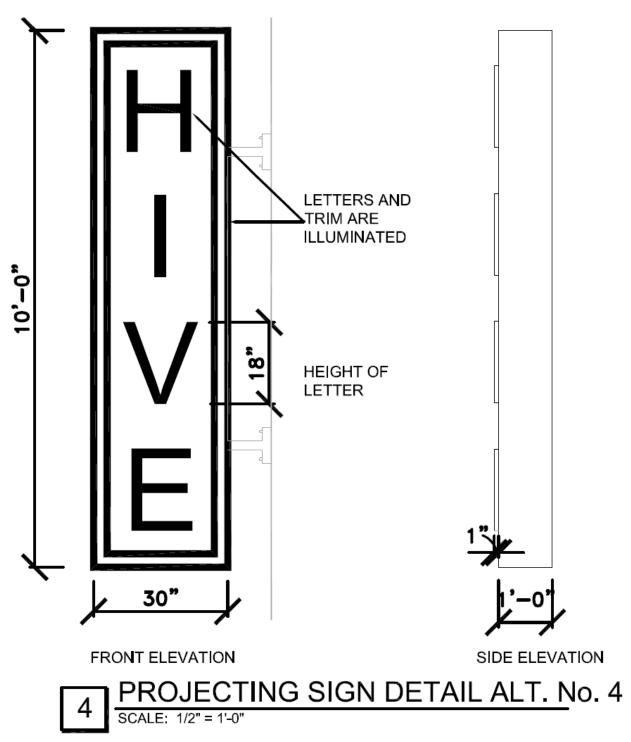


Request #2 - Flat Attached Sign Detail Drawings

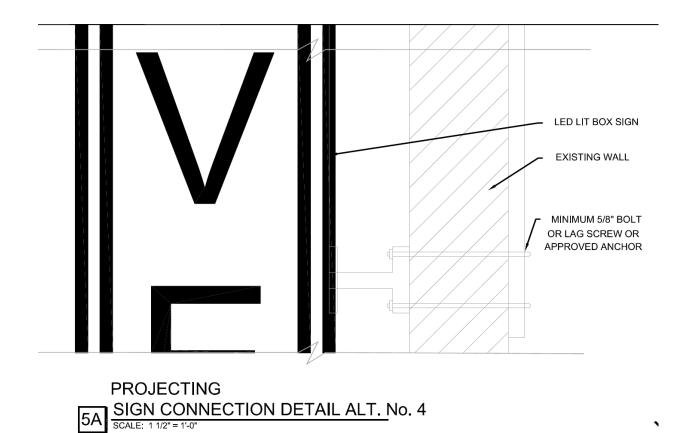


6B SIGN CONNECTION DETAIL ALT. No. 4

Request #2 - Flat Attached Sign Detail Drawing

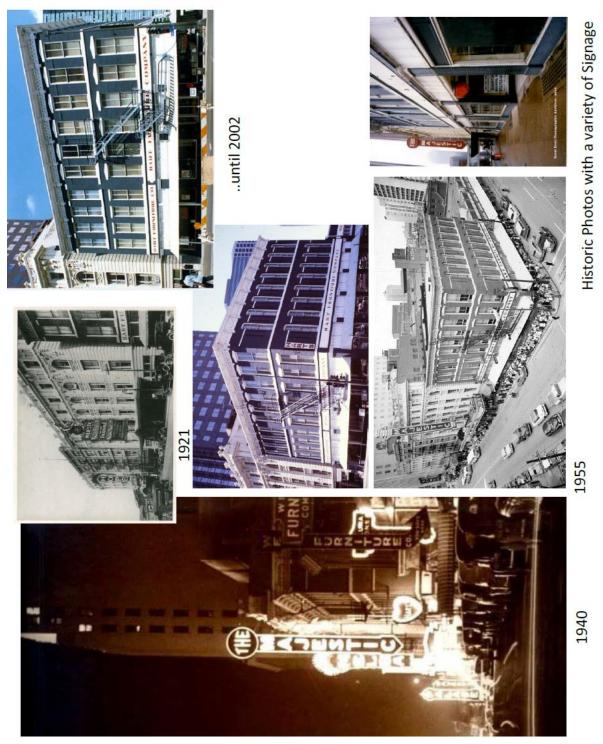


Request #3 – Blade Sign Detail Drawings



Request #3 – Blade Sign Detail Drawings

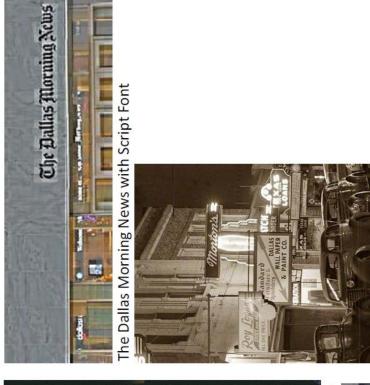
5' SICNAGE



Request #2 & #3 – Previous Signage on 1933 Elm Street & Adjacent Structures

McAfee3













Request #2 & #3 – Existing and Historic Signage in the Harwood Historic District

(Note: The Statler Hotel is not located within the historic district and is not a City of Dallas

Landmark.)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

7.1 Signs in Tract A.

7.1 Signs must be compatible with the significant architectural qualities of the district. All signs must comply with Article VII of the Dallas Development Code, as amended, and are subject to the certificate of appropriateness review process.

DALLAS CITY CODE Section 51A-4.501. Historic Overlay District

- (g) Certificate of Appropriateness.
 - (6) <u>Standard certificate of appropriateness review procedure</u>.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure:
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Charyl McAfee-Duncan Address: 1933 Elm St (H-48; Harwood Historic District) Date of CR/CA/CD Request: 10/3/2019
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approve so build with conditions
1. Approve vary 25 3 about that w/condition that the slaped partion
of the ramp cover complete section of glass blocks
243 Approve location & siee of signed as so him Hed with the
conditions the signs do not have Acrylic faces of the stillumination is to comply with paragraph & of the sign in tract 5 of the ordinar
Corsive fout for the signage is not appropriate
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Justin Curtsinger (Vice Chair) Charles Neel VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum:
Maker: Morgan Havrison / Justin Curtsinger 2 nd : Coroling Pace Task Force members in favor: 4 Task Force members opposed: 0 Basis for opposition:
CHAIR, Task Force Sary C Offman DATE 10/9/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which

allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-024(JKA) LOCATION: 5835 Reiger Ave

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: October 3, 2019 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.01

APPLICANT: Dale Coonrod

OWNER: COONROD DALE C

REQUEST: Construct 600 sq. ft. accessory structure.

BACKGROUND / HISTORY:

12/03/2018 – Landmark approved demolition of a non-contributing accessory structure (CD189-003(JKA)).

12/03/2018 – Landmark denied without prejudice construction of an accessory structure (CA189-089(JKA)).

05/06/2019 - Landmark approved an accessory structure (CA189-437(JKA)).

The structure is listed as non-contributing to the Junius Heights historic district.

ANALYSIS: The applicant's previous design for a 700 sq. ft. accessory structure was approved by Landmark Commission, but was not approved by the Board of Adjustment. The applicant is proposing a smaller accessory structure with a similar design to the one that was previously approved. The Junius Heights preservation criteria states that the materials on an accessory structure must be compatible with the materials on the main structure. The proposed materials for the accessory structure — particularly the Hardiboard siding and vinyl windows — are not normally permitted materials in Junius Heights, but they do match the materials found on the non-historic and non-contributing main structure. Staff also confirmed that the paint colors proposed for the accessory will match the colors on the main structure, and the color difference noted by Task Force was due to a poor scan quality of the original paint chips. The proposed size of the structure, setbacks, and heights are also in keeping with the preservation criteria. Staff is recommending approval of the proposed work.

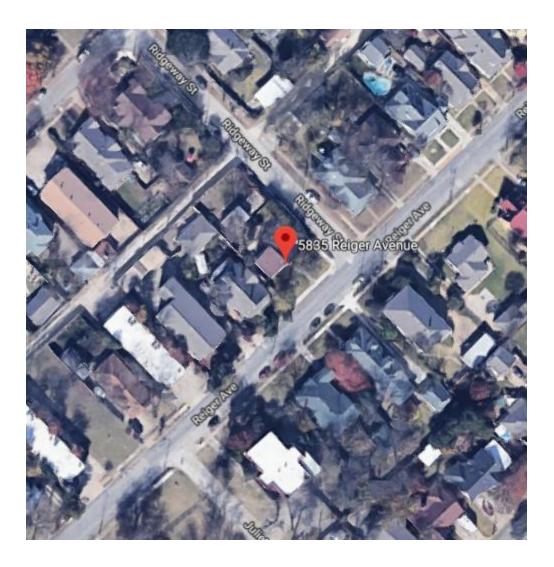
STAFF RECOMMENDATION: Construct 600 sq. ft. accessory structure – Approve – Approve drawings and specifications dated 11-4-19 with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Construct 600 sq. ft. accessory structure – Approve with Conditions – Colors of the proposed structure need to match with the main building.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 190 . 024[JkA] Office Use Only



orty of Banas Landmark Commission	Office ase Office
Name of Applicant:	Non-contributing
PROPERTY ADDRESS: 5835 Beiger Avenue Dallas T Historic District: Junius Heights	TX 75214
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if specified in the submittal criteria checklist for type of work proposed. Con struct Aucssey Structure with (construct Aucssey)	d. DO NOT write "see attached."
	RECEIVED BY
Signature of Applicant: Date: 2	9-20-2019 0CT 03 2019
Signature of Owner: Date:	
APPLICATION DEADLINE: Application material must be completed and submitted by the <u>FIRST T NOON</u> , (see official calendar for exceptions), before the Dallas Lan approval of any change affecting the exterior of any building. This form alo must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, D	dmark Commission can consider the
Please use the enclosed criteria checklist as a guide to compapplications cannot be reviewed and will be returned to you for more contact a Preservation Planner at 214/670-4209 to make sure your applications.	information, You are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 da decision. You are encouraged to attend the Landmark Commission heari 1:00 pm in Council Chambers of City Hall (see exceptions). Inform certificates of appropriateness for individual addresses is available for review Please review the enclosed Review and Action Form	ing the first Monday of each month at mation regarding the history of past
Memorandum to the Building Official, a Certificate of Appropriateness has be	sen:
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 061419



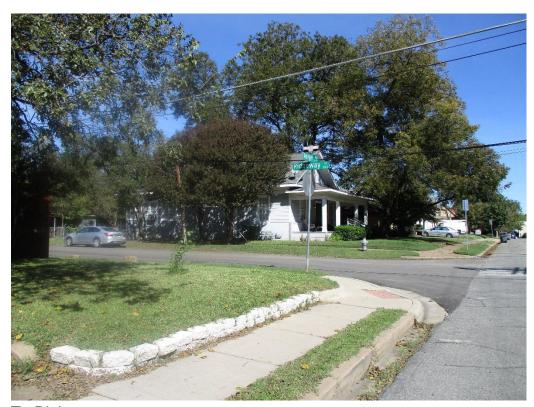
Aerial image (Google Earth, 2019)



Main structure



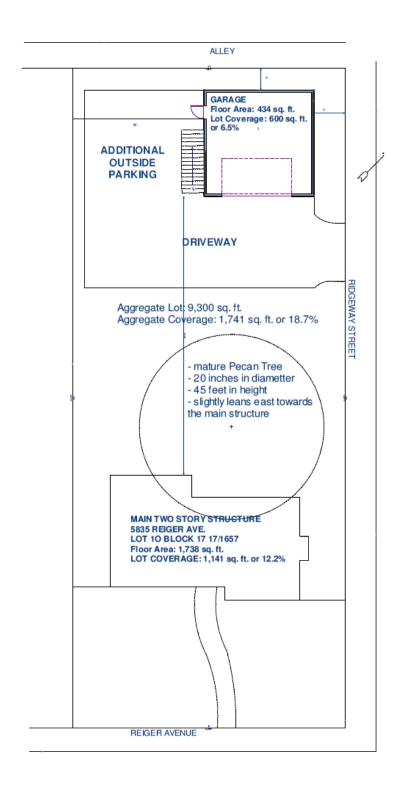
To Left



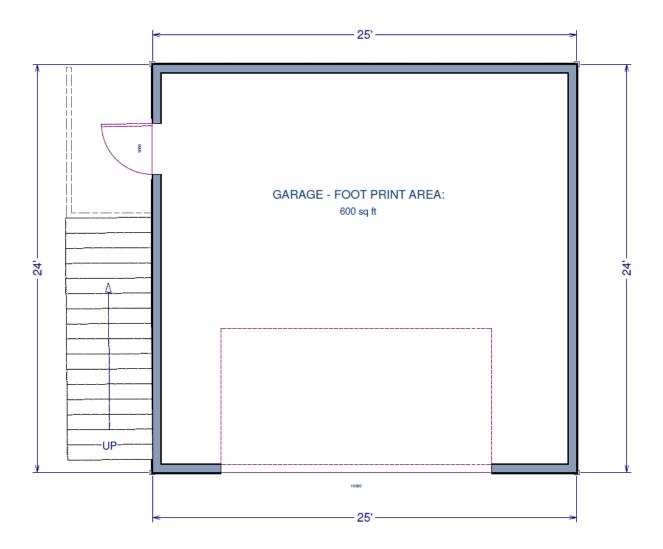
To Right



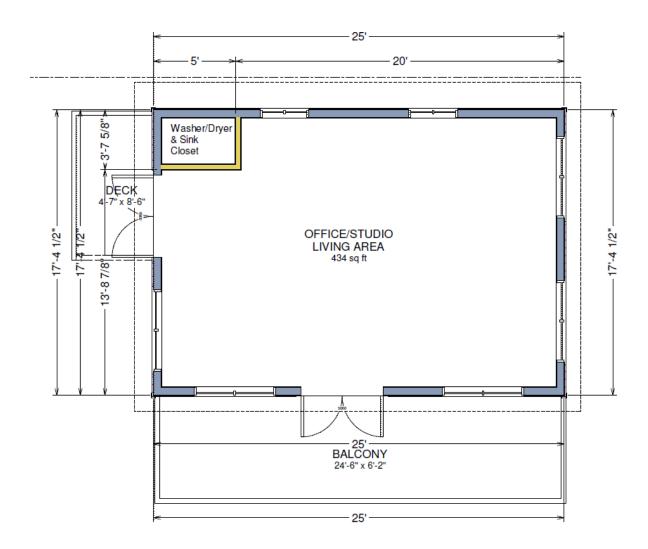
Across Street



Site plan



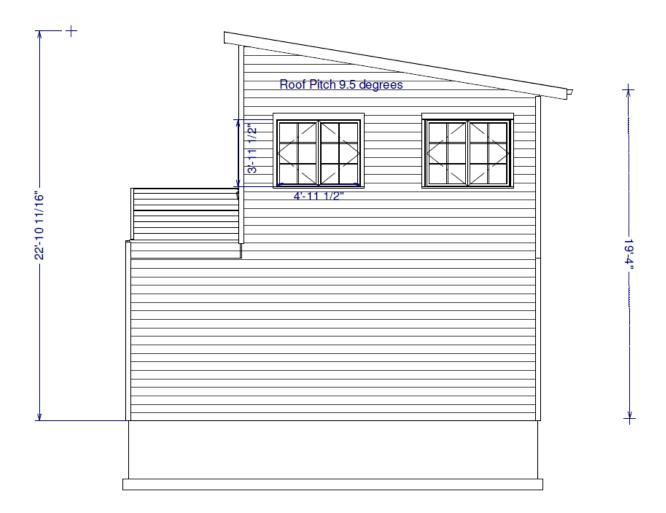
First floor plan



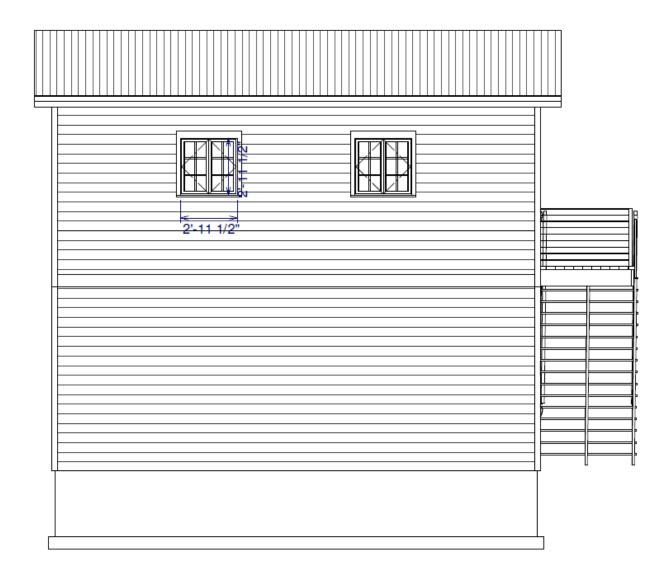
Second floor plan



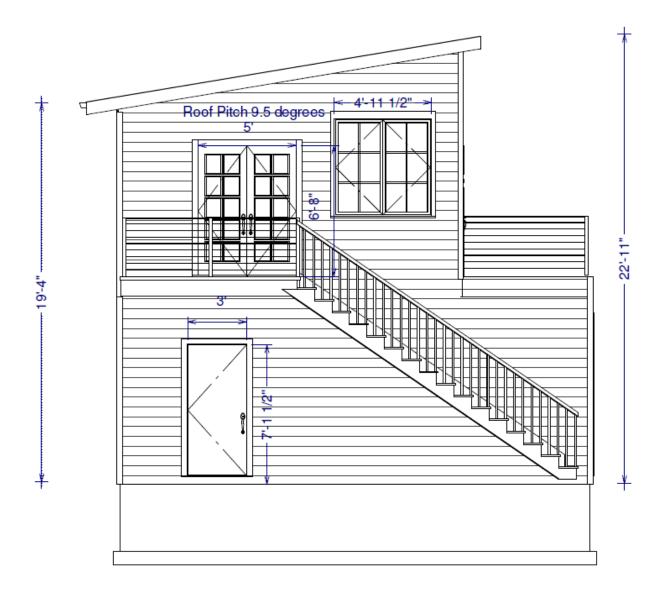
Front (South) elevation



East side elevation



North (rear) elevation



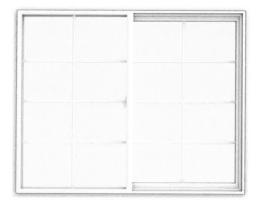
West side elevation

JELD-WEN >

59.5 in. x 47.5 in. V-2500 Series White Vinyl Right-Handed Sliding Window with Colonial Grids/Grilles

★★★★★ (6) Write a Review Questions & Answers (12)

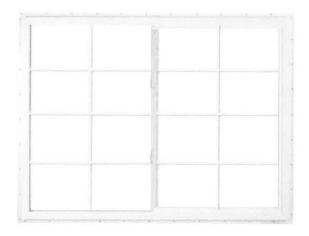
- White vinyl sliding window includes removeable nail fin frame
- · Vinyl sliding window comes with energy efficient Low-E 366 glass



SIMONTON >

36 in. x 36 in. DaylightMax Left-Hand Sliding Vinyl Window - White

★★★★ Write the first Review Questions & Answers (1)



Window specifications

JELD-WEN >

59.5 in. x 59.5 in. V-2500 Series White Vinyl Right-Handed Sliding Window with Colonial Grids/Grilles

- (5) Write a ReviewRead All Questions & Answers (14) 14 Questions19 Answers
- · White vinyl sliding window includes removeable nail fin frame
- · Vinyl sliding window comes with energy efficient Low-E 366 glass



Window specifications

Steves & Sons >

36 in. x 80 in. Premium Flush Primed White Right-Hand Outswing Steel Prehung Front Door with 4 in. Wall

★★★★☆ (188) ➤ Write a Review Questions & Answers (136)

- Durable steel door features polystyrene core for added insulation
- Pre-assembled in weather-stripped jamb for easy installation
- Door comes primed and ready to paint to match your décor



Door specifications

MMI Door >

60 in. x 80 in. White Internal Grilles Right-Hand Inswing Full Lite Clear Painted Fiberglass Smooth Prehung Front Door

- Features internal grilles that make glass cleaning a snap
- · Insulated core gives high R-Value for maximum thermal protection
- · Limited Lifetime Warranty



Door specifications

by Feeney Fine Writing Instruments

Feeney CR-9906-PKG Quick Connect Expansion Anchor, 1/8"



Jakob Rope Systems 5/32 Inch Cable Railing Kit for Stairs- 50 Foot Long (Pack of 1) - Including 2 Beveled Washers 32.5 Degrees for Flat Posts

by Jakob Rope Systems





Available from these sellers.

- Stainless Steel AISI 316 Stranded Wire Construction 1 x 19
- Cable Length = 50 feetPack of 1
- 4 mm (5/32 inch) Cable Diameter
- > See more product details

IZOKIN 1/8" 316 Stainless Steel Wire Rope Aircraft Cable for Deck Cable Railing Kit DIY Balustrade Handrail Cable,7x7 450ft



Railing material specifications

Pella Traditional 192-in x 96-in Insulated White Double Garage Door



Garage door specifications

James Hardie >

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding

*** * * (152) Write a Review Questions & Answers (211)

- · Fiber cement siding resists cracking, rotting, swelling and pests
- · Our Select Cedarmill finish has a soft texture that mimics wood
- · Pre-primed and engineered to enhance the performance of paint



James Hardie >

HardieTrim HZ10 0.75 in. x 3.5 in. x 144 in. Fiber Cement Rustic Grain Trim Board

★★★★★ (36) ➤ Write a Review Questions & Answers (39)

- · Fiber cement siding trim adds perfect finish touch to your home
- HardieTrim boards provide unmatched durability
- Ideal for gables, corners, fascia, windows and doors



Siding and trim specifications

Ethiopia PPU5-06



BODY



TRIM COLOR

GAF >

Timberline Natural Shadow Hickory Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (40) Write a Review Questions & Answers (22)

- Lifetime Limited Warranty
- · Features the classic Natural Shadow® effect
- Shingles warranted to withstand winds up to 130 mph



Shingle specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 9.1 Accessory structures are only permitted in the rear yard, except that portable classroom buildings are permitted in the cornerside yard of a school in Tract D, and garages may be built in the rear 30 feet of cornerside yards.
- 9.2 Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 9.3 Accessory structures must be at least eight feet from the main building.
- 9.4 Accessory structures in Tracts A, B, D, and E may not exceed a footprint of 600 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site. The 600 square feet footprint requirement does not apply to portable classroom buildings located at a school in Tract D. Accessory structures in Tract C may not exceed a footprint of 1,200 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site.
- 9.5 Cementitious siding is allowed on accessory structures if it is in keeping with the style and materials of the main building. Except as otherwise provided in this paragraph, vinyl and aluminum siding and Exterior Insulated Finish Systems (EIFS) are not permitted on the exterior of accessory structures. Vinyl and aluminum siding are permitted on the exterior of portable classroom buildings located at a school in Tract D.
- 9.6 The eave height of accessory structures may not exceed the eave height of the main building.
- 9.7 If a garage is within 20 feet of the alley pavement and parking is entered from the alley, the garage must have electric garage door openers.
- 9.8 For accessory structures not adjacent to an alley, the minimum rear yard setback is two-and-a-half feet with a one-and-a-half foot allowed roof overhang encroachment. For accessory structures adjacent to an alley, a three-foot setback must be provided. In Tract C, accessory structures must comply with the rear yard setback requirements of Planned Development District No. 99.
- 9.9 Minimum side yard setback for accessory structures is three feet, with a one-and-a-half foot allowed roof overhang encroachment, except that accessory structures in Tract C must comply with the side yard setback requirements for Planned Development District No. 99.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 10/10/2019 TIME: 5:30 P.M.

MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: DALE COONROD
Address: 5835 REIGER ST

Date of CA/CD Request: 10/03/2019

RECOMMENDATION:
ApproveApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
1. Colors of proposed structure need to be match
1. Colors of proposed structure need to be match Compate with main building. 8.4 Laura/Barbara
laura/Barbara
Task force members present
Rene Schmidt (Chair) Laura Koppang Eric Graham
Mary Mesh
Barbara Cohen Morgan Harrison VACANT
Ex Officio staff members present Jennifer Anderson
Simple Majority Quorum:yes no (four makes a quorum)
Maker: Laura 2nd.
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE Oct. 10, 2019

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-010(LC)
LOCATION: 2205 Boll Street, unit C
STRUCTURE: Non-Contributing

COUNCIL DISTRICT: 14

ZONING: PD No. 225 (Transition Subdistrict)

PLANNER: Liz Casso

DATE FILED: October 3, 2019 DISTRICT: State Thomas (H-25)

MAPSCO: 4-G

CENSUS TRACT: 0017.03

APPLICANT: Freedom Solar Power

REPRESENTATIVE: Michael Pensabene

OWNER: GREGORY DEPASQUALE

REQUEST:

Install roof mounted solar system on unit C.

BACKGROUND / HISTORY:

None.

The property is listed as non-contributing to the State Thomas Historic District.

ANALYSIS:

2205 Boll Street is comprised of multiple non-contributing townhouses that were constructed in 1998. It is an interior lot. Only one townhouse, unit D, fronts Boll Street. The remaining townhouses are further back in the lot, and are both accessed from, and face the side driveway. Unit C is located behind unit D and is minimally visible from Boll Street.

The applicant is requesting to install solar panels on the roof of unit C. The majority of the solar panels would be located on the rear 50% of the roof. However, nine solar panels are proposed to be on the front 50%, behind the front projecting gable. Due to the configuration of the townhouses on the lot, as well as the mature trees surrounding the property, this section of the roof is not visible from the public right-of-way. Staff reviewed images of the site in wintertime when the leaves had fallen from the trees and found that only a portion of the front projecting gable would be partially visible from Boll Street. The section of the roof that would include the panels would still not be visible during winter.

The preservation criteria states that solar panels may be placed on the rear 50% of the roof of a main building on an interior lot. However, it further states that the Commission

may allow solar panels at another location on a building if their placement does not have an adverse effect on the architecture of the building, blockface, or the Historic District as a whole.

Both Staff and the Task Force do not believe the proposed solar panels will be visible from the public right-of-way and would therefore not have an adverse effect on the historic district. Both have recommend approval of the request as submitted.

STAFF RECOMMENDATION:

Install roof mounted solar system on unit C. – Approve – Approve drawings and specifications dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(14)(D)(ii) for solar panels, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

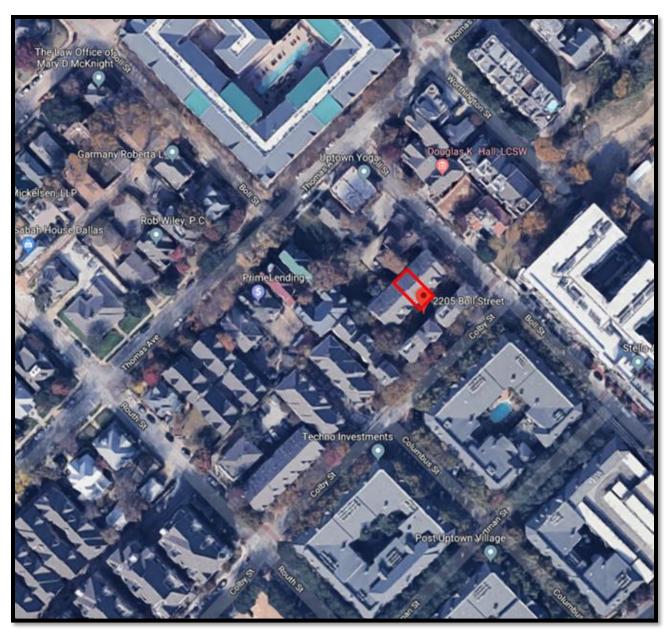
TASK FORCE RECOMMENDATION:

Install roof mounted solar system on unit C. – Approve – Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Freedom Solar Po	wer - Michael Pen	sabene			
Mailing Address: 4801 Freidrich La	ine, Suite 100		OFFICE USE ONLY		
City, State and Zip Code: Austin, Texas 78744		Main Structure:			
	Alternate Phone:				
Relationship of Applicant to Owner: A	uthorized Agent - (Contractor	Contributing		
PROPERTY ADDRESS: 2205 Boll Street Unit C, Dallas Texas 75204		Non-contributing			
Historic District: H/25 - State Thoma	is	100010201			
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."					
Installation of a 7.85kw roof mounted PV solar system. RECEIVED BY					
		II K Assa N	Dan H W Descriptor Hells in		
			OOT 0 9 2010		
			OCT 0 3 2019		
Signature of Applicant:		Date: 10/1/2019CUT	rent Planning		
Signature of Owner:		Date:10/1/2019	-		
(IF NOT APPLICANT) APPLICATION DEADLINE:					
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.					
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.					
OTHER:					
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.					
Please review the enclosed Review and Action for Memorandum to the Building Official, a Certi		ness has been:			
□ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions, □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.					
Signed drawings and/or specifications are enclosedYesNo					
Sustainable Construction and Develo	pment		Date		
Certificate of Appropriateness	City of Dallas	Historic	Preservation Rev, 061419		



Site aerial (Google Maps, 2019)



Existing East (Front) Elevation of Site – View facing west from Boll Street

Note: The townhouse seen in this view is unit D. Unit C is located behind unit D and is not visible.



Streetscape – View facing southwest from Boll St



Streetscape – View facing northwest from Boll St



Streetscape – View facing northeast from Boll St (across street)



Streetscape – View facing southeast from Boll St (across street)



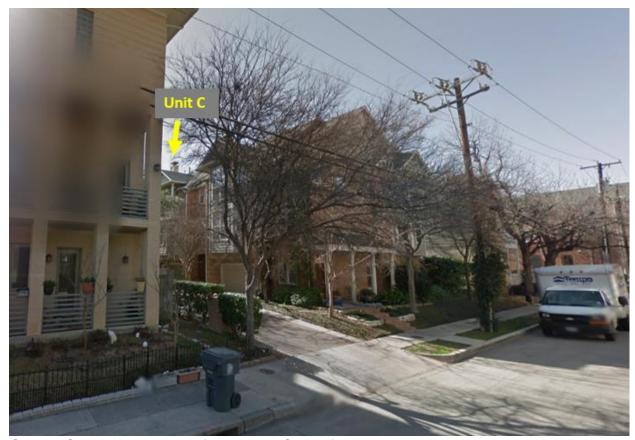
Existing South and (East Elevation) of Site –View facing northwest from Boll St



View of 2205 Boll from Boll Street – Existing Trees block view of Unit C roof from right of way

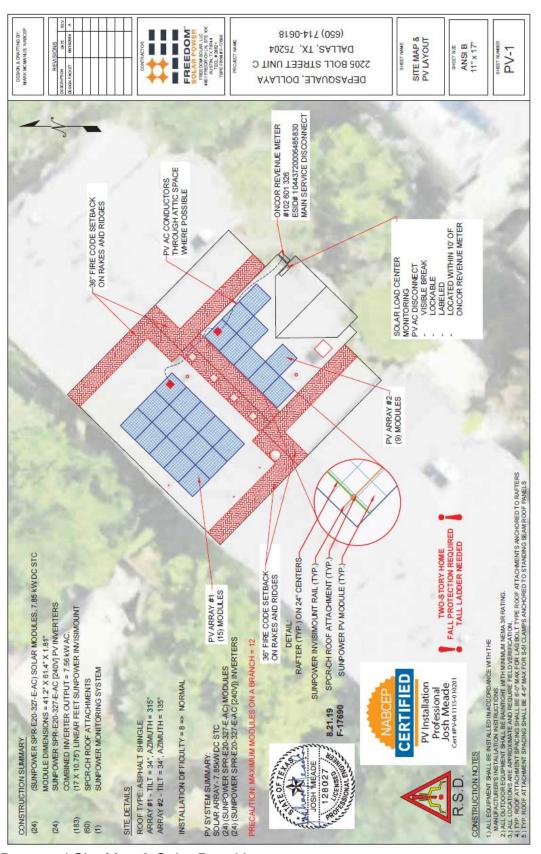


View of 2205 Boll up driveway – Existing Trees block view of Unit C roof

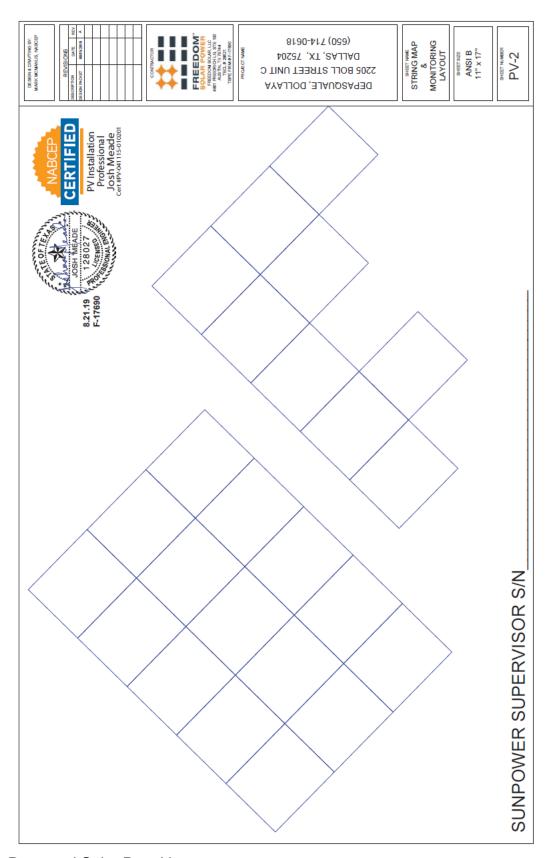


Google Streetview Image of 2205 Boll Street from February 2014

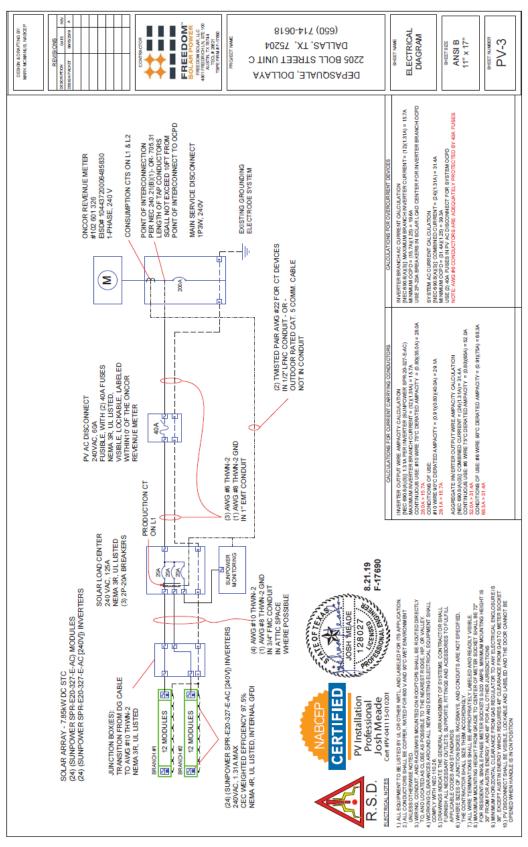
Note: Only a portion of the front gable of Unit C's roof may be partially visible in winter. However, the panels would be set back behind this gable and will not be visible from the right of way at all, even in winter.



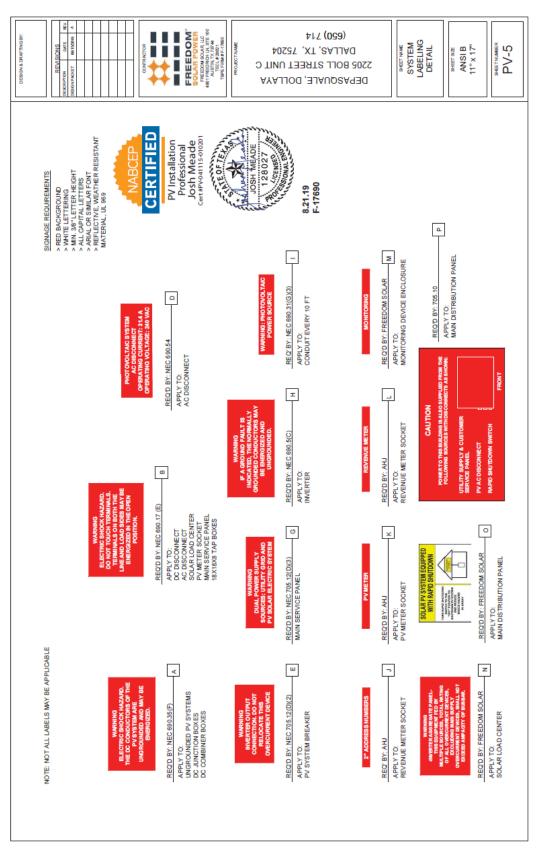
Proposed Site Map & Solar Panel Layout



Proposed Solar Panel Layout



Proposed Solar Panels



Proposed Solar Panels

E-SERIES SOLAR PANELS

MORE ENERGY. FOR LIFE."



• 20.4% efficiency

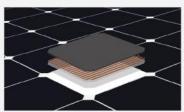
Ideal for roofs where space is at a premium or where future expansion might be needed.

High performance

Delivers excellent performance in real world conditions, such as high temperatures, clouds and low light. $^{1,\,2,\,3}$

• Proven value

Designed for residential rooftops, E-Series panels deliver the features, value and performance for any home.



Maxeon® Solar Cells: Fundamentally better.

Engineered for performance, designed for durability.

Engineered for peace of mind

Designed to deliver consistent, trouble-free energy over a very long lifetime. 4,5

Designed for durability

The SunPower® Maxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade Conventional Panels. 4.5

#1 Ranked in Fraunhofer durability test. ¹⁰ **100% power** maintained in Atlas 25+ comprehensive PVDI Durability test. ¹¹

HIGH PERFORMANCE & EXCELLENT DURABILITY





E20 - 327 PANEL

HIGH EFFICIENCY®

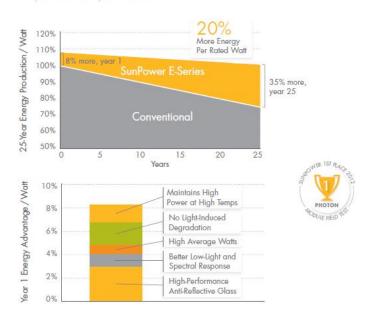
Generate more energy per square foot

E-Series residential panels convert more sunlight to electricity producing 36% more power per panel, 1 and 60% more energy per square foot over 25 years. 3,4

HIGH ENERGY PRODUCTION?

Produce more energy per rated watt

High year one performance delivers 7-9% more energy per rated watt. This advantage increases over time, producing 20% more energy over the first 25 years to meet your needs. 4



sunpowercorp.com

MORE ENERGY. FOR LIFE."

SUNPOWER OFFERS THE BEST COMBINED POWER AND PRODUCT WARRANTY



More guaranteed power: 95% for first 5 years, -0.4%/yr. to year 25.8

	- "	CODOCI	MAKKAI	411	
S					
	raditiona Warranty				
0	5	10 Yes	15 ors	20	25
	al Danner	and Dead	ot Dofoo	25	

Combined Power and Product Defect 25 year coverage that includes panel replacement costs.9

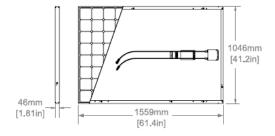
ELECTRICAL DATA				
E20-327	E19-320			
327 W	320 W			
+5/-0%	+5/-0%			
20.4%	19.9%			
54.7 V	54.7 V			
5.98 A	5.86 A			
64.9 V	64.8 V			
6.46 A	6.24 A			
Maximum System Voltage 600 V UL & 1000 V IEC				
20 A				
oef. (Pmpp) -0.38% / °C				
–176.6 mV / °C				
3.5 mA / °C				
	E20-327 327 W +5/-0% 20.4% 54.7 V 5.98 A 64.9 V 6.46 A 600 V UL & 20 -0.38			

REFERENCES:

- 1 All comparisons are SPR-E20-327 vs. a representative conventional panel: 240W, approx. 1.6 m², 15% efficiency.
- 2 PVEvolution Labs "SunPower Shading Study," Feb 2013.
- 3 Typically 7-9% more energy per watt, BEW/DNV Engineering "SunPower Yield Report," Jan 2013.
- 4 SunPower 0.25%/yr degradation vs. 1.0%/yr conv. panel. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, Feb 2013; Jordan, Dirk "SunPower Test Report," NREL, Oct 2012.
- 5 "SunPower Module 40-Year Useful Life" SunPower white paper, Feb 2013. Useful life is 99 out of 100 panels operating at more than 70% of rated power
- 6 Out of all 2600 panels listed in Photon International, Feb 2012.
- $7\,8\%$ more energy than the average of the top 10 panel companies tested in 2012 (151 panels, 102 companies), Photon International, March 2013.
- 8 Compared with the top 15 manufacturers. SunPower Warranty Review, Feb 2013.
- 9 Some exclusions apply. See warranty for details.
- 10 5 of top 8 panel manufacturers were tested by Fraunhofer ISE, "PV Module Durability Initiative Public Report," Feb 2013.
- 11 Compared with the non-stress-tested control panel. Atlas 25+ Durability test report, Feb 2013
- 12 Standard Test Conditions (1000 W/m2 irradiance, AM 1.5, 25° C).
- 13 Based on average of measured power values during production.

OPERATIN	IG CONDITION AND MECHANICAL DATA
Temperature	- 40°F to +185°F (- 40°C to +85°C)
Max load	Wind: 50 psf, 2400 Pa, 245 kg/m² front & back Snow: 112 psf, 5400 Pa, 550kg/m² front
Impact resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Appearance	Class A
Solar Cells	96 Monocrystalline Maxeon Gen II Cells
Tempered Glass	High Transmission Tempered Anti-Reflective
Junction Box	IP-65 Rated
Connectors	MC4 Compatible
Frame	Class 1 black anodized, highest AAMA Rating
Weight	41 lbs (18.6 kg)

	TESTS AND CERTIFICATIONS
Standard tests	UL 1703, IEC 61215, IEC 61730
Quality tests	ISO 9001:2008, ISO 14001:2004
EHS Compliance	RoHS, OHSAS 18001:2007, lead-free, PV Cycle
Ammonia test	IEC 62716
Salt Spray test	IEC 61701 (passed maximum severity)
PID test	Potential-Induced Degradation free: 1000V ¹⁰
Available listings	CEC, JET, KEMCO, MCS, FSEC, CSA, UL, TUV



See https://www.sunpowercorp.com/facts for more reference information.

For further details, see supplementary specs: www.sunpowercorp.com/datasheets. Read safety and installation instructions before using this product.

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Enphase IQ 7X Microinverter

The high-powered smart grid-ready

Enphase IQ 7X Micro™ dramatically simplifies the installation process while achieving the highest system efficiency for systems with 96-cell modules.

Part of the Enphase IQ System, the IQ 7X Micro integrates seamlessly with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

The IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- · Lightweight and simple
- · Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- · Optimized for high powered 96-cell* modules
- · More than a million hours of testing
- · Class II double-insulated enclosure
- · UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- · Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)
- * The IQ 7X is required to support 96-cell modules.



To learn more about Enphase offerings, visit enphase.com





Enphase IQ 7X Microinverter

INPUT DATA (DC)	IQ7X-96-2-US	·	
Commonly used module pairings ¹	320 W - 460 W +		
Module compatibility	96-cell PV modules		
Maximum input DC voltage	80 V		
Peak power tracking voltage	53 V - 64 V		
Operating range	25 V - 80 V		
Min/Max start voltage	30 V / 80 V		
Max DC short circuit current (module Isc)	10 A		
Overvoltage class DC port	II		
DC port backfeed current	0 A		
PV array configuration		r; No additional DC side protection required; uires max 20A per branch circuit	
OUTPUT DATA (AC)			
Peak output power	320 VA		
Maximum continuous output power	315 VA		
Nominal (L-L) voltage/range ²	240 V / 211-264 V	208 V / 183-229 V	
Maximum continuous output current	1.31 A (240 VAC)	1.51 A (208 VAC)	
Nominal frequency	60 Hz		
Extended frequency range	47 - 68 Hz		
AC short circuit fault current over 3 cycles	5.8 Arms		
Maximum units per 20 A (L-L) branch circuit ^a	12 (240 VAC)	10 (208 VAC)	
Overvoltage class AC port	III		
AC port backfeed current	0 A		
Power factor setting	1.0		
Power factor (adjustable)	0.7 leading 0.7 laggi	ng	
EFFICIENCY	@240 V @2	V 80	
CEC weighted efficiency	97.5 % 96.5	j %	
MECHANICAL DATA			
Ambient temperature range	-40°C to +60°C		
Relative humidity range	4% to 100% (condensir	ng)	
Connector type	MC4 (or Amphenol H4	UTX with additional Q-DCC-5 adapter)	
Dimensions (WxHxD)	212 mm x 175 mm x 30	0.2 mm (without bracket)	
Weight	1.08 kg (2.38 lbs)		
Cooling	Natural convection - No fans		
Approved for wet locations	Yes		
Pollution degree	PD3		
Enclosure	Class II double-insulat	ed, corrosion resistant polymeric enclosure	
Environmental category / UV exposure rating	NEMA Type 6 / outdoo	г	
FEATURES			
Communication	Power Line Communic	ation (PLC)	
Monitoring	Enlighten Manager and Compatible with Enpha	l MyEnlighten monitoring options ase IQ Envoy	
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.		
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.		

No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
 Nominal voltage range can be extended beyond nominal if required by the utility.
 Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com

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SunPower® InvisiMount™ | Residential Mounting System

Simple and Fast Installation

- · Integrated module-to-rail grounding
- · Pre-assembled mid and end clamps
- · Levitating mid clamp for easy placement
- Mid clamp width facilitates consistent, even module spacing
- · UL 2703 Listed integrated grounding

Flexible Design

- · Addresses nearly all sloped residential roofs
- Design in landscape and portrait with up to 8' rail span
- · Pre-drilled rails and rail splice
- · Rails enable easy obstacle management

Customer-Preferred Aesthetics

- #1 module and #1 mounting aesthetics
- Best-in-class system aesthetics
- Premium, low-profile design
- · Black anodized components
- Hidden mid clamps and capped, flush end clamps

Part of Superior System

- · Built for use with SunPower DC and AC modules
- Best-in-class system reliability and aesthetics
- Optional rooftop transition flashing, railmounted J-box, and wire management rail clips
- Combine with SunPower modules and SunPower EnergyLink® monitoring app





Elegant Simplicity

SunPower® InvisiMount™ is a SunPower-designed rail-based mounting system. The InvisiMount system addresses residential sloped roofs and combines faster installation time, design flexibility, and superior aesthetics. The InvisiMount product was specifically envisioned and engineered to pair with SunPower modules. The resulting system-level approach amplifies the aesthetic and installation benefits—for homeowners and for installers.

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Datasheet





















Row-to-Row Grounding Clip

5 g (0.18 oz)

InvisiMount Component Details			
Mid clamp	Black oxide stainless steel 300 series	63 g (2.2 oz)	
End clamp	Black anodized aluminum 6000 series	110 g (3.88 oz)	
Rail	Black anodized aluminum 6000 series	830 g/m (9 oz/ft)	
Rail splice	Aluminum alloy 6000 series	830 g/m (9 oz/ft)	
Rail bolt	M10-1.5 × 25 mm; custom T-head SS304	18 g (0.63 oz)	
Rail nut	M10-1.5; DIN 6923 SS304	nominal	
Ground lug assembly	SS304; A2-70 bolt; tin-plated copper lug	106.5 g (3.75 oz)	
Row-to-row grounding clip	SS 301 with SS 304 M6 bolts	75 g (2.6 oz)	

Black POM-grade plastic

Invis	siMount Component LRFD Cap	oacities²	
Mid days	Uplift	664 lbf	
Mid clamp	Shear	540 lbf	
- Day Marketon Company	Uplift	899 lbf	
End clamp	Shear	220 lbf	
D 1	Moment: upward	548 lbf-ft	
Rail	Moment: downward	580 lbf-ft	
D 1 1	Moment: upward	548 lbf-ft	
Rail splice	Moment: downward	580 lbf-ft	
L-foot	Uplift	1000 lbf	
L-100L	Shear	390 lbf	

InvisiMount Operating Conditions		
Temperature	-40° C to 90° C (-40° F to 194° F)	
Max. Load (LRFD)	3000 Pa uplift 6000 Pa downforce	

Roof Attachment Hardware Supported by Design Tool		
Application	Composition Shingle Rafter Attachment Composition Shingle Roof Decking Attachment Curved and Flat Tile Roof Attachment Universal interface for other roof attachments	

InvisiMount Warranties And Certifications		
Warranties	25-year product warranty 5-year finish warranty	
Certifications	UL 2703 Listed Class A Fire Rated	

Roof Attachment Hardware Warranties	
Refer to roof attachment hardware manufacturer's documentation.	

sunpower.com 509506 RevF

Datasheet

Row-to-row

spacer



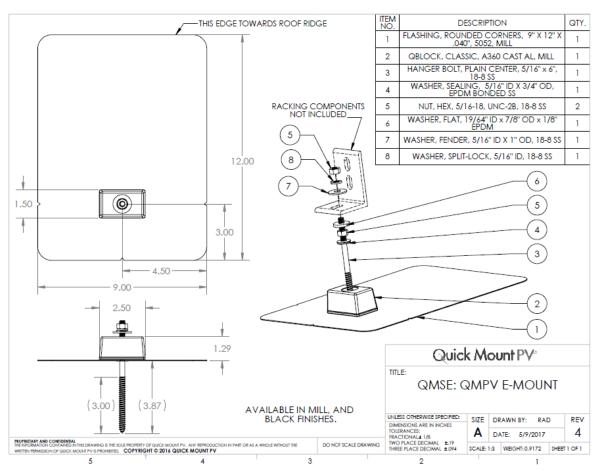
¹ Module frame that is compatible with the invisiMount system required for hardware interoperability.

3 SunPower recommends that all Equinox™, InvisiMount™, and AC module systems always be designed using the InvisiMount Span Tables #524734. If a designer decides to instead use the component capacities listed in this document to design a system, note that the capacities shown are Load and Resistance Factor Design (LRFD) design loads, and are NOT to be used for Allowable Stress Design (ASD) calculations; and that a licensed Professional Engineer (PE) must then stamp all calculations. If you have any questions please contact SunPower Technical Support at 1-855-977-7867.

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E-Mount | QMSE

Elevated Water Seal Technology®



Lag pull-out (withdrawal) capacities (lbs) in typical lumber:				
	Lag Bolt Specifications			
	Specific Gravity	5/16" shaft per 3" thread depth	5/16" shaft per 1" thread depth	
Douglas Fir, Larch	.50	798	266	
Douglas Fir, South	.46	705	235	
Engelmann Spruce, Lodgepole Pine (MSR 1650 f & higher)	.46	705	235	
Hem, Fir	.43	636	212	
Hem, Fir (North)	.46	705	235	
Southern Pine	.55	921	307	
Spruce, Pine, Fir	.42	615	205	
Spruce, Pine, Fir (E of 2 million psi and higher grades of MSR and MEL)	.50	798	266	

Sources: American Wood Council, NDS 2005, Table 11.2 A, 11.3.2 A

Notes:

1) Thread must be embedded in a rafter or other structural roof member.

See NDS Table 11.5.1C for required edge distances.



BI 7.2.3-26 May-2017 Rev 6

Proposed Solar Panels Mounting Information

E-Mount Installation Instructions

Installation Tools Required: tape measure, roofing bar, chalk line, stud finder, caulking gun, sealant compatible with roofing materials, drill with 7/32" long-style bit, drill or impact gun with 1/2" deep socket.

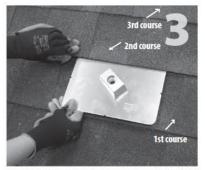
WARNING: Quick Mount PV products are NOT designed for and should NOT be used to anchor fall protection equipment.



Locate, choose, and mark centers of rafters to be mounted. Select the courses of shingles where mounts will be placed.



Carefully lift composition roof shingle with roofing bar, just above placement of mount. Remove nails as required. See "Proper Flashing Placement" on next page.



Insert flashing between 1st and 2nd course. Slide up so top edge of flashing is at least 3/4" higher than the drip edge of the 3rd course and lower flashing edge is above the drip edge of 1st course. Mark center for drilling.



Using drill with 7/32" bit, drill pilot hole into roof and rafter, taking care to drill square to the roof. Do not use mount as a drill guide. Drill should be 'long style bit,' aka 'aircraft extension bit' to drill a 3" deep hole into rafter.



Clean off any sawdust, and fill hole with sealant compatible with roofing materials.



Slide flashing into position. Prepare hanger bolt with hex nut and sealing washer. Insert into hole and drive hanger bolt until QBlock stops rotating easily. **Do NOT over torque**.



Insert EPDM rubber washer over hanger bolt into block.



Using the rack kit hardware, secure the racking (L-foot) to the mount using torque specs from racking manufacturer. If racking manufacturer does not specify torque setting, tighten to 13 ft.-lbs.

You are now ready for the rack of your choice. Follow all the directions of the rack manufacturer as well as the module manufacturer.

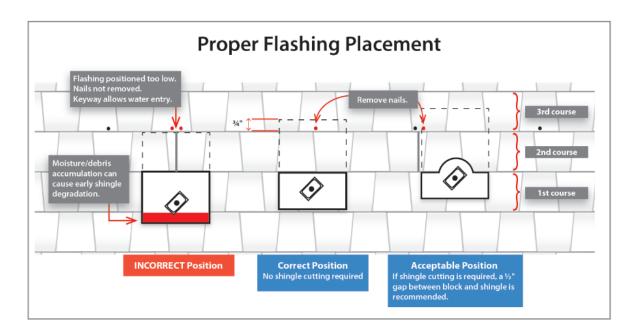
All roofing manufacturers' written instructions must also be followed by anyone modifying a roof system. Consult the roof manufacturer's specs and instructions prior to touching the roof.

BI 7.2.3-26

May-2017 Rev 6

Proposed Solar Panels Mounting Information

Reference and Tips



Additional tips and information for installing mounts:

- See Quick Tips videos on nail removal, bolt prep, and more at: http://www.quickmountpv.com/support/videos.html
- It is not necessary or advisable to use nails or other fasteners to secure the perimeter of the flashing.
- The E-Mount is made to work with standard and high-definition composition/asphalt and wood shingle roofs with 5" to 5-5/8" courses. If the exposed surface of the course exceeds this measurement you may need to use our Classic Shake Mount instead.
- Depending on the season and climate, size and location of seal tabs, and quality of the shingles, the seal tabs that adhere the shingle courses together may not effectively seal the shingles to the flashings. If this is the case, simply add several quarter-sized dabs of manufacturer accepted sealant or asphalt roofing cement, meeting ASTM D 4586 Type II, between the flashing and the shingle above.
- Mounts should not be installed in areas of the roof susceptible to ice damming. Water ponding under the shingles can reach the bolt penetration.
- Take care not to damage the roofing material while working on the roof. Removing stone granules and deforming the shingles in any way can shorten the lifespan of the roofing. The value of the solar array is directly affected by the condition of the roof it is attached to.

BI 7.2.3-26 May-2017 Rev 6

Proposed Solar Panels Mounting Information

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION State Thomas Historic District (H-25), Ordinance Sec. 51P-225.109

51P-225.109. Preservation Criteria for the Historic District.

(a) Building placement, form, and treatment.

(14) Roof forms

- (D) Skylights and solar panels.
 - (i) Except as otherwise provided in this subsection, skylights and solar panels are only permitted on:
 - (aa) the rear 50 percent of the roof of a main building on an interior lot:
 - (ii) The Commission may allow skylights and solar panels at another location on a building if their placement does not have an adverse effect on the architecture of the building, blockface, or the Historic District as a whole.

DALLAS CITY CODE Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT STATE THOMAS/WILSON BLOCK

DATE: 10/10/2019 TIME: 4:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla, 5BN

Applicant Names Encoders Color Described 1 1 D 1
Applicant Name: Freedom Solar Power/ Michael Pensabene Address: 2205 Boll St, Unit C
Date of CA/CD Request: 10/3/2019
Date of CA CD Request. 10/3/2019
RECOMMENDATION:
ApproveApprove w/ conditions Deny Deny w/o prejudice
Comments only
Recommendation / comments/ basis:
APPRIONE AS SUBITITIED.
Task force members present
I I II (OI') VICANTI (OT)
Judy Hearst (Chair) VACANT (ST) VACANT (Professional) Jennifer Piquet-Reyes VACANT (WB) VACANT (State Thomas Alt.)
Judy Hearst (Chair) VACANT (S1) VACANT (Professional) Jennifer Piquet-Reyes VACANT (WB) VACANT (State Thomas Alt.) Jim Anderson VACANT (WB) VACANT (Wilson Block Alt.)
VIIOTIVI (WIBON BIOM THE)
Ex Officio staff members present <u>Liz Casso</u>
6' 1 11' 2' 0
Simply Majority Quorum:yes no (two makes a quorum) Maker: PETES
2nd: A-DARSOL
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 10/10/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber,

Room 5ES, starting at 11,00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-020(MP)

LOCATION: 1220 North

STRUCTURE: Main and Contributing

COUNCIL DISTRICT: 4 ZONING: PD No. 388 PLANNER: Marsha Prior DATE FILED: Oct 3, 2019 DISTRICT: Tenth Street

MAPSCO: 55-B

CENSUS TRACT: 0041.00

APPLICANT: Mark Martinek

REPRESENTATIVE: None

OWNER: BABY BEE REALTY LLC

REQUEST:

- 1) Remove additions on right and left side of front elevation.
- 2) Replace five windows with wood double-hung six-over-one windows and install two wood double-hung six-over-one windows.
- 3) Relocate front entry to original location and install salvaged wood panel door.
- 4) Install board and batten siding.
- 5) Replace roof shingles.

BACKGROUND / HISTORY:

8/2/18 – Landmark Commission denied without prejudice a request to demolish the structure (CD178-019(MP).

The structure is listed as contributing to the Tenth Street Neighborhood historic district.

ANALYSIS:

Request #1 – Both Staff and Task Force are recommending approval of the removal of the additions. These additions are not historically appropriate and impact the overall integrity of the structure.

Request #2 – Both Staff and Task Force are recommending approval of the installation of more historically accurate windows. With the exception of one window (which the applicant is retaining), the windows are not historically accurate in material and style.

Request #3 – Based on Sanborn map research and interior observations of the structure, the front door and main entrance to the house was originally facing North Street. Therefore, Staff and Task Force are supportive of the work to relocate the front entrance and to install a six-panel wood door.

Request #4 – A wall that was originally on the exterior of the house, but is not enclosed is board and batten, which suggests the original exterior of the house was this style of wood siding. Therefore, Staff and Task Force are recommending approval of the proposed work.

Request #5 – Staff and Task Force are supportive of the green shingles because this color of shingle is historically accurate and is still found in the district.

STAFF RECOMMENDATION:

- 1) Remove additions on right and left side of front elevation Approve Approve drawing dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace five windows with wood double-hung six-over-one windows and install two wood double-hung six-over-one windows Approve Approve drawing dated 11/4/19 and photo of salvaged windows with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Relocate front entry to original location and install salvaged wood panel door Approve Approve drawing dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install board and batten siding Approve Approve proposed work with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Replace roof shingles Approve Approve roof specifications dated 11/4/19 with the finding the work is consistent with preservation criteria Section 2.19 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove additions on right and left side of front elevation Approve Approve removal of shed additions on east side of house.
- 2) Replace five windows with wood double-hung six-over-one windows and install two wood double-hung six-over-one windows Approve Approve the wood double-hung windows to be installed.
- 3) Relocate front entry to original location and install salvaged wood panel door Approve Approve location of proposed front door.
- 4) Install board and batten siding Approve Approve board and batten siding.
- 5) Replace roof shingles Approve Approve the green shingles.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 190 - 020 [MP] Office Use Only



Name of Applicant: MARK Mailing Address: 8919 EV City, State and Zip Code: Daytime Phone: 11118195 Relationship of Applicant to Owner: PROPERTY ADDRESS: 1770 Historic District: 10 THE STATE OF THE STA	STIS AVE	6792263	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPOSED WORK: List all proposed work simply and a specified in the submittal criteria cher	cklist for type of work propo	v LEFT	"see attached."
00000	RONT ENTI	ex/REPAI	RSIDING NINT
REPLACEAL	umivum	11 NOOW	c
	el GINAL EN		,,
Signature of Applicant:	Date:	RECEIVE	D BY
Signature of Owner:	Date:	OCT 0 3 20	019
APPLICATION DEADLINE: Application material must be completed NOON. (see official calendar for excapproval of any change affecting the externust be filed with a Preservation Planner	eptions), before the Dallas erior of any building. This form r at City Hall, 1500 Marilla 5BN	Landmark Commission along with any suppo N, Dallas, Texas, 7520	on can consider the orting documentation 01.
Please use the enclosed criteria c applications cannot be reviewed and w contact a Preservation Planner at 214/67	vill be returned to you for m	ore information. You	ication. Incomplete are encouraged to
OTHER: In the everit of a denial, you have the decision. You are encouraged to attend 1:00 pm in Council Chambers of City certificates of appropriateness for individu	the Landmark Commission h Hall (see exceptions). In ual addresses is available for	earing the first Monda formation regarding	ay of each month at the history of past
Please review the enclosed Review and Actio Memorandum to the Building Official, a Ce		s been:	
APPROVED. Please release the but APPROVED WITH CONDITIONS. For DENIED. Please do not release the DENIED WITHOUT PREJUDICE. Please drawings and/or specifications are	Please release the building pe building permit or allow work lease <u>do not</u> release the build	C.	
Sustainable Construction and Deve	elopment	Da	ate
Certificate of Appropriateness	City of Dallas	Historic i	Preservation Rev. 061419



Aerial view. Google Maps, 2019, maps.google.com.



Front (North) elevation.



View to left (East) of 1220 North.



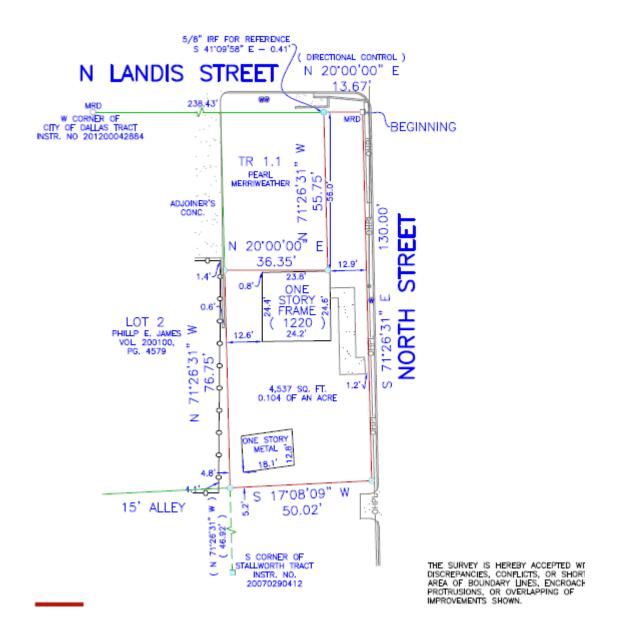
View to right (West) of 1220 North.



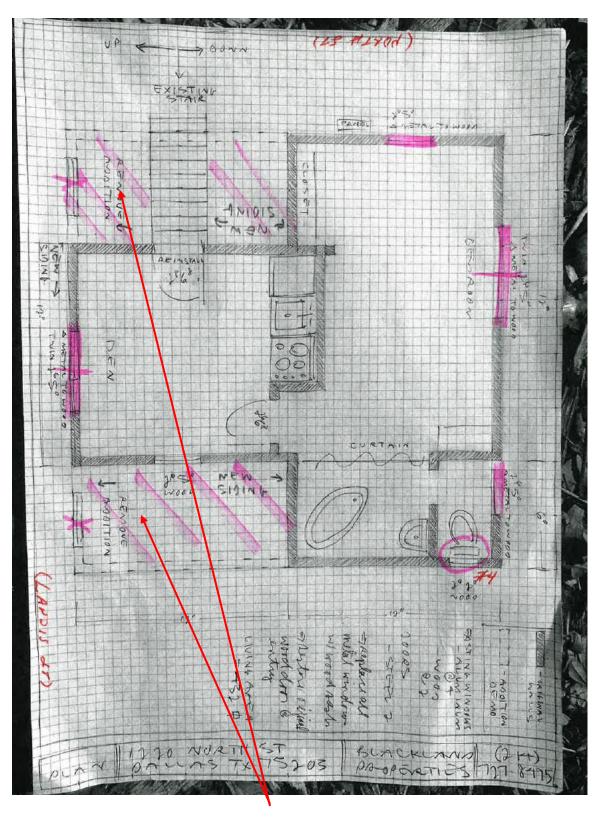
Building to the right (West) of 1220 North.



View across (North) from 1220 North.



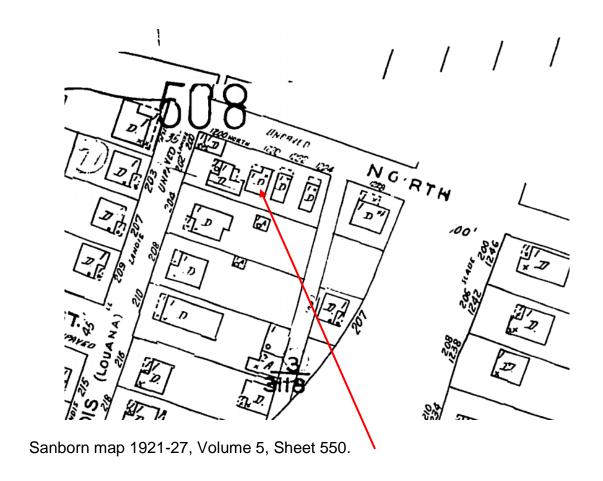
Survey plat.



Proposed alterations: Additions to be removed, windows to be replaced, and entry to be relocated facing North Street.



Request #s 1, 2, and 3 – "Front" entry facing Landis with additions on either side to be removed. Areas highlighted in green are the additions proposed for demolition.

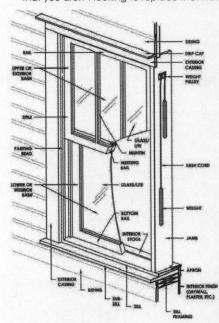


COA- Applicant Name: WARK MARTINEK	Date Received: Received by:	

Window Survey Form

Have	Basic Requirements
	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
1	3. Condition Evaluation of each window (see reverse).
4	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
X	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
P	6. Other

<u>ALL window openings</u> on the structure should be assigned a *number* and *described* under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. Additional close-up photographs, showing evidence of window condition, MUST be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	6
Number of Historic Windows on the Structure	1
Number of Existing Replacement/Non- Historic Windows	3
Number of Windows Completely Missing	2
Total Number of Windows to be Replaced	5

TO BERTPLACED WITH SALVALED WOOD SASH WINDOWS, DOUBLE HUNG

Request #2 – Window survey.

COA	Date Received:
Applicant Name: MARK MARTINGK	Received by:
Applicant Name: MARKMARTINEK	Received by:

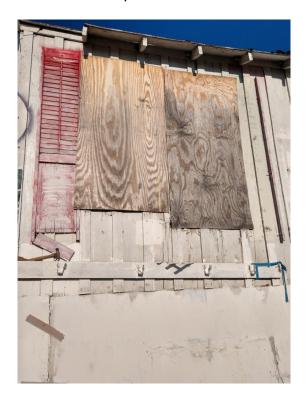
Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	PLEXIGLASS PANEL	21	
0	ALVALINIVAL	22	
FORE	SINGLE HUNGTWIN ALUMINUM SINGLE HUNG	23	
4	DOUGUE HUNG	24	
OUT	ROVENOPENING	25	
0 VP	REFIT WISTEEL DOOR	26	
7		27	
8		28	
9		29	
10		30	
. 11		31	
12		32	
13		33	
14		34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	

Request #2 – Window survey.



Request #2 – Window No. 1 to be replaced.



Request #2 – Window No. 2 to be replaced.



Request #2 – Window No. 3 to be replaced.



Request #2 – Window No. 4 to be retained.



Request #2 – Window No. 6 to be replaced with two ganged windows.



Request #2 – Salvaged windows to replaced Window Nos. 1, 2, 3, 5, and 6.



Request #4 – photo of original exterior siding, which is now enclosed.

ADDITIONAL REGIONAL COLORS (See chart and map for a 00000000000 Amber[†] Antique Silver[†] Beachwood Sand[†] Chateau Green[†] Amber[†] Forest Green[†] Spanish Red[†] Teak[†] Weathered Wood Williamsburg Gray[†] Beachwood Sand[†] REGIONAL COLOR AVAILABILITY MAP Forest Greent

Request #5 – Proposed roof shingles.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

There is no specific criteria for this structure in the Tenth Street Neighborhood preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

City Code Section 51A-4.501(g)(6)(C)(i) – for contributing structures:

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) the proposed work will not have an adverse effect on the historic overlay district; and
- (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Request #2 –

Fenestration and Openings

2.11 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors that have been altered and no longer match the historic appearance is strongly recommended.

Request #3 –

Fenestration and Openings

2.11 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors that have been altered and no longer match the historic appearance is strongly recommended.

Request #4 -

Color, Finishes, and Cleaning

2.9 Exposing and restoring original historic finish materials is encouraged.

Request #5 -

Roofs

2.19 The following roofing materials are allowed: wood shingles, composition shingles, terra-cotta tiles, and any other materials if compatible with the appearance and architectural qualities of the historic structure.

TASK FORCE RECOMMENDATION REPORT

WHEATLEY PLACE / TENTH STREET

DATE: 10/8/2019 TIME: 4:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla, Conference Room 5BN Applicant Name: Mark Martinek Address: 1220 North (Tenth Street Neighborhood HD) Date of CA/CD Request: 10/3/2019 RECOMMENDATION: Approve _____Approve with conditions ____ Deny Deny without prejudice Recommendation / comments/ Basis: double hung windows to be installed white paint of the main structure, green trim or black sashes. Task force members present Kathleen Lenihan Jay Taylor Pamela Harrison Patricia Williams Andrew Wallace Alonzo Harris Barbara Wheeler Ex Officio staff members Present Marsha Prior Simple Majority Quorum: no (four makes a quorum; no more than seven can vote) Maker: 2nd: Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force Chair DATE 10/8/19

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-014(LC) PLANNER: Liz Casso

LOCATION: 1701 N Market St
STRUCTURE: Main & Contributing

DATE FILED: October 3, 2019
DISTRICT: West End (H-2)

COUNCIL DISTRICT: 14 MAPSCO: 45-K

ZONING: CA-1(A) CENSUS TRACT: 0021.00

APPLICANT: Wiss, Janney, Elstner Associates, Inc.

REPRESENTATIVE: Sarah Van Domelen

OWNER: MARKET ROSS TX OFFICE OWNER LLC

REQUEST:

1) Replace all 42 original steel framed windows on 2nd and 3rd floor of north, west and east elevations with new aluminum framed windows to match existing.

2) Replace six wood windows on north elevation, first floor, with aluminum frame windows to match existing.

BACKGROUND / HISTORY:

5/4/2015 – Landmark Commission approved installation of two canopy signs and lighting on north and west elevations (CA145-317(MD)).

10/5/2015 – Landmark Commission approved installation of new doors and sidelights on south and west elevations (CA145-678(MD)).

1/5/2016 – Landmark Commission approved installation of a projecting sign on southeast corner (CA156-161(MD)).

8/6/2018 – Landmark Commission approved installation of a retractable awning on west elevation (CA178-760(LC)).

ANALYSIS:

1701 N Market Street consists of a full city block in the West End Historic District, and includes three structures with shared walls. This CA affects structure at the far north end of the block.

Request #1 – Steel Window Replacement

The applicant is requesting to replace 42 original steel frame windows on the 2nd and 3rd floors of the north, west and east elevations with new aluminum frame windows to match the look of the existing. The existing window conditions include widespread corrosion, widespread cracked, de-bonded and missing putty, cracked glass (due to corrosion in the glazing pocket), and deformed and deflected steel members. In addition, the structure requires in-kind concrete and masonry repairs and repointing (approved under a separate CA). The windows will need to be removed in order to make the repairs to the concrete and masonry. Based on the frame embedment into the existing masonry, it would not be possible to remove the windows without causing substantial damage to them (i.e. cutting them apart) unless significant areas of masonry are removed. For this reason, the applicant is requesting to replace the windows, as repairs to them would not be feasible.

The replacement windows would be aluminum frame windows from Graham architectural products series SR6700, which are steel replica, thermally broken, fixed windows. They would be custom made to match the exiting windows, including profile. However, the new windows would be simulated divided light with the spacer bars. The glazing will be clear. The windows will have a black painted finish.

Request #2 – Wood Window Replacement

There are six multiple divided light wood windows on the ground floor of the north elevation. None are historic or original to the structure. It is unknown when the windows were replaced or what they looked like originally. The applicant is requesting to replace these wood windows with multiple divided light aluminum frame windows to match those proposed for the second and third floors.

Task Force was not necessarily opposed to the aluminum window replacements. However, they believed that the application was lacking information and therefore recommended denial without prejudice due to lack of information. The original submittal included general section drawings from the window manufacturer. Since the proposed windows will be custom made to match the existing and fit the building, Task Force recommended the applicant provide updated drawings that would reflect the actual work that would be done, and that could show how closely the replacements would match the existing. In addition, Task Force asked that the applicant provide the paint color for the window finish, and recommended they consider doing an historic paint analysis. They further recommended that the applicant indicate if the windows would have clear or tinted glazing.

After the Task Force meeting, and per their recommendation, the applicant submitted updated drawings that included detail sections reflecting the actual work that would be done. The submittal also included photos showing the measurements of the existing windows that will be matched for the replacements. The glazing will be clear, and not tinted. The applicant provided the finish paint color which will be black. Historic paint analysis is not required in the preservation criteria and cannot be required of the applicant, only recommended. The criteria merely requires that colors be appropriate. However, the applicant has indicated that there is an insufficient amount of paint left on the steel windows be able to take a sample for an analysis.

The preservation criteria offers very little guidance on window replacements and states that window replacements must be appropriate to the structure and be appropriately setback. It is clear that the windows must be removed in order to repair the historic masonry. Because of the way they are installed, removal will cause significant damage to the windows making in-kind repairs unfeasible. Staff believes that the replacement windows are appropriate and would convey a similar appearance to the existing historic windows. Therefore, Staff has recommended approval.

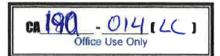
STAFF RECOMMENDATION:

- 1) Replace all 42 original steel framed windows on 2nd and 3rd floor of north, west and east elevations with new aluminum framed windows to match existing. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace six wood windows on north elevation, first floor, with aluminum frame windows to match existing. Approve Approve drawings dated 11/4/19 with the finding the proposed work is consistent with preservation criteria section 5.5 for window setback, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

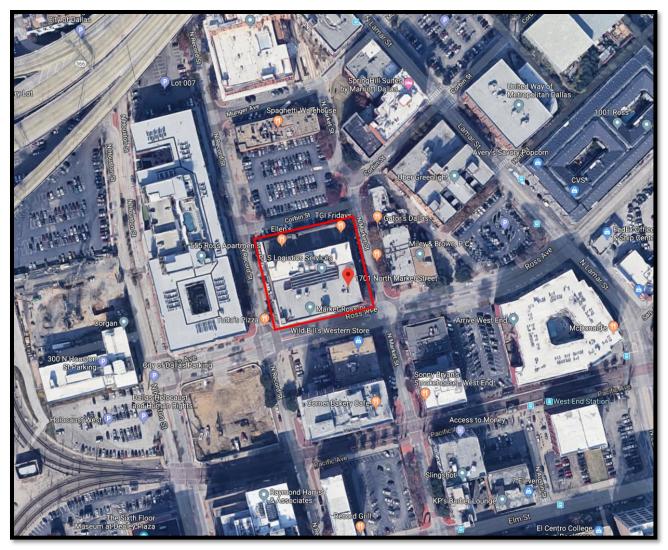
TASK FORCE RECOMMENDATION:

- 1) Replace all 42 original steel framed windows on 2nd and 3rd floor of north, west and east elevations with new aluminum framed windows to match existing. Deny without prejudice Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.
- 2) Replace six wood windows on north elevation, first floor, with aluminum frame windows to match existing. Deny without prejudice Deny without prejudice for lack of information. Suggest applicant: 1) Update drawings, including sections, to reflect actual work that will be done; 2) Provide paint color for window; 3) Identify type of glass and indicate if it will be clear or tinted; 4) Recommend including materials showing how closely the historic and proposed replacement windows will match; and 5) Consider conducting a historic paint analysis to determine original paint color.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Wiss, Janney, Elstner Associates, Inc. (attn: Sarah Van Domelen)		
Mailing Address : 6363 N. State Highway 161, Suite 550	OFFICE USE ONLY	
City, State and Zip Code: Irving, Texas 75038	Main Structure:	
Daytime Phone: 312-372-0555 Alternate Phone: 716-725-5187 Relationship of Applicant to Owner: Architect/Engineer	Contributing	
PROPERTY ADDRESS: 1701 North Market Street	Non-contributing	
Historic District: West End		
	<u> </u>	
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."		
Painting, replacing, and/or stabilizing deteriorated or damaged architectural features incl	uding brick and stone	
masonry, cast stone, exposed concrete, stucco, miscellaneous steel, and windows. Proposed scope of work		
table with detailed descriptions is attached.	ECEIVED BY	
Signature of Applicant: Annul Date: 9/5/2019	OCT 0 3 2019	
Signature of Owner: Sensy Counts, Date: 9/5/2019 CI	ırrent Planning	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. Please use the enclosed criteria checklist as a guide to completing the application. Incomplete		
applications cannot be reviewed and will be returned to you for more information. Contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	You are encouraged to	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the L decision. You are encouraged to attend the Landmark Commission hearing the first Mid 1:00 pm in Council Chambers of City Hall (see exceptions). Information regard certificates of appropriateness for individual addresses is available for review in 5BN of Council Chambers.	onday of each month at ing the history of past	
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:		
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow Signed drawings and/or specifications are applicated. Signed drawings and/or specifications are applicated.		
Signed drawings and/or specifications are enclosedYesNo		
Sustainable Construction and Development	Date	
Certificate of Appropriateness City of Dallas Histo	ric Preservation Rev. 061419	



Site aerial (Google Maps, 2019)



Existing East Elevation



Existing North Elevation



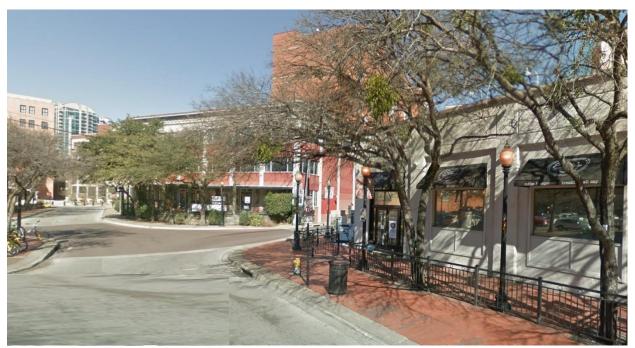
Existing North & West Elevations



Streetscape - Facing Southwest from N Market St



Streetscape – Facing Northwest from Market St



Streetscape – Facing Northwest from Market St (across street)



Streetscape – Facing Southeast from Market St (across street)

MARKET ROSS PLACE

1701 North Market Street Window Replacement Dallas, Texas 75202

TABI	TABLE OF CONTENTS
SHEET NUMBER	SHEET TITLE
SK-01	SCOPE OF WORK
SK-02	ELEVATIONS
SK-03	ELEVATIONS
SK-04	WINDOW ELEVATIONS & DETAILS
SK-05	EXISTING CONDITIONS (PHOTOS)
SK-06	EXISTING CONDITIONS (PHOTOS)





Headquarters & Laboratories: Northerns, Bross Anne Jacob Corect Chrospy Chemical Chief Chem Chemical Headquil Fosters (Las Applied Brossophi Brossophi Brossophi Brossophi Brossophi Brossophi Brossophi Brossophi Brossophi Wise, Jamey, Blatter Associatios, Inc. 6393 N. Sato Highway 161, Sate 550 IMmg, Texas 75038 972,660.7777 fel. 972,560.7770 fax

WE ACHTECTS
MATERALS SCIE

PROPOSED SCOPE OF WORK

- REMOVE 42 EXISTING STEEL FRAMED WINDOWS ON THE NORTH, WEST, AND EAST FACADES
 - REMOVE 4 EXISTING NON-ORIGINAL WOOD FRAMED WINDOWS ON THE NORTH FACADE (ADD ALTERNATE)
 - PERFORM CONCRETE AND MASONRY REPAIRS (SEPARATE SCOPE APPROVED UNDER

Window Replacement

Market Ross Place 1701 N. Market St. Dallas, TX 75202

- SYSTEM: GRAHAM ARCHITECTURAL PRODUCTS SERIES SR6700 STEEL REPLICA THERMALLY BROKEN FIXED WINDOW INSTALL NEW ALUMINUM FRAMED HISTORIC REPLICA WINDOWS AS FOLLOWS:
- DESIGN: MATCH EXISTING PROFILES AND SIGHTLINES

2000 McKinney Avenue, Suite 1000

Dallas, Texas 75201

Lincoln Property Company

CLIENT

WJE Job Number: 2018.0380.0

ARCHITECTS AND ENGINEERS:

- MUNTINS: SIMULATED DIVIDED LITES WITH EXTERIOR REPLICA MUNTIN GRID, SPACERS WITHIN IGU, AND FLAT BAR GRID ON INTERIOR
- GLAZNO: 1" INSULATING GLAZNG UNIT (IGU) WITH CLEAR GLASS AND CLEAR LOW-E COATING (SOLARBAN 60 ON #2 SURFACE)

Company 2000 McKinney Ave.

Lincoln Property

Dallas, TX 75201

Suite 1000

- ALUMINUM FINISH: HIGH-PERFORMANCE ORGANIC FINISH (2-COAT FLUOROPOLYMER)
 - COLOR: BLACK (ORIGINAL COLOR UNKNOWN)

DESIGN RATIONALE:

6363 N. State Highway 161, Suite 550 Wiss, Janney, Elstner Associates, Inc.

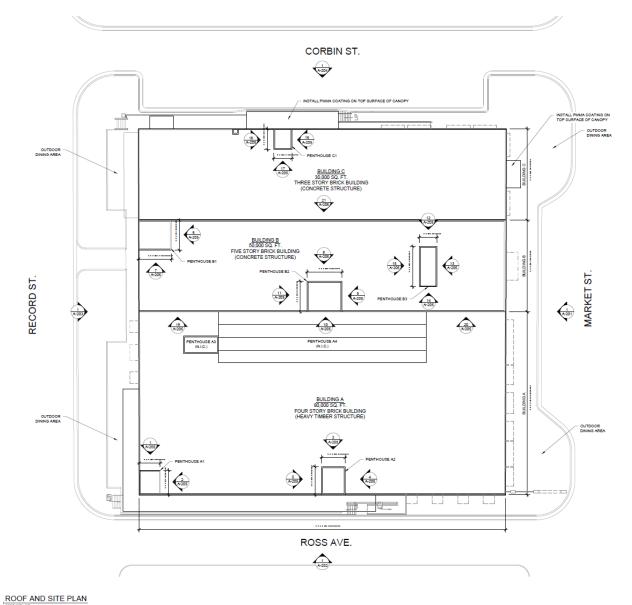
rving, Texas 75038

- REPAIR LOGISTICS; WINDOW REMOVAL IS NECESSARY TO PERFORM INTERIOR AND EXTERIOR COMCRETE REPAIRS AT WINDOW HEADS (SEPARATE SCOPE, APPROVED UNDER CA190-019(LC)), BASED ON TRAME EMBEMBINI INTO EXISTING MASONRY, IT IS NOT POSSIBLE TO REMOVE WINDOWS WITHOUT SUBSTANTIAL DAMAGE TO WINDOWS (IE. CUTIING THEM APART), UNLESS SIGNIFICANT AREAS OF MASONRY ARE REMOVED.
 - EXISTING CONDITIONS: THE EXISTING STEEL WINDOWS TYPICALLY EXHIBIT THE FOLLOWING CONDITIONS:
- b. DEFORMED / DEFLECTED STEEL MEMBERS
- WIDESPREAD CORROSION
 WIDESPREAD CRACKED / DEBONDED / MISSING GLAZING PUTTY CRACKED GLASS DUE TO CORROSION IN GLAZING POCKET
- PERFORMANCE; NEW THERMALLY BROKEN WINDOWS WITH INSULATING GLAZING UNITS WILL IMPROVE THERMAL PERFORMANCE AND REDUCE SOUND TRANSMISSION.

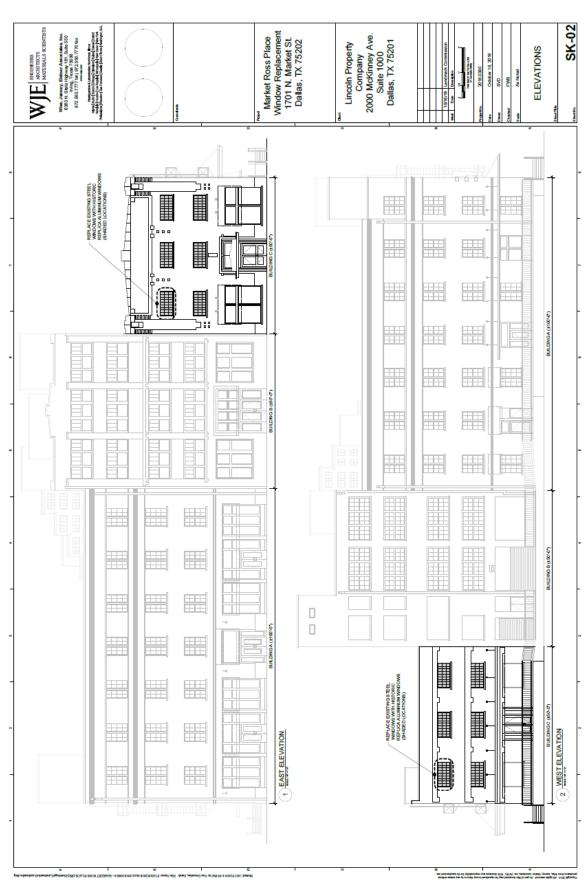
SK-01

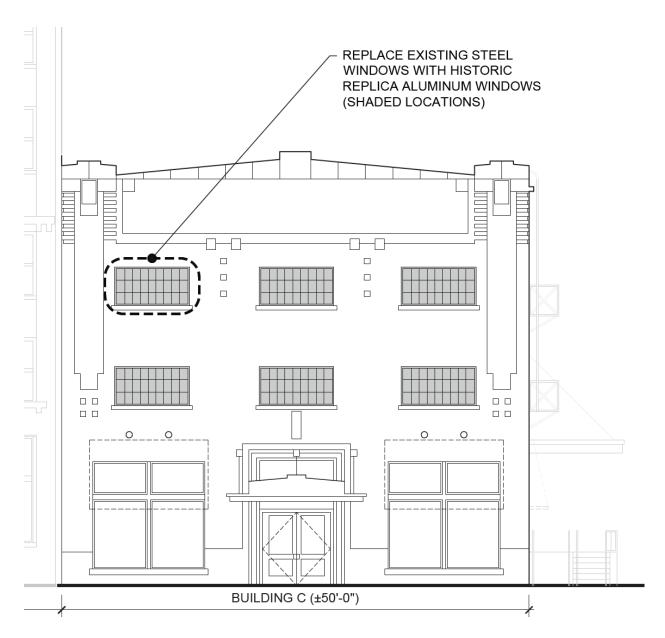
SCOPE OF WORK

October 18, 2019 - Landmarks Commission

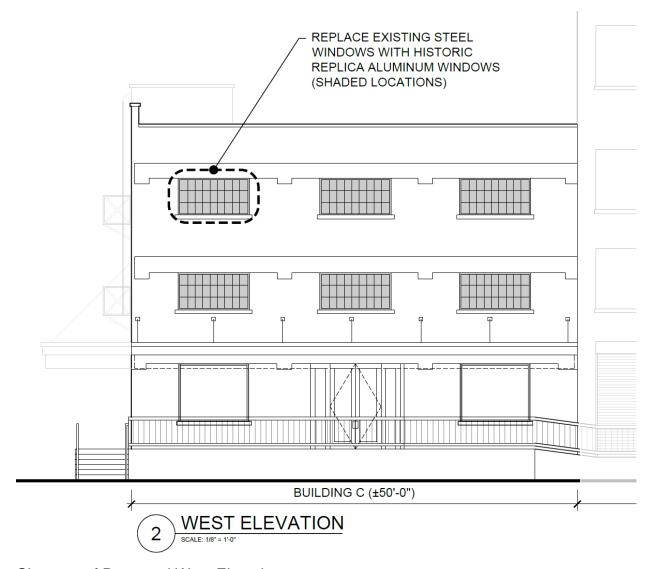


Roof and Site Plan





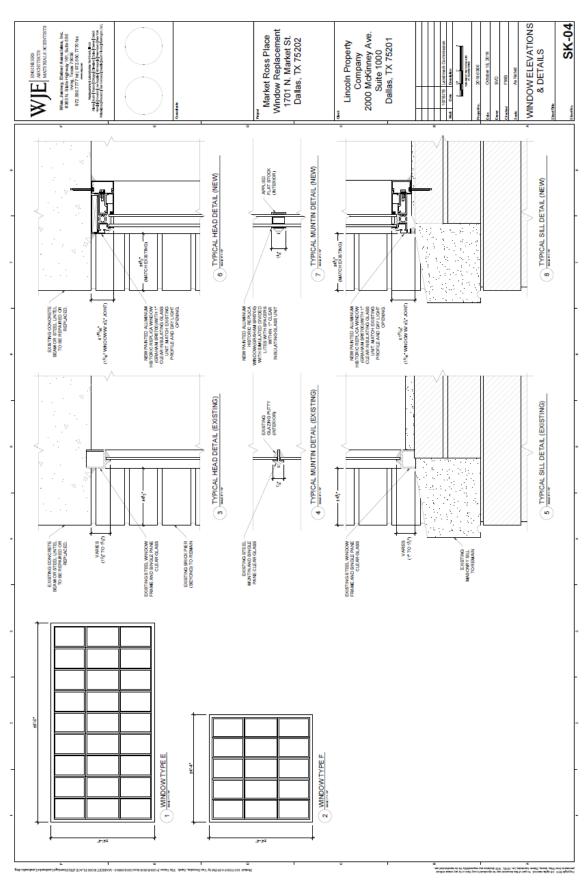
Close-up of Proposed East Elevation

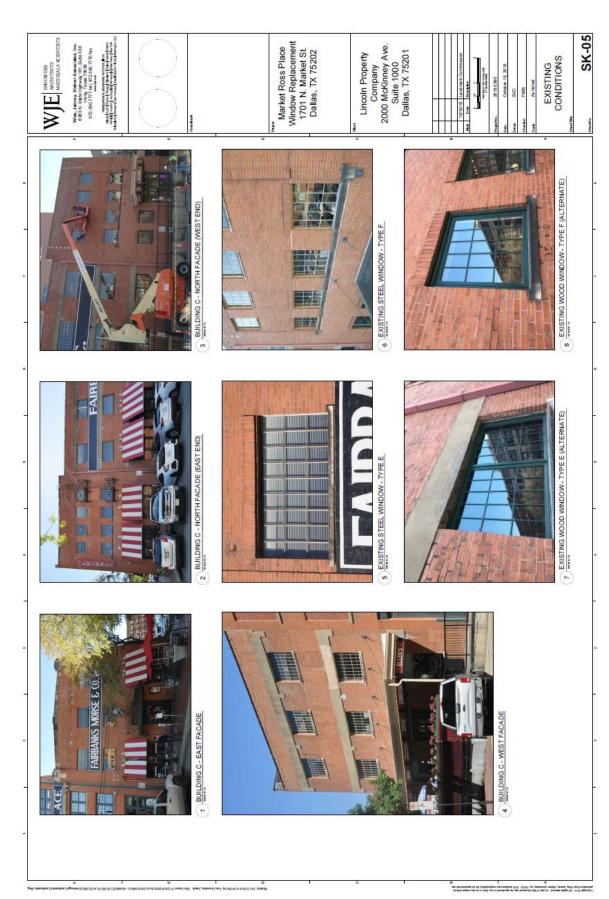


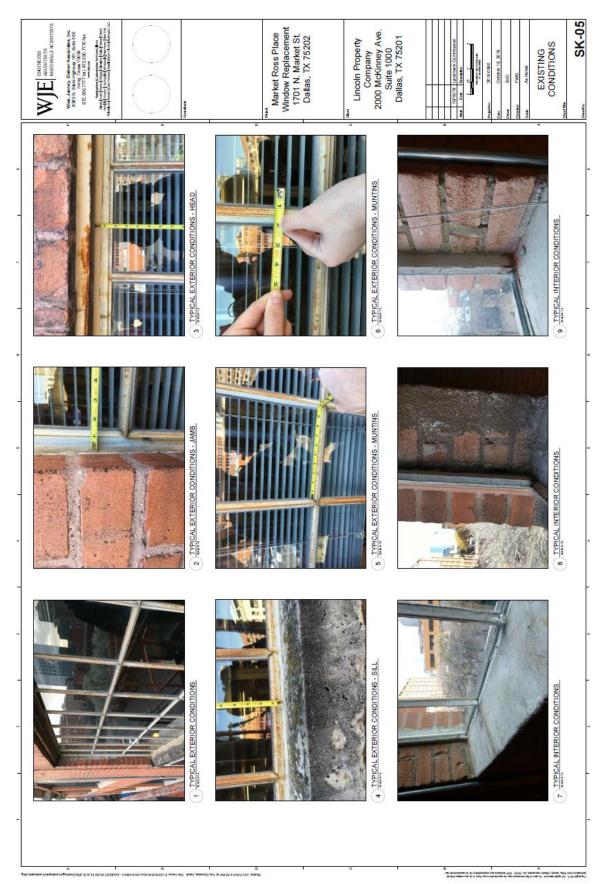
Close-up of Proposed West Elevation



C9-15







PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION West End Historic District (H-2), Ordinance No. 22158, Exhibit B

5.0 Construction and Renovation Criteria.

No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of such building or the district as a while.

5.5 <u>Window setback</u>. A minimum window setback of four inches shall be provided from the sash of windows above the first floor, as measured from the vertical plane created by the predominant façade material. All windows must be appropriate to the building.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure:
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN	
Applicant Name: Address: Date of CR/CA/CD Request: Wiss, Janney, Elstner Associates Inc./ Sarah Van Domelen 1701 N Market St (H-2; West End Historic District) 10/3/2019	
RECOMMENDATION:	
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only	
Recommendation / comments/ basis:	
Dany w/o prejudice for lack of Information	
Dany w/o prejudice for lack of Information See attached list for items to be addressed	
Task force members present	
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Justin Curtsinger (Vice Chair) Charles Neel James Adams VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate)	
Ex Officio staff members Present Liz Casso	
Simply Majority Quorum:yes no (four makes a quorum)	
Maker: Caroling Pace 2 nd : Justin Curt Singer Task Force members in favor: 4 Task Force members opposed: O Basis for opposition:	
CHAIR, Task Force DATE 10/9/2019	
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.	

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.

1701 N Market St (CA190-014(LC)) Task Force Comments - continued Suggest applicant: 1. Update drawings, including sections, to reflect actual work that will be done 2. Provide paint color for windows. 3. Identify type of glass and indicate if it will be clear or tinted. 4. Recommend including materials showing how close the historic and proposed replacement windows will match 5. Consider conducting a historic paint analysis to determine original point color.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-017(MP) LOCATION: 3735 Havana

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, R5(A)

PLANNER: Marsha Prior DATE FILED: Oct 3, 2019 DISTRICT: Wheatley Place

MAPSCO: 46-U

CENSUS TRACT: 0037.00

APPLICANT: Elias Ponce

REPRESENTATIVE: None

OWNER: PONCE ELIAS

REQUEST:

Replace chimney on front elevation.

BACKGROUND / HISTORY:

2/4/2019 – Landmark Commission denied without prejudice the requests to: remove the brick chimney; replace all aluminum windows with new aluminum windows; remove vent and install vertical paneling on front porch gable; install vertical paneling on the front elevation; and install a fan light in the front dormer. Landmark approved the installation of a 9-light wood door (CA189-214(MP)).

7/1/2019 – Landmark Commission approved Certificate of Appropriateness to restore several original features (gables and siding), but denied without prejudice a second request for the removal of the chimney on the front elevation (CA189-602(MP).

The structure is listed as contributing to the Wheatley Place historic district.

ANALYSIS:

Staff is recommending approval to restore the chimney with the condition that it retains the same materials, dimensions, profile, and feature as the original. Task Force is also supportive. There was discussion regarding a narrow window that previously existed to the right of the chimney and whether it should be restored or not. One of the Task Force members contacted a long-term resident and was told the house did not have a window in that location originally. Given that the window was an unusual size and was aluminum, Task Force and Staff believe that it was not original, and thus, should not be restored.

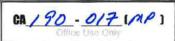
STAFF RECOMMENDATION:

Replace chimney on front elevation – Approve with conditions – Approve 2006 photo dated 11/4/19 with the condition that the rebuilt chimney follows the same dimensions and stepped profile as original, that same brick inset is installed, and that brick salvaged from original chimney demolition is used with the finding the work is consistent with preservation criteria Sections 4.1(a) and 4.1(b), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

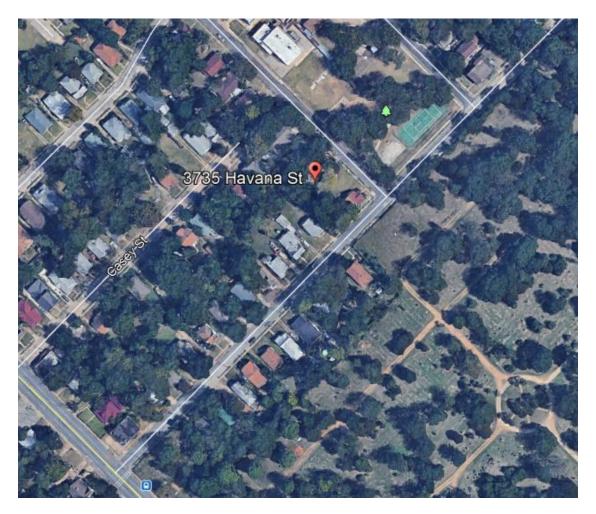
TASK FORCE RECOMMENDATION:

Replace chimney on front elevation – Approve – Rebuild chimney as it was before demolition. Forgo replacing window since it was aluminum and not original.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 190 - 017 (MP)



Name of Applicant: ELIAS I PONICE		
Mailing Address: 4509 TWIN POST City, State and Zip Code: DAIIOS TX 75244	OFFICE USE ONLY	
Daytime Phone: 214,325 20 % Alternate Phone:	Main Structure:	
Relationship of Applicant to Owner:	Contributing	
PROPERTY ADDRESS: 3735 HAVANA	Non-contributing	
Historic District:		
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached." IN ADDITION TO THE APPONED LITTERS		
I PROPOSE TO INSTOLL THE PERGULATIONS	10/14/10	
SEE DITTA CHED DAMOING.	COMMEN	
	ED BY	
Thou bear IV	Brown Street Breeze St	
Signature of Applicant: Date:	12019019	
Signature of Owner: Date: Date:	Name in	
APPLICATION DEADLINE:	'lanning	
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH. 12:00 NOON. (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.		
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.		
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.		
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:		
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. Signed drawings and/or specifications are enclosed Yes No		
Sustainable Construction and Development	Date	
Certificate of Appropriateness City of Dallas Historic	: Preservation Rev. 061419	



Aerial view. Google Maps, 2019, maps.google.com.



Front (East) elevation.



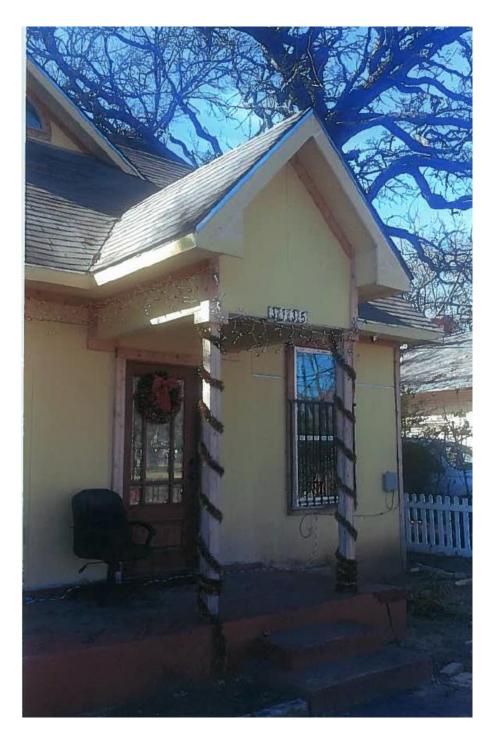
View to left (South) of 3735 Havana.



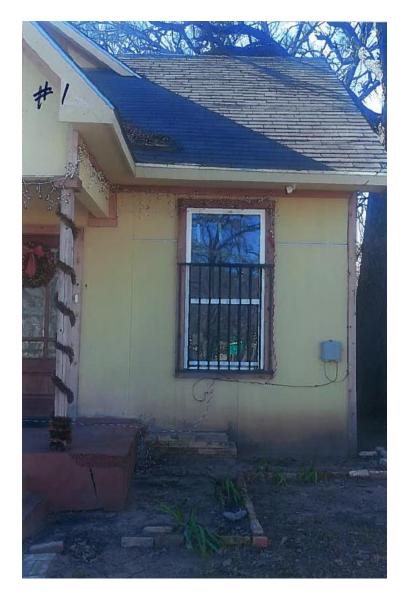
View to right (North) of 2822 3735 Havana.



View across (East) from 3735 Havana.



Close up of front of house submitted by applicant.



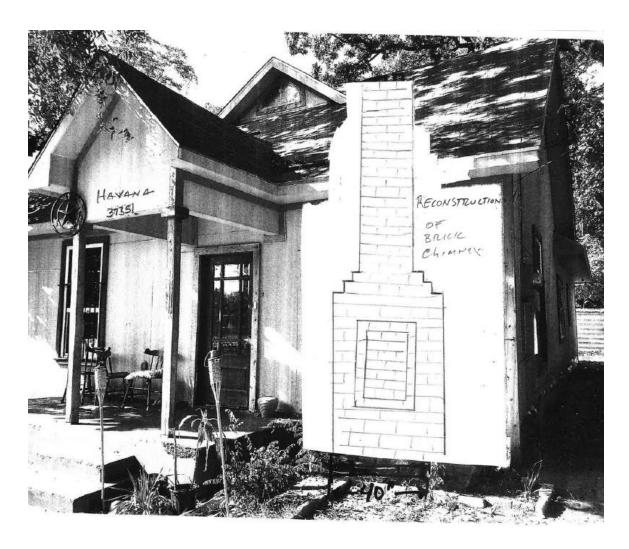
Close up of front elevation, showing window on right side. Photo submitted by applicant.



Left (South) side elevation. Photo submitted by applicant.



Rear elevation. Photo submitted by applicant.



Proposed rebuild of chimney. Base to be 40"



Front elevation of house in 2006. Note existence of brick, stepped chimney with decorative inset.



Google image of house, June 2014.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.0 Facades

4.1 Protected Facades

- (a) Front, cornerside and interior side facades of contributing structures 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, grain, and module size.

TASK FORCE RECOMMENDATION REPORT

V	VHEATLEY PLACE / TENTH STREET
DATE: 10/8/2019	
TIME: 4:00 pm	ille Conference Brown Span
MEETING PLACE: Dallas City Hall, 1500 Mai	mia, Conterence Room 5BN
Applicant Name: Elias Ponce	
Address: 3735 Havana (Wheatley Place HD) Date of CA/CD Request: 10/3/2019	
RECOMMENDATION:	
ApproveApprove with conditions	Deny without prejudice
Recommendation comments basis:	
1) Rebuild Chimney as it was before demolitron replacing (2) Forgor window since it was aluminum and	uh .
(a) toraction of the state of the	1
(2) Forgo Window Since IT was aluminum and	not original.
T	
	A1
Task force members present	
X Kathleen Lenihan Jay Taylo Patricia Williams Andrew V	Pamela Harrison
Alonzo Harris X Barbara V	
F. Officia staff seconds a D	The second secon
Ex Officio staff members Present Marsha P	rior
Simple Majority Quorum:yes X no (four i	makes a quorum; no more than seven can vote)
Maker:	
2 nd :	
Task Force members in favor:	
Task Force members opposed:	
Basis for opposition:	
CHAIR, Task Force and gell	DATE 10/8/19
The task force recommendation will be reviewed by the land chamber, Room 5ES, starting at 10:00 with a staff briefing.	dmark commission in the City Council
The Landmark Commission public hearing begins at 1:00 pl	m in Room 6EN, the Council Chamber, which



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-008(MLP) LOCATION: 217 N Montclair Ave

STRUCTURE: Accessory, Non-Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87, Tract 1 DATE FILED: October 3, 2019 DISTRICT: Winnetka Heights

PLANNER: Melissa Parent

MAPSCO: 54-A

CENSUS TRACT: 0046.00

APPLICANT: Christi Rudduck

OWNER: RUDDUCK MICHAEL J & CHRISTI

REQUEST:

1) Replace existing asbestos siding on rear accessory structure with new teardrop wood siding.

- 2) Remove one window and one door opening on front facade of rear accessory structure
- 3) Replace garage door on rear accessory structure with new garage door.

BACKGROUND / HISTORY:

11/22/1982: Landmark Commission approved installation of wrought iron handrail along front porch steps (No associated CA#)

2/1/2000: Landmark Commission approved the planting of a red oak tree in the parkway (No associated CA#).

3/5/2007: Landmark Commission approved installation of a new wrought iron handrail centered on the front steps (CA067-238(JA)).

The main structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

Staff is recommending approval of all requested items. New siding will match the main structure. The removal of one door and one window opening will allow for a larger garage door and give enough space to allow a second car to fit within the structure.

STAFF RECOMMENDATION:

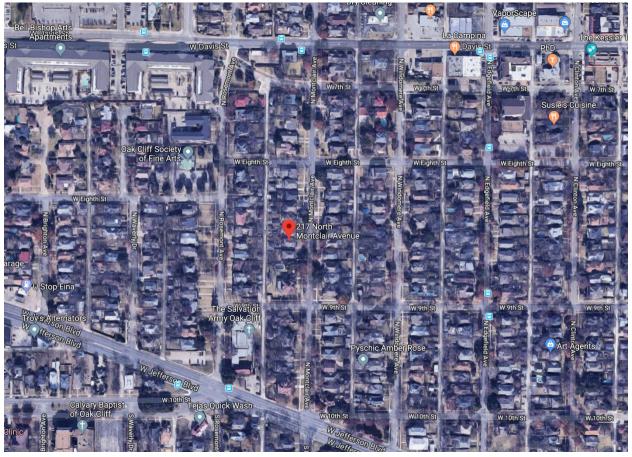
1) Replace existing asbestos siding on rear accessory structure with new teardrop wood siding - Approve - Approve photos dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- 2) Remove one window and one door opening on front facade of rear accessory structure Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Replace garage door on rear accessory structure with new garage door Approve Approve drawings and specifications dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

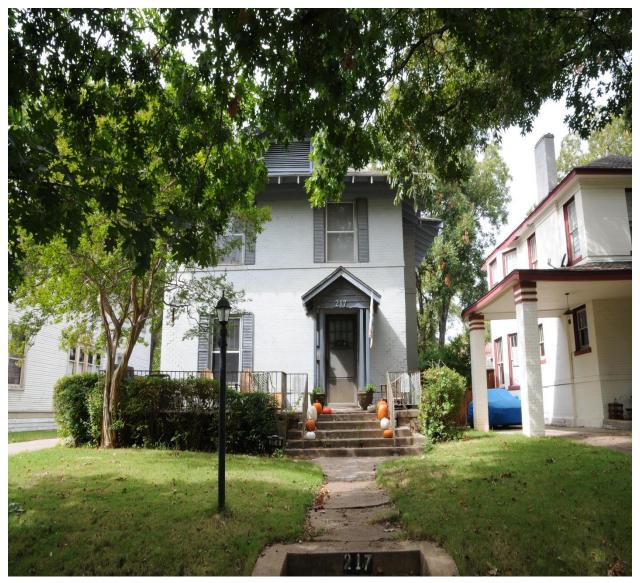
TASK FORCE RECOMMENDATION:

- 1) Replace existing asbestos siding on rear accessory structure with new teardrop wood siding. No quorum, comments only Add notes to elevation showing/correlating to wood siding #117 novelty & garage door spec. Show corner boards.
- 2) Remove one window and one door opening on front facade of rear accessory structure. No quorum, comments only supportive.
- 3) Replace garage door on rear accessory structure with new garage door. No quorum, comments only supportive

Certificate of Appropriateness (CA) City of Dallas Landmark Commission City of Dallas Landmark Commission	Use Only					
Name of Applicant: Christi + Michael Rudduck Mailing Address: 207 N. Montilair Ave. City, State and Zip Code: Dallas - x 75208 Daytime Phone: 214-908-9048 Fax: Relationship of Applicant to Owner: Owner PROPERTY ADDRESS: 217 N. Montilair Ave. Historic District: Winnerka Heights	Building Inspection: Please see signed drawings before issuing permit: Yes No Historic Planner's Initials:					
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.						
Replace Existing siding with teardrop wood siding to match the. Put 8 foot wooden privacy sence/gate occurs driveway Replace existing 8 ft garage door with 18 ft (2 car) go in similar style-brown color RECEIVER	arage door					
Signature of Applicant: Cluster Residence Date: 001 6 3 20 Signature of Owner: Date: CUrrent Plans						
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.						
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.						
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.						
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:						
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.						
Sustainable Construction and Development Date	e					
Certificate of Appropriateness City of Dallas Historic Po	r eservation Rev. 111408					



Aerial image



Main structure



Property adjacent to the right



Property adjacent to the left



View across N Montclair



View of existing accessory structure from the right-of-way



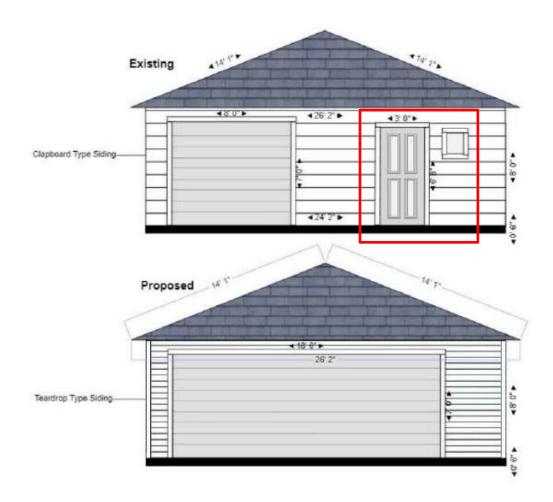


Existing siding

Proposed #117 siding

Request #1: Replace existing asbestos siding on rear accessory structure with new teardrop wood siding.



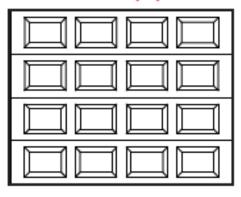


^{*}Another door opening exists on the side façade for ingress/egress

Request #2: Remove one window and one door opening on front facade of rear accessory structure.

Models 297, 194, 494

Standard (S)





Panel style (no windows added)



New garage door color specification

Request #3: Replace garage door on rear accessory structure with new garage door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

Standards for **noncontributing** structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/9/2019 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: Christi Rudduck PROPERTY ADDRESS: 217 N Montclair DATE of CA / CD REQUEST: 10/3/2019

RECOMMENDATI	ON:				
ApprovalAp	proval with condition	s Denial	Denial without preju	dice	
Recommendation / comm	ents/ basis:				
ADD	JOTES TO	ELEVATION	stowing	/CORPERTI	
To WOOD	SIDING 117	nountry +	SHOWING GARAGE.	DOOR SOEC	
18 SHOW GR					
	3				
Task force members pres	ent				
X Alfredo Pena	Kat	rina Whatley	VACANT (Pro	fessional)	
Christine Escobedo	Nic	holas Dean	VACANT (Alt		
X Jeff Cummings (Ch	air) Rac	hel Hoehn	VACANT (Alt)	
Ex Officio staff members	present _X_ Melissa	Parent			
Simple Majority Quorum	yes X	no			
Maker:			THE RESERVE		
Z : Task Force members in fa	vor				
Task Force members opp					
Basis for opposition:					
CHAIR, Task Force		DATE 10/09/2019			
The task force recommenda City Council chamber, Room		y the landmark comi	mission during the staff b	riefing in the	
The landmark commission p	ublic hearing begins at	1:00 nm in Room 6	EN the Council Chamba	r which allows	
he applicant and citizens to			Elv, the Council Chambe	i, which allows	



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-026(JKA) LOCATION: 717 Ridgeway Street STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14

ZONING: PD No. 397, Tract B

PLANNER: Jennifer Anderson DATE FILED: October 3, 2019 DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 0014.00

APPLICANT: PowerBP LLC

REPRESENTATIVE(S): Braden Power, Yvonne Wong

OWNER: POWERBP LLC

REQUESTS:

- 1. Construct addition and dormers. Work partially completed without a Certificate of Appropriateness.
- 2. Replace missing and damaged brick.
- 3. Install hardscaping, walkway, and walkway tiles in front yard.
- 4. Install patio on front elevation.
- 5. Remove three windows on front facade and replace with French Doors.
- 6. Remove three windows on front facade and replace with French doors or three wood windows.
- 7. Replace 25 windows on the main structure.
- 8. Remove five windows on north elevation.
- 9. Remove three windows on south elevation.
- 10. Remove two windows on rear elevation.
- 11. Relocate door on north side.
- 12. Replace window on rear elevations with French doors.
- 13. Install siding on rear and side elevations.
- 14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara."
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black."
- 16. Install Brava cedar shake roof tile in color "Aged Brava."

BACKGROUND / HISTORY:

12/09/19 – A Routine CA was issued to stabilize brick and to repair window framing (CA189-772(MLP)).

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

- 1. Construct addition and dormers The addition was started without a Certificate of Appropriateness. The scale, massing, style, and materials proposed for the addition and dormer is not compatible with the Tudor style of the main structure as specified by the preservation criteria. The siding materials proposed are unclear since specifications for Hardiboard and a photo of channeled siding were submitted. Neither of the materials are appropriate and do not match any of the existing materials on the main structure, and neither are common materials found on structures within the historic district. The proposed addition would be partially visible from the front of the house. Staff is recommending Denial without Prejudice of the work.
- 2. Replace missing and damaged brick The applicant was issued to stabilize the brick once it started to fall off from the building due to a lack of structural support. The brick specifications submitted appear to be a larger size utility brick than the standard size found on the structure, but specifications were not submitted for the existing brick to verify. The applicant has also proposed to remove brick from the side and rear of the structure to use as replacement brick on the front of the structure, but not enough information was submitted to support this request. Staff is recommending Denial without Prejudice of brick replacement.
- Install hardscaping, walkway, and walkway tiles in front yard While Staff is supportive of the proposed walkway footprint, the modern style tile proposed is not an appropriate material for a walkway and is not compatible with the Tudor style of the main structure. Staff is recommending denial of the proposed walkways and hardscaping.
- 4. Install patio on front elevation The applicant would like to add a patio similar to the patio on the home next door. No evidence was submitted that a patio previously existed on this home, and the front façade is a protected façade. Also, the patio tile proposed is a modern style that is not appropriate for a Tudor style home. In addition to not being compatible with the preservation criteria, the construction of a patio at this location would violate the Secretary of Interior Standards stating that the addition conjectural features or architectural elements from other buildings will not be undertaken. Staff is recommending Denial of the proposed work.
- 5. Remove three windows on front facade and replace with French Doors As part of the patio proposal, the applicant would like to replace the three windows on the right side of the front façade with French doors. The front façade is a protected façade. The Junius Heights ordinance states that windows on protected façades are to remain intact and that new door openings on the front façade can only be added when there is evidence that a door had previously existed at the location. That evidence has not been submitted, and the addition of the doors would represent a conjectural feature that is not compatible with the preservation criteria or the Secretary of Interior Standards. In addition, the applicant did not submit exact cut sheets for the French doors and submitted a brochure instead (please see Docket Materials 2 of 2). While the overall shape of the door proposed is

- specified in the window survey, details for the light configuration and wood options were not specified. Staff is recommending Denial of the proposed work.
- 6. Remove three windows on front facade and replace with French doors or three wood windows The applicant would also like to replace the three windows in the middle of the front façade with French doors. The front façade is a protected façade. The Junius Heights ordinance states that windows on protected façades are to remain intact and that new door openings on the front façade can only be added when there is evidence that a door had previously existed at the location. That evidence has not been submitted, and the addition of the doors would represent a conjectural feature that is not compatible with the preservation criteria or the Secretary of Interior Standards. In addition, the applicant did not submit exact cut sheets for the French doors and submitted a brochure instead (please see Docket Materials 2 of 2). While the overall shape of the door proposed is specified in the window survey, details for the light configuration and wood options were not specified. Staff is recommending Denial of the proposed work.
- 7. Replace 25 windows with wood windows The applicant is proposing to either repair, replace, or remove the windows on the main structure. Not enough information was provided to justify replacement of the windows, and the information submitted by the applicant provided conflicting and confusing information regarding the proposed replacement window specifications. A photo was provided that appeared to match the existing window light configurations, but brochures were submitted instead of actual cut sheets, so staff could not determine if the windows were to be true divided light, simulated divided light, or inappropriate grille-between-glass. The applicant also submitted inappropriate 6/6 windows. Due to the inconsistent and conflicting information and with no actual cut sheets provided, Staff is recommending Denial without Prejudice.
- 8. Remove five windows on north elevation Three of the windows proposed for removal are in the protected façade. The solid-to-void ratio created by removing the windows is not typical of a Tudor style structure. The work would be partially visible from the street. Staff is recommending Denial without Prejudice of the proposed work.
- 9. Remove three windows on south elevation and install two fixed plate glass windows The windows proposed for removal are the middle window in the set of three windows, and a set of ganged windows. The solid-to-void ratio created would not be typical of a Tudor style structure, and exact cut sheets for the new windows were not provided. Staff is recommending Denial without Prejudice of the proposed work.
- 10. Remove two windows on rear elevation The windows proposed for removal are the one 1/1 window and one of the ganged windows. The rear façade is not a protected façade, and the preservation criteria does not address window removals on the rear façade. Staff is recommending approval of the proposed work.
- 11. Relocate door on north side The door would be moved into the protected façade in the location of an existing windows and would be partially visible from the street. Cut sheets for the new door were not provided. The Junius Heights criteria state that window openings in the protected façade must be preserved, so Staff is recommending denial without Prejudice of the work.

- 12. Replace window on rear elevations with French doors The applicant did not submit exact cut sheets for the French doors and submitted a brochure instead (please see Docket Materials 2 of 2). While the overall shape of the door proposed is specified in the window survey, details for the light configuration and wood options were not specified. Staff is recommending Denial without Prejudice of the proposed work.
- 13. Install siding on rear and side elevations The applicant would like to replace the historic brick on the side and rear facades with siding. Conflicting plans for the siding was submitted, with wood channeled siding shown in the window survey narrative and Hardiboard specifications provided. Neither the wood siding or the Hardiboard is appropriate for a contributing Tudor style structure. and the brick replacement is not consistent with the preservation criteria stating that replacement of historic materials should only occur when necessary, preferably with similar materials. Staff is recommending Denial of the proposed work.
- 14. Paint main structure The Junius Heights ordinance does not allow for any brick to be painted. The existing brick appears to be ironspot brick, but the applicant believes a chemical wash was applied to it to give it the appearance it has today. Staff and Task Force inspected the brick and it appears to be in its original historic condition except for some damaged brick around the front window. The Junius Heights ordinance does not allow for unpainted brick to be painted, and Staff is recommending Denial of the proposed work.
- 15. Paint accessory structure The dark colors proposed would not complement the accessory structure, so Staff is recommending Denial without Prejudice of the proposed work.
- 16. Install Brava cedar shake roof tile The tile proposed is appropriate for a Tudor style structure, so Staff is recommending approval of the proposed work.

STAFF RECOMMENDATION:

- 1. Construct addition and dormers. Work partially completed without a Certificate of Appropriateness Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 8.3(b) stating that additions must be in the Craftsman or Tudor style typical to contributing main buildings within this tract and have brick veneer on the front and side facades. It is also not consistent with preservation criteria Section 8.5 stating that the massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 2. Replace missing and damaged brick Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(d) stating that brick added to protected facades must match the original brick as closely as possible in color, texture, module size, bond pattern, and mortar color and because the utility brick size proposed does not match the original standard size brick on the main structure.
- 3. Install hardscaping, walkway, and walkway tiles in front yard Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.2

- stating that new sidewalks and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material and that replacement of existing walkways and steps must be consistent with the original style, and because the materials proposed are not appropriate for the Tudor style architecture or the historic district.
- 4. Install patio on front elevation Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) stating that the front façade is a protected façade or with Section 7.4 stating that front porch floor finishes must be concrete, wood, or other appropriate materials and because the material proposed for the porch floor is not appropriate for the Tudor architectural style or the historic overlay district. It is also not consistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
- 5. Remove three windows on front facade and replace with French Doors Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) stating that the front façade is a protected façade or with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.
- 6. Remove three windows on front facade and replace with French doors or three wood windows - Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration and because the applicant did not provide enough evidence to justify replacement of the windows; because it is inconsistent with preservation criteria Section 4.1(a) stating that the front façade is a protected facade; because it is inconsistent with Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration. It is also not consistent with Section 5.3 stating that replacement windows must express mullion size, light configuration, and material to match the original; and it is also not consistent with Section 5.7 stating that new door openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is protected.
- 7. Replace 25 windows with wood windows Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof necessary to justify the work since sufficient evidence was not submitted to justify replacement,

- measurements were not provided to ensure that the windows sizes will not be altered, and accurate cut sheets were not provided.
- 8. Remove five windows on north elevation Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.1 stating that historic windows must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
- 9. Remove three windows on south elevation Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.
- 10. Remove two windows on rear elevation Approve Approve plans dated 11-4-19 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
- 11. Relocate door on north side Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 5.1 stating that historic windows and doors must remain intact and their openings must be preserved on protected facades except that they may be replaced if necessary due to damage or deterioration.
- 12. Replace window on rear elevation with French doors Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof necessary to justify the work since accurate cut sheets were not provided.
- 13. Install siding on rear and side elevations Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 4.2 stating that all additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure and because neither the wood siding or Hardiboard siding proposed is appropriate for a Tudor style structure or the historic overlay district; and it is also not consistent with preservation criteria Section 4.5 stating that historic materials must be repaired when possible and replaced only when necessary.
- 14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 4.1(e) stating that brick, cast stone, and concrete elements on protected facades may not be painted except that portions of the structure that had been painted prior to the effective date of the ordinance may remain painted and because the brick is not currently painted.
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" Deny The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent

- with preservation criteria Section 9.2 stating that accessory structures must be compatible in color with the main building.
- 16. Install Brava cedar shake roof tile in color "Aged Brava" Approve Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 6.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- Construct addition and dormers. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – Addition needs to be below roof line and compatible with Tudor style architecture in proportion to the rest of the house. Materials to match the original structure.
- 2. Replace missing and damaged brick Deny without Prejudice Brick needs to match size, pattern, and color of existing bricks.
- 3. Install hardscaping, walkway, and walkway tiles in front yard Deny All walkways need to be brush concrete. Walkway placement as shown. There are two separate plans. Need to clarify.
- 4. Install patio on front elevation Deny Deny patio wall.
- 5. Remove three windows on front facade and replace with French Doors Deny No additional comments provided.
- 6. Remove three windows on front facade and replace with French doors or three wood windows Deny without Prejudice Not enough information provided to justify removing the original windows.
- 7. Replace 25 windows with wood windows Deny without Prejudice Not enough information provided to justify removing existing windows.
- 8. Remove five windows on north elevation Deny without Prejudice Deny without Prejudice per Section 5.1.
- 9. Remove three windows on south elevation Deny without Prejudice Deny without Prejudice per Section 5.1.
- 10. Remove two windows on rear elevation Deny without Prejudice Deny due to lack of information.
- 11. Relocate door on north side Deny without Prejudice Deny due to lack of information.
- 12. Replace window on rear elevations with French doors Deny without Prejudice Deny due to lack of information.
- 13. Install siding on rear and side elevations Deny Plans not appropriate for historic district.
- 14. Paint main structure. Body (brick): Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA187 "Black;" Accent 1: Benjamin Moore HC-181 "Heritage Red;" Accent 2: Dunn Edwards DET-649 "Carrara" Deny No additional comments provided.
- 15. Paint accessory structure. Body: Benjamin Moore HC-167 "Amherst Grey;" Trim: Dunn Edwards DEA-187 "Black" – Deny without Prejudice – No additional comments provided.
- 16. Install Brava cedar shake roof tile in color "Aged Brava" Approve No additional comments provided.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: PowerBP LL0	(Braden Power)					
Mailing Address : 5923 Gaston			OFFICE USE ONLY			
City, State and Zip Code:Dallas, TX			Main Structure:			
Daytime Phone: (214) 642-3532 Relationship of Applicant to Owner:	Alternate Phone: (91	6) 799-5190	Contributing			
Totalionalip of Applicant to Owner	OWIE		Non-contributing			
	geway Street		Non contributing			
Historic District: Junius	Heights Historic District					
PROPOSED WORK:						
List all proposed work simply and ac	curately, use extra she	et if needed. Attac	h all documentation			
specified in the submittal criteria checi 1. Foundation repair - required in order to	klist for type of work prop stabilize and fix structure	osed. <mark>DO NOT writ</mark> and to stabilize exterio	e "see attached." or bricks			
Repair structure supporting brick facac						
windows 5. Replace windows at facade w						
7. Remove windows and cover with sidin	g 8. Add front patio 9. re-	paint brick 10. Repa	ir sidewalk steps			
11. Replace walkway from steps to entry	2. Repair or replace exisin	g fence with like/kind	13. Add Dormers			
14. Repair roof after foundation and strug	ture repaired 15. Replace	roof shingles with syn	thetic shingles			
16. Repair garage damage from old car po	rt 17. Repair garage floo	18. Remove metal _I	posts remaining from car port			
Signature of Applicant:	Date	10/1/2019	RECEIVED BY			
Signature of Owner:	Date		The state of			
and the second s	PPLICANT)		OCT 0 3 2019			
APPLICATION DEADLINE:						
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can @rstder the Dallas Landmark Commission can will be applicated to the Dallas Landmark Commission can will be applicated to the Dal						
l approvation any change anecting the extendi of any building. This form along with any supporting documentation 1						
must be filed with a Preservation Planner	at City Hall, 1500 Marilla 5E	SN, Dallas, Texas, 752	201.			
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to						
contact a Preservation Planner at 214/670	The returned to you for a -4209 to make sure your at	nore information. Yo	u are encouraged to			
OTHER:	in in many out of your ap	phoduon to complete.				
In the event of a denial, you have the r	ight to an appeal within	30 days after the Lar	ndmark Commission's			
decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at						
1:00 pm in Council Chambers of City certificates of appropriateness for individual	Hall (see exceptions).	nformation regarding	the history of past			
Please review the enclosed Review and Action	Form		/ Пан.			
Memorandum to the Building Official, a Cert	ificate of Appropriateness h	as been:				
APPROVED. Please release the buil	ding permit.					
☐ APPROVED WITH CONDITIONS. PIDENIED. Please do not release the	ease release the building p	ermit in accordance w	ith any conditions.			
DENIED WITHOUT PREJUDICE. Ple	pullaing permit or allow woll ease do not release the bui	K. Iding permit or allow v	vork			
Signed drawings and/or specifications are		raing portinit of allow t	TOTAL			
Sustainable Construction and David						
Sustainable Construction and Devel	opment	D	ate			
Certificate of Appropriateness	City of Dallas	Historic	Preservation			



Aerial image



Main structure



To left



To right

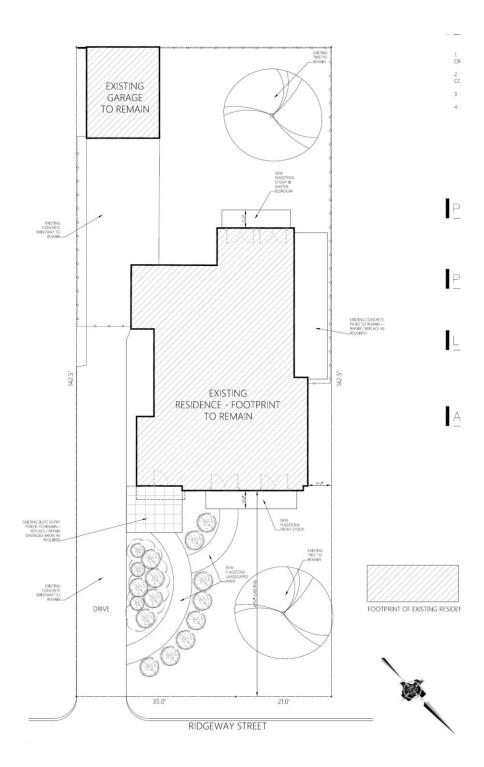


Across street

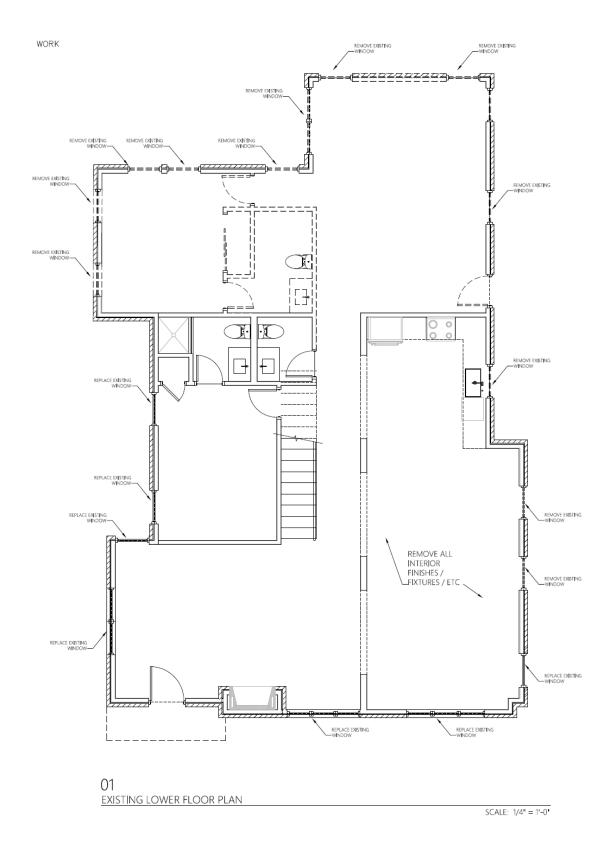




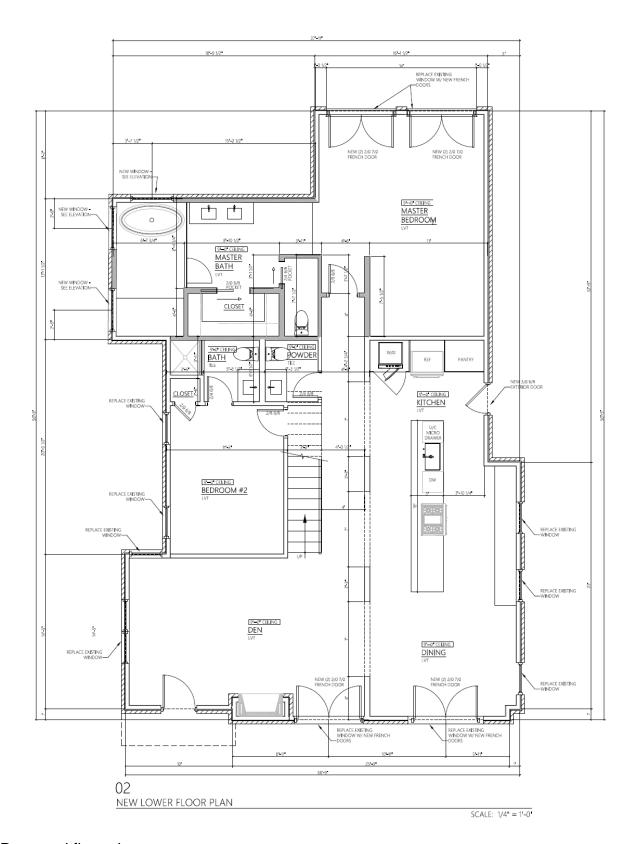
Front elevation



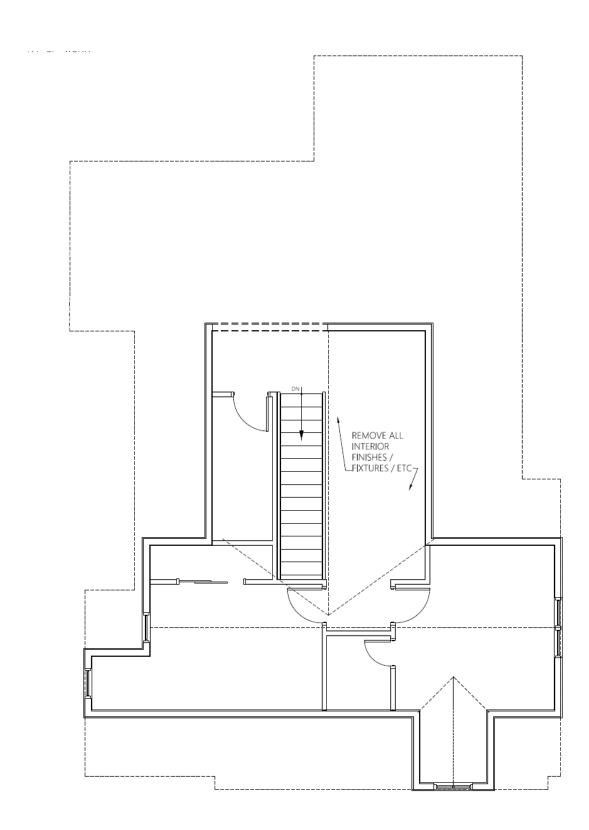
Site plan



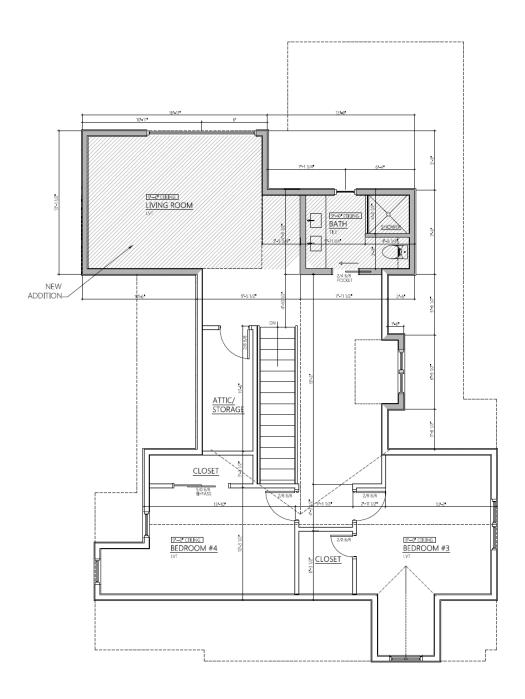
Existing floor plan



Proposed floor plan



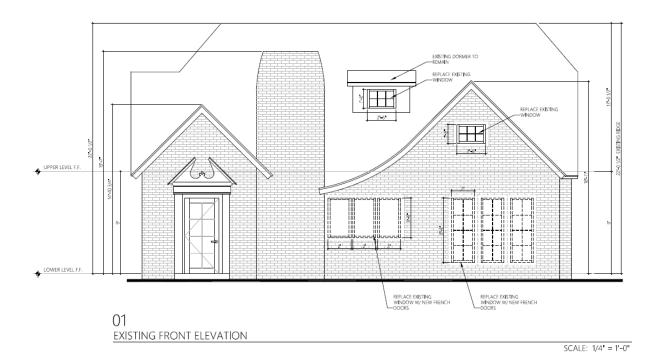
Existing second floor plan



02 NEW UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

Proposed second floor plan



Existing front elevation



Proposed front elevation



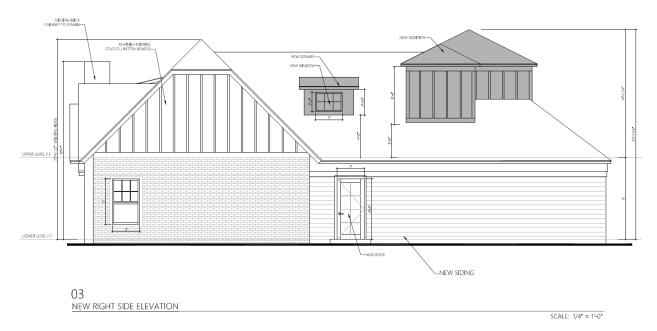
Existing south elevation



Proposed south elevation



Existing north elevation



Proposed north elevation



Existing rear elevation



Proposed rear elevation



Front left corner of building



Front left side of building



Right side of building under window



Right upper corner of building

Front façade window damage



Enter one or more words and hit Search...

Q

HOMEBUYER BUILDER ARCHITECT PRODUCTS

CAREERS (HTTPS://CHPTBE.TALEO.NET/CHP03/ATS/CAREERS/V2/JOBSEARCH?ACT=REDIRECTCWSV2&CWS=37&ORG=ACMEBRIC)

CONTACT (/CONTACT-US)

UTILITY SIZE BRICK

 $Utility\ Size\ is\ Acme's\ largest\ standard\ brick\ size.\ At\ 11\ 5/8"\ x\ 3\ 5/8"\ x\ 3\ 5/8", they\ lay\ up\ at\ 3.0\ units\ per\ square\ foot\ with\ a\ standard\ 3/8"\ mortar\ joint.$

The images below represent Acme's current Utility Size selection, by plant. Local availability will vary. To check the selection for your area, please contact your local showroom or your Acme representative.



DOVE GRAY

(/105347) Velour Texture

Verour lexture
Perla East Gate Plant (/plants//perla-east-gate-plant)
Blend: PEP030, item#105347 (/105347)
Also made as: Closure, King, Modular, Norman, King tB, Modular tB, Triple



(https://brick.com/sites/default/files/pep166utlvel-marblegray-20140527-106841.jpg)

MARBLE GRAY

(/106841)

Velour Texture

Perla East Gate Plant (/plants/perla-east-gate-plant)

Blend: PEP166, item #106841 (/106841)

Also made as: Closure, King, Modular, Norman, King tB, Modular tB, Triple

Request #2: Brick replacement

Product: Walkway

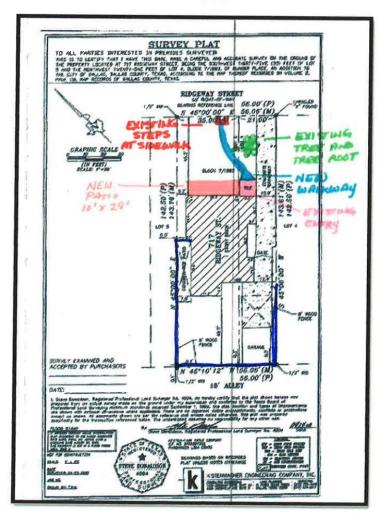
Scope of Work: Add walkway from sidewalk and steps to entry

Style: to fit style of building

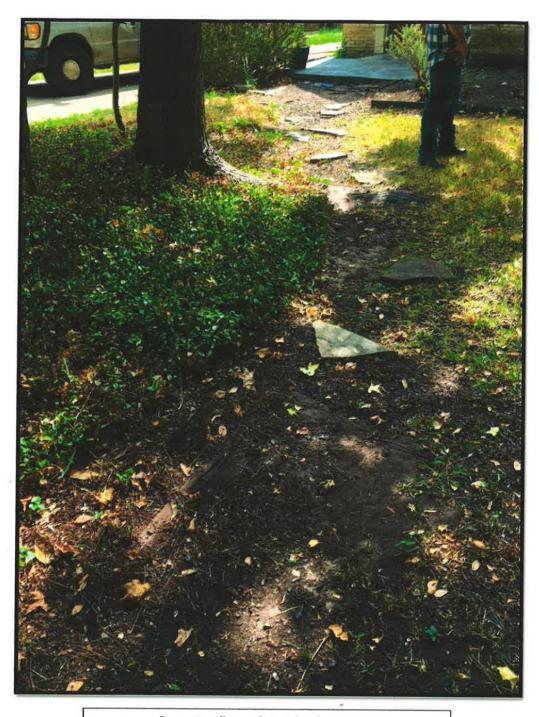
Size: to fit within setback lines same as neighbors

Objective: Cover existing dirt walkway with actual concrete walkway. Add concrete walkway from sidewalk steps to existing front entry patio. Walkway to be same width as steps and be curved in style.

Note: There is a huge tree root currently in the dirt pathway and we will need to create the walkway around the root so as not to harm the tree.



Request #3: walkway and hardscaping



Current walkway dirt with a few stones

Request #3: walkway and hardscaping

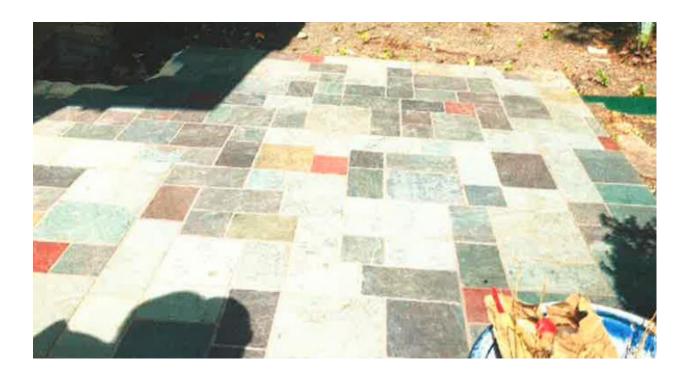


Tree root in pathway



Make new walkway same width as current steps

Request #3: walkway and hardscaping



Request #3: Tile proposed for walkway

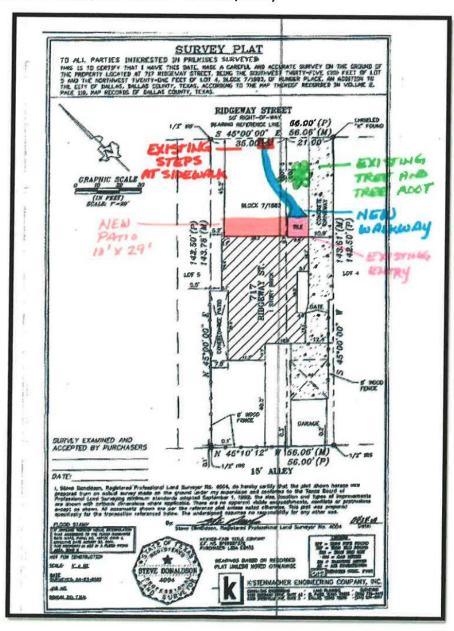
Product: Front Patio

Scope of Work: Add patio same as neighbors on either side of property

Style: to fit style of building

Size: to fit within setback lines same as neighbors

Objective: Have front patio with 30" walls for privacy



Request #4: Patio

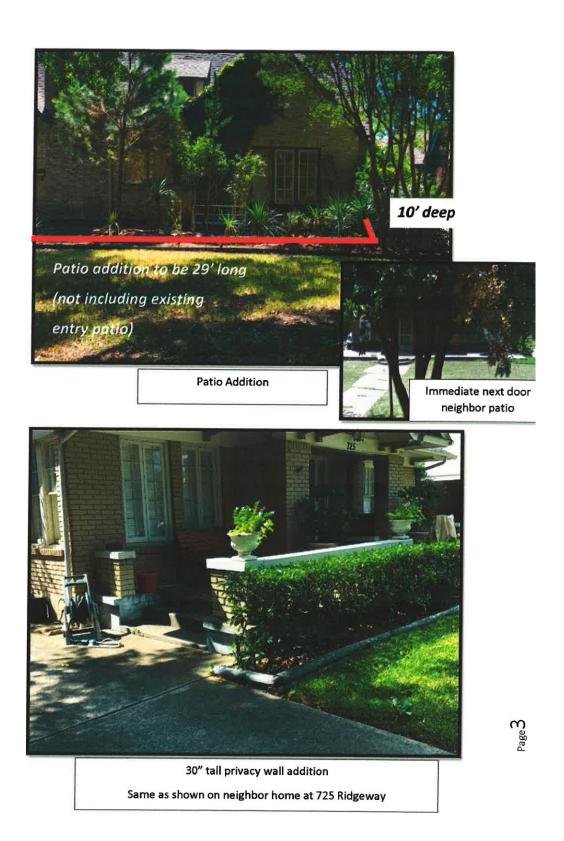


Current front landscape



Current Entry with slate tile 10' x 10' square

Request #4: Patio



Request 4: patio (bottom photo is an EXAMPLE of proposed wall)

Patio Addition

Add concrete patio along entire front width of building which will include repairing and adding on to existing front entry patio which is currently $10' \times 10'$.

Patio addition will be 10' deep by 29' long.

Add 30" high privacy wall same as neighbor at 725 Ridgeway.

Use same tile as shown on entry for patio



Locate and use same slate tile and pattern as shown on current entry

Request #4: Proposed patio tile

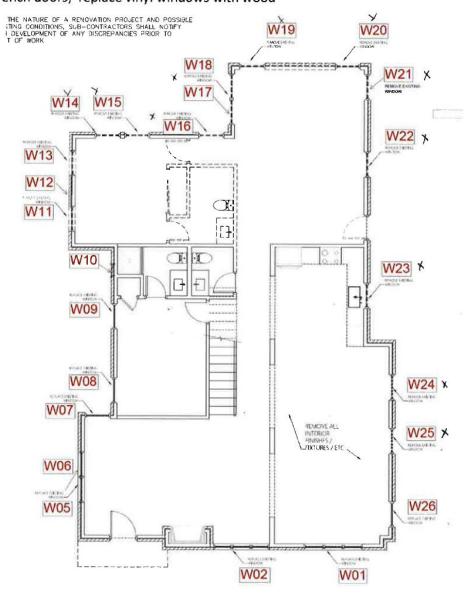
Product: Wood / Vinyl Windows

Scope of Work: Remove and replace wood windows.

Style: Existing

Size: Existing

Objective: Repair or replace wood windows with new wood windows; replace front windows with French doors; replace vinyl windows with wood



Window survey

W01 (Front)



Existing Window



Original archway for window shown from interior

W01 (Option 1)

Option 1: remove window and replace with French door

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

French Door

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



W01 (Option 2)

Option 2: remove and replace with like/kind French Style Casement window to match existing

MATERIALS:

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

French Style Casement

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



/age

Request 5: Remove 3 windows on front facade and replace with French doors.

W02 (Front)



Existing Window. Window as replaced with vinyl window at some point in time



W02 (Option 1)

Option 1: remove window and replace with arched French door

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: French Door

Wood: pine

Size: same as existing

Color: painted to match exterior trim



W02 (Option 2)

Option 2: remove and replace with like/kind

Casement window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: Casement Window.

Wood: pine

Size: same as existing

Color: painted to match exterior trim



Request #6: Remove 3 windows on front facade and replace with French doors.



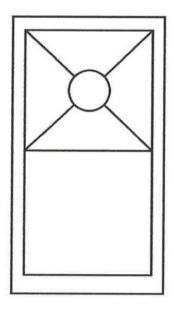
Features of the Ultimate Swinging Arch Top French Door

- · Available in sizes up to 6 feet wide and 9 feet high
- Round top panel design with classic French door aesthetics offering 4 3/4" side stiles and taller bottom rails
- Integrated, concealed multi-point lock offers security and a tight seal with no visible components
- · Handles available in a wide range of styles from traditional to contemporary
- · Unique multi-point lock offers security and a tight seal with no visible components

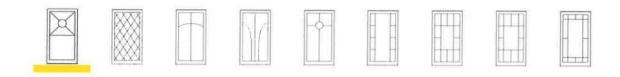
Request #5-6: Excerpt from French door brochure (please see Docket Materials 2 of 2 for full brochure – no exact specifications indicated on brochures)

Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.



Sunburst-Custom



Request #5-6: Excerpt from French door brochure (please see Docket Materials 2 of 2 for full brochure – no exact specifications indicated on brochures)

W03 (Front)



Existing Window



W03 (Option 1)

Option 1: In fair condition. Original to remain





Existing Window



W04 (Option 1)

Option 1: In fair condition. Original to remain

Page 4

W05, W06 & W07 (Left side of Building/Living Room)



Existing Windows



W05, W06 & W07 (Option 1)

Option 1: Repair and reinstall existing windows if possible. Damaged and rotted wood frame due to weather and age.



W05, W06 & W07 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

Double Hung

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



2996

W08 & W09 (Left side of Building/Guest Bedroom)



Existing Windows

W08 & W09 (Option 1)

Option 1: Repair and reinstall existing windows if possible. Damaged and rotted wood frame due to weather and age.



W08 & W09 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: Double Hung

Wood: pine

Size: same as existing

Color: painted to match exterior trim



gee 9

W10 (Left side of Building/Guest Bathroom)



Existing Window.

W10 (Option 1)

Option 1: Repair and reinstall existing windows if possible. Damaged and rotted wood frame due to weather and age.

Window was in shower wall. Additional damage due to Cracked and old shower wall tile and cracks in grout Never repaired.

W10 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

Double Hung

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



/age

W11, W12 & W13 (Left side of Building/Master Bath)



Existing Window Opening.

There were 3 windows in this location. Vandalism caused window and framing to be totally destroyed.

W11, W12 & W13 (Option 1)

Option 1: Cover opening and side of building with Wood ship lap siding. See presentation #19 Hardie Siding.

This portion of home cannot be seen from front Of building or street side looking towards back Of building.



W11, W12 & W13 (Option 2)

Option 1: Remove and install new like/kind Double hung windows

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

Double Hung

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



See

W14, W15 & W16 (Back side of Building/Master Bath)



Existing Window Opening.

There were 3 windows in this location. Vandalism caused upper portion of double hung window to be broken out

W14, W15 & W16 (Option 1)

Option 1: Cover opening and side of building with Wood ship lap siding. See presentation #19 Hardie Siding.

This portion of home cannot be seen from front Of building or street side looking towards back Of building.



W14, W15 & W16 (Option 2)

Option 1: Remove and install new like/kind Double hung windows

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: Double Hung

Wood:

pine

Size: same as existing

Color: painted to match exterior trim



5

W17 & W 18 (Left side of Building/Master Bedroom)



Existing Windows

W17 & W18 (Option 1)

Option 1: Cover opening and side of building with Wood ship lap siding. See presentation #19 Hardie Siding.

This portion of home cannot be seen from front Of building or street side looking towards back Of building.



W17 & W18 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: Double Hung

Wood: pine

Size: same as existing

Color: painted to match exterior trim



1

W19 & W 20 (Back side of Building/Master Bedroom)



Existing Windows

W19 & W20 (Option 1)

Option 1: remove windows and replace with French doors

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: French Door

Wood: pine

Size: same as existing

Color: painted to match exterior trim



W19 & W20 (Option 2)

Option 1: Remove and install new like/kind

Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style: Double Hung

Wood: pine

Size: same as existing

Color: painted to match exterior trim



age

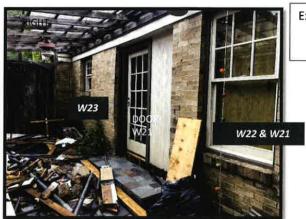
W19 & W20 (Option 3)

Option 3: Cover opening and back of building with Wood ship lap siding. See presentation #19 Hardie Siding.

This portion of home cannot be seen from front Of building or street side looking towards back Of building. This area is located behind the fence.



W21, W22 & W 23 (Right side of Building/Master Bedroom & Kitchen



Existing Windows

W21, W22 & W23 (Option 1)

Option 1: Cover opening and side of building with Wood ship lap siding.

This portion of home cannot be seen from front Of building or street side looking towards back Of building. This area is located behind the fence.



W21, W22 & W23 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

Double Hung

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



Dage d

W24, W25 & 26 (Right side of Building/Dining Room)



Existing Windows

W24, W25 & W26 (Option 1)

Option 1: Repair and reinstall existing windows if possible. Damaged and rotted wood frame due to weather and age.

Windows and window frame have been damaged by Brick and movement of walls and brick due to foundation Issues.

W24, W25 & W26 (Option 2)

Option 1: Remove and install new like/kind Double hung window

MATERIALS

Marvin Doors & Windows (SEE SPEC SHEET)

Style:

Double Hung

Wood:

pine

Size:

same as existing

Color:

painted to match exterior trim



4 Lage

MARVIN > SIGNATURE COLLECTION > ULTIMATE > ULTIMATE WOOD DOUBLE HUNG INSERT

ULTIMATE WOOD DOUBLE HUNG INSERT

Previously known as Wood Ultimate Insert Double Hung



The all-wood Ultimate Double Hung Insert window's frame-in-frame design is built to fit into your window opening without removing the existing frame or disturbing exterior or interior trim. The window's all-wood construction means it blends seamlessly with historic architectural details, or adds character to a more contemporary design.

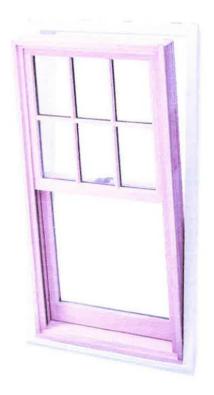
https://www.marvin.com/products/collections/signature/ultimate/wood-double-hung-insert

1/24

Request #7: Window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

CA190-026(JKA)

D1 1-50

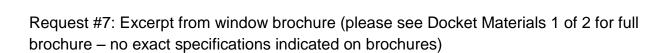


Features of the Ultimate Wood Double Hung Insert Window

- Available in sizes as large as 3.5 feet wide and 6.5 feet high
- Multiple exterior woods and finishes available to meet regional historical needs
- Also available as a single hung, stationary transom or picture window
- · Tilt or remove for easy cleaning

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)





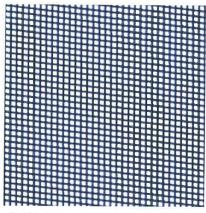


Full Screen Aluminum Surround

When fresh air flow is a priority, multiple screen options are available to keep insects and debris at bay. Choose a standard full or half screen with an aluminum surround in multiple finishes. An optional wood screen that can be painted or stained to match is available on select all-wood windows.

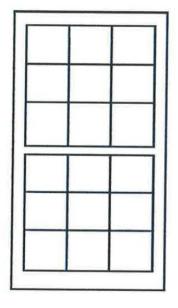


Mesh



Black Aluminum

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)



Rectangle 3w6h



Casings

An instant boost to curb appeal, optional exterior casing adds architectural detail and character to the profile of your home. Various profiles are available for our all-wood window products.

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

^{*}These are some of our most frequently-requested divided-lite patterns.

Authentic Divided Lite (ADL)



Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

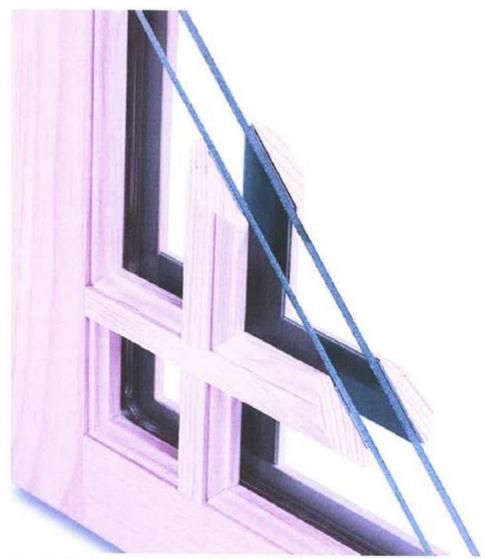
Grilles-between-the-Glass (GBGs)



Grilles are permanently installed between the glass panes for a low-maintenance, smooth exterior and easy cleaning. Choose from 13 exterior colors and 4 interior colors.

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

Simulated Divided Lite (SDL)



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.

Request #7: Excerpt from window brochure (please see Docket Materials 1 of 2 for full brochure – no exact specifications indicated on brochures)

Product: Wood Siding

Scope of Work: Replace damaged brick with wood siding

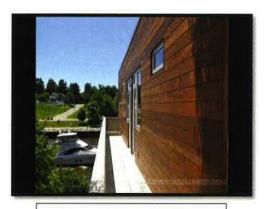
Style: Wood / grey color

Size: 6"

Objective: OPTION 1: Replace damaged brick and windows with wood siding appropriate to style of home and use existing brick for repairs on front facade. Wood covers approx. 900 square feet and is less than 50% of the exterior of the building. The wood will be used on the rear 50% of the building and the back. Wood will also be used to repair the front façade of the garage. OPTION 2: Replace damaged brick with brick reused from front of building



Existing damaged left side of home and back of building



New shiplap style siding

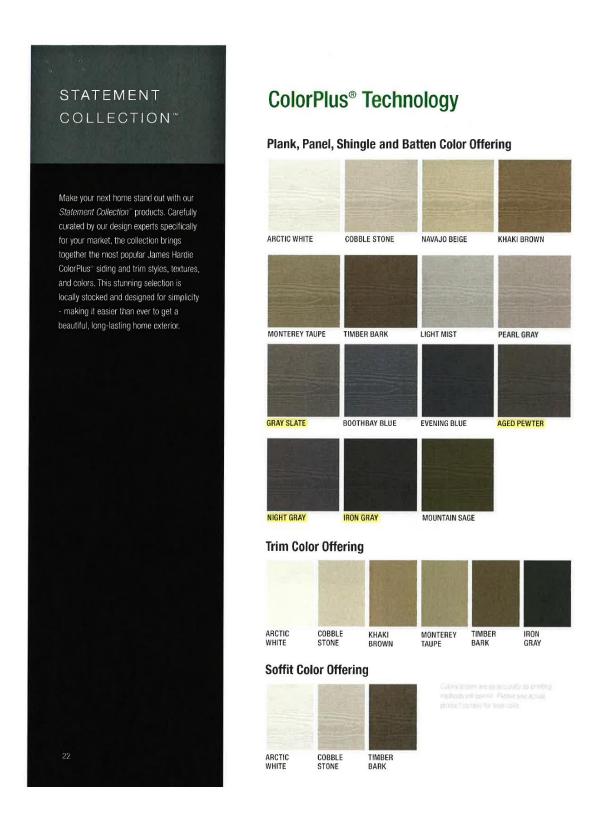


Right side of home behind fence



Existing damaged side and back of building

Request #13: Install siding on side and rear elevations. Wood siding shown does not match the Hardiboard specifications also submitted.



Request #13: Install siding on side and rear elevations. Hardiboard specifications do not match the other specifications shown in previous pages.

Product: Paint

Scope of Work: Re-paint exterior of building and windows

Style: Grey paint on building; light grey trim, black doors and windows

Size: Existing

Objective: Paint brick. Unable to match style of brick or color. Brick was white washed or acid

washed to change its original color from red to varied grey and tan.



Existing brick was treated with a form of acid or wash to change color



Original brick was red in color. This is the brick that fell off the front of the building.

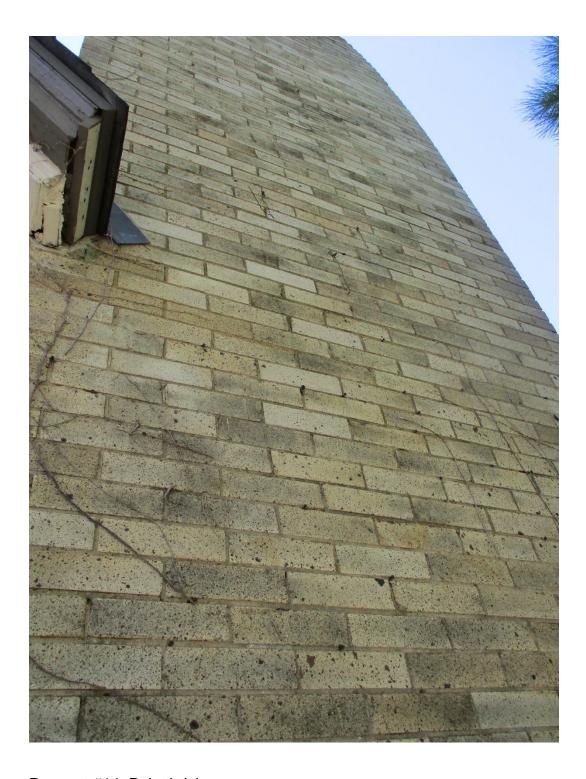
Request #14: Paint brick



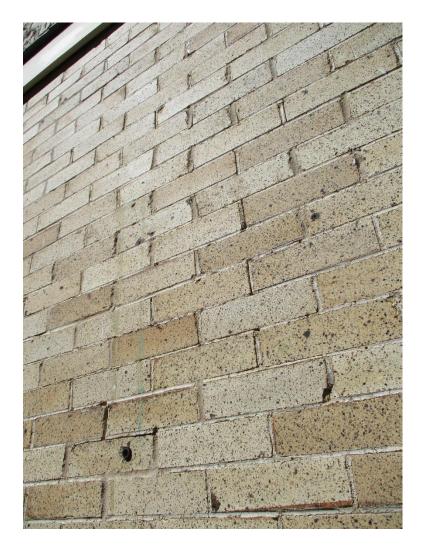
Request #14: Paint brick



Request #14: Paint brick

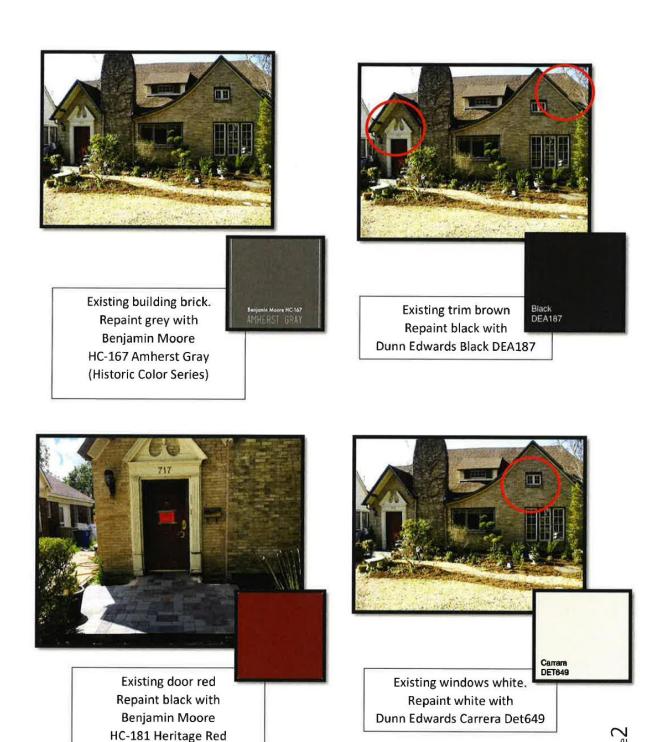


Request #14: Paint brick



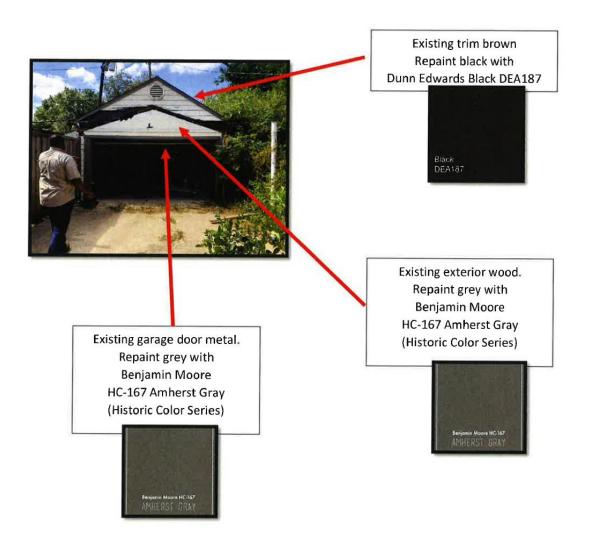


Request #14: Paint brick



Request #14: Paint brick Paint specifications

(Historic Color Series)



Request #15: Accessory structure paint specifications

Product: Roof

Scope of Work: #14 Repair roof. #15 Replace roof with synthetic shingles

Style: Synthetic Size: Existing

Objective: Replace existing comp roof with synthetic wood shingles after repairing roof from

damage and after fixing foundation.



Existing comp roof color is brownish-grey



Replace roof with new synthetic shingle roof tile

(SEE SPEC SHEET ATTACHED)

Product: Brava cedar shake

roof tile

Color: Aged Brava

Request #16: Roofing specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 4.1(a):

 a. Front facades and the front 50 percent of side facades of contributing structures are protected.

Section 4.1(d):

d. Brick added to protected facades must match the original brick as closely as possible in color, texture, module size, bond pattern, and mortar color.

Section 4.1(e):

e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

Section 4.2:

4.2 All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

Section 4.5:

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

Section 5.1:

5.1 Historic doors and windows must remain intact and their openings must be preserved on protected facades, except that doors and windows may be replaced if necessary due to damage or deterioration.

Section 5.3:

5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.

Section 5.7:

5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

Section 7.4:

7.4 Front and side porch floor finishes must be concrete, wood, or other appropriate materials. Porch floors may not be covered with carpet. Wood floors must be painted or stained. Brick or stone floors may not be painted. A clear sealant is acceptable on porch floors.

Section 8.3(b):

b. Tract B: New construction and additions must be in the Craftsman or Tudor style typical to contributing main buildings within this tract and have brick veneer on the front and side facades.

Section 8.5:

8.5 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.

Section 9.2:

9.2 Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

City Code Section 51A-4.501(e)(4)(C) Conjectural Features:

(C) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 10/10/2019 TIME: 5:30 P.M.

MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave. POWERBP LLP Applicant Name: Address: 717 RIDGEWAY ST Date of CA/CD Request: 10/03/2019 RECOMMENDATION: __ Approve _____ Approve with conditions___ Deny _ Deny without prejudice Recommendation / comments/ basis: roct Task force members present Rene Schmidt (Chair) Laura Koppang Eric Graham Mary Mesh Terri Raith Aaron Trecartin Barbara Cohen Morgan Harrison VACANT Ex Officio staff members present Jennifer Anderson Simple Majority Quorum: no (four makes a quorum) yes Maker: Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.

3. Deny where - No start of waiting.

Needs to be brushed concrete.

Needs to be brushed concrete.

Walking placement of an Shown - There are two Separate plans - new to dainty.

Deny paire o wall lawra / Aaren Laura Barbarc

Laura Barbarc

Laura Barbarc

Laura Barbarc

Laura Barbarc

Laura Barch

Laura Ba (eD. Plemon Z windows on rear lack of.

Dong without prej. due to took

S.I May Barbaca. Emmente - Plans not appropriete for historical district.

9. Dan, with Prejudice historical district.

Schmidt/Medh

11. Dong with prej.

V12. Dong w/o proj. Schmidt/Mash

13. Approve
Aarca/Laura



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-025(JKA) LOCATION: 6110 Worth Street

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: October 3, 2019 DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 0013.01

APPLICANT: Jeff Baron

OWNER: JEFF BARON HOMES LLC

REQUEST:

1. Construct single-family home.

2. Remove red oak from center of lot and install red oak in front yard.

3. Install 6' wood fence.

BACKGROUND / HISTORY: None.

The lot is empty and therefore non-contributing to the historic district.

ANALYSIS:

1. The applicant provided an average setback for all structures on the blockface, which is 27.8 ft. The main structure is proposed to match the average setback. Average roof height was not provided. Most structures on the block are single story, but there is a two-story structure across the street. The ordinance states that the proposed structure should not be higher than similar structures on the blockface, and the only second story on the block is across the street from the proposed property. It is unknown how the proposed structure's height compares to the structure across the street. Setbacks are consistent with the preservation criteria, and the siding proposed is #117 to be consistent with what is typically found in the district. The applicant prefers wood clad windows instead of wood windows, but is open to installing wood on the front façade if required. Staff believes that wood clad windows are inappropriate for Junius Heights, particularly since the structure is located on a prominent intersection that is a key entry point to Junius Heights. The front, east side, and rear of the structure would be highly visible from this intersection. Staff is also concerned that solid-to-void ratios on these elevations are not compatible with the Craftsman style proposed. Details for the window lights (Simulated Divided Lights, Grille-Between-Glass, etc) and

- screen options were not specified, and cut sheets for the doors were not provided. Staff is recommending Denial without Prejudice of the proposed structure.
- 2. The red oak tree proposed for removal is in the center of the lot and would interfere with any main structure proposed for the lot. The tree is protected, but mitigation may not be required if removed for a new construction building permit. Staff is supportive of the removal and installation of a new red oak with the condition that a tree removal permit is obtained.
- 3. The lot is a triangular shaped lot on a busy street, and the applicant would like to place a 6' wood fence in front of the rear 50% of the side façade. Staff observed that the intersection at this location experiences a high volume of traffic, and that similarly placed structures along Abrams Road have fences in front of the cornerside façades. No fence is proposed for the west side of the property since the owners for both properties are the same, and he would like to keep the yards connected. Staff is recommending approval of the fence.

NOTE: The applicant revised the solid-to-void ratios following the Task Force meeting.

STAFF RECOMMENDATION:

- 1. Construct single-family home Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not consistent with preservation criteria Section 8.4 stating that the materials and solid-to-void ratios must be compatible with the selected historic architectural style and the window material and solid-to-void ratios on the east, west, and rear facades are not compatible with the Craftsman style proposed. The applicant also did not meet the burden of proof to justify the work since window details and door specifications were not submitted.
- 2. Remove red oak from center of lot and install red oak in front yard Approve with Conditions Approve with the condition that a tree removal permit is obtained prior to removal with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Install 6' wood fence Approve Approve site plan with the finding that the work is compatible with the historic district overlay and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1. Construct single-family home Approve with Conditions Approve with the conditions that molding is added to the bottom of the columns, solid wood windows are used throughout, reduce all windows to 2'8" except large window in front to 5'6", windows to have bottom moldings, front door to be submitted to Staff prefer craftsman style with three windows on top and recessed wood on bottom, three windows in second story to be replaced with two 2x4 windows grouped together, three proposed square windows on second story eliminated and replaced with two 2x4 windows grouped together, mesh screens cannot be black.
- 2. Remove red oak from center of lot and install red oak in front yard Approve.

3. Install 6' wood fence – Approve with Conditions – driveway gate to be at 50% mark, backyard fence to be 3' away from sidewalk.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Mailing Address :	Jeff Baron 2301 Brendenwood Dr.			OFFICE USE ONLY
City, State and Zip Code:				Main Structure:
Daytime Phone: 817-30	7-4356 Alternate Ph	one:		Contributing
Relationship of Applicant t	o Owner:owner			
	6110 Worth Street Dallas,	× 75214		Non-contributing
PROPERTY ADDRESS:		X / 3214		
Historic District:	Junius neights			
flower bed along house	mply and accurately, use criteria checklist for type of potated on site plan.	tonstruct new S yard. Install ne nce along back s. Install new d	ingle Family w sprinkler property line rive approac	craftsman style system, sod, and Repair Return ch and driveway
along weet proposi			-	production and a second
			H	ECEIVED B
Signature of Applicant:	02	Date:	October 2, 20	19
		Data	1	OCT 0 3 2019
Signature of Owner:	(IF NOT APPLICANT)	Date,	-	· · · · · · · · · · · · · · · · · · ·
Application material must be NOON. (see official calen approval of any change affer must be filed with a Preserv Please use the enclosed	ation Planner at City Hall, 15	500 Marilla 5BN, Da	allas, Texas, 75	201.
applications cannot be rev contact a Preservation Plan	iowed and will be returned	to you for more	information. T	ou are encouraged to
1:00 pm in Council Cham certificates of appropriatene	ged to attend the Landmark obers of City Hall (see ex ess for individual addresses	centions). Inform	ng the lirst Mo nation regardir	ng the history of past
	GOFFICIAL, a Certificate of App	ropriateness has be	en:	
☐ APPROVED WITH CO☐ DENIED. Please do r☐ DENIED WITHOUT PR	release the building permit. NDITIONS. Please release oot release the building perr REJUDICE. Please do not	nit or allow work. elease the building		
Signed drawings and/or spe	ecifications are enclosed _	_YesNo		
Sustainable Constructi	on and Development			Date
Certificate of Appropriat			Histor	



Aerial image



6110 Worth Lot



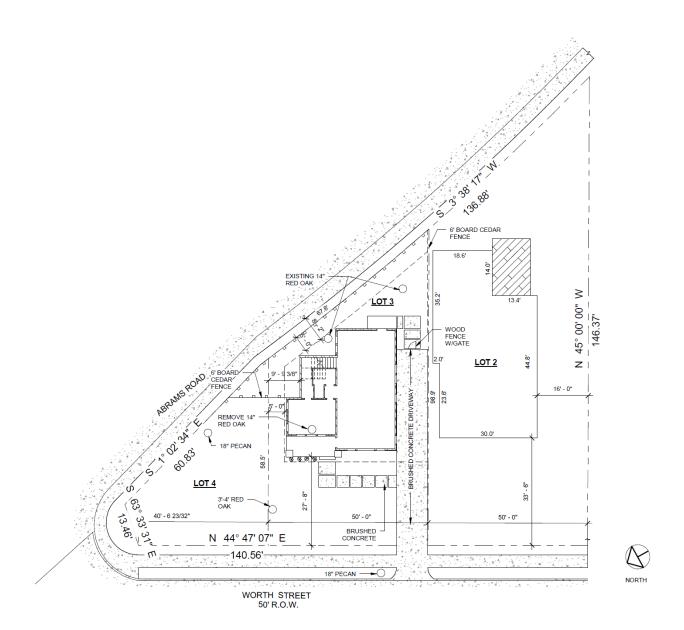
To left



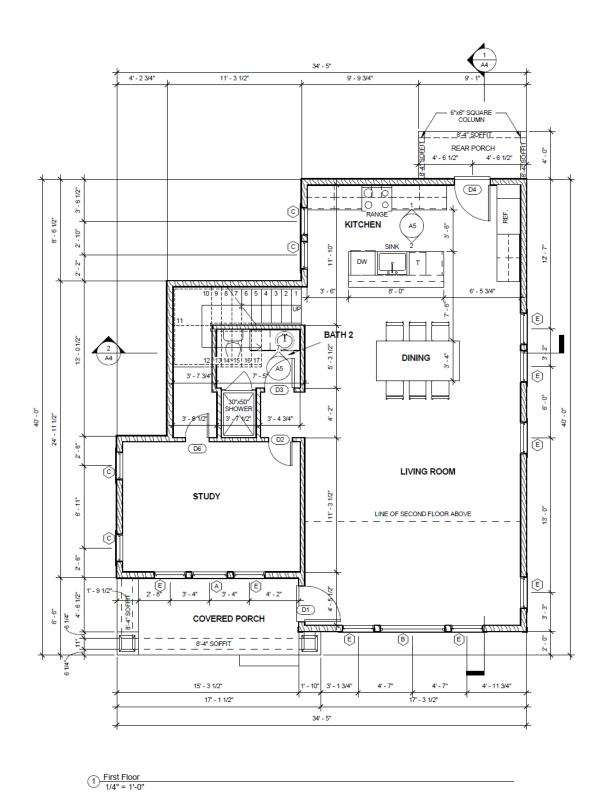
To right



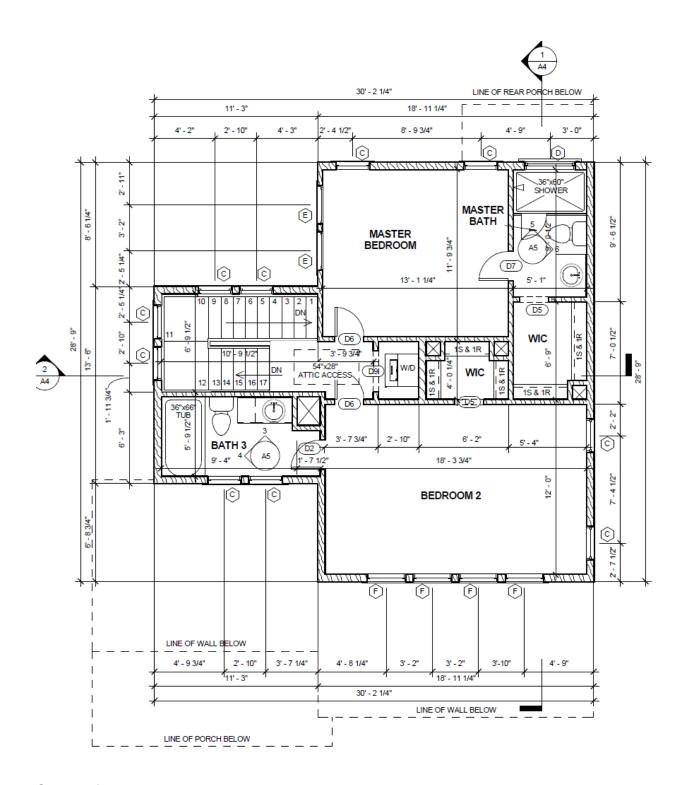
Across street



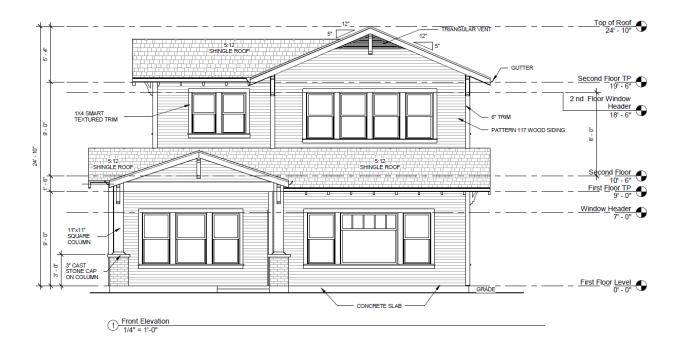
Site plan



First floor



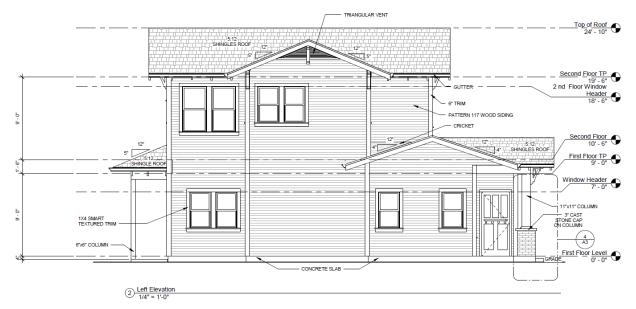
Second floor



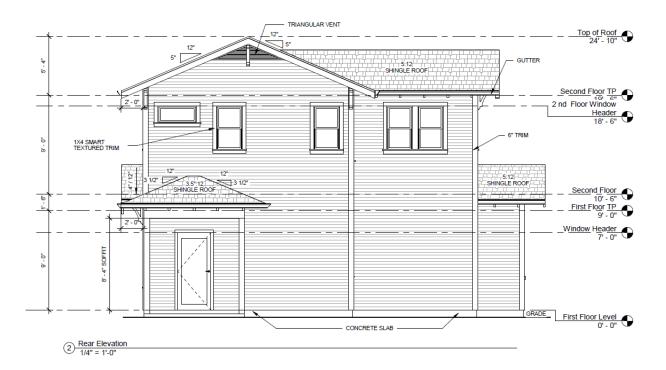
Front elevation



West elevation

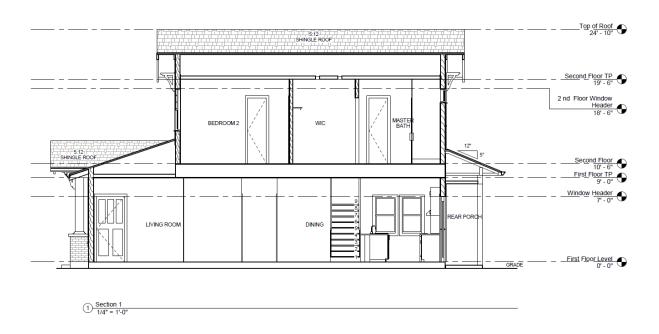


East elevation

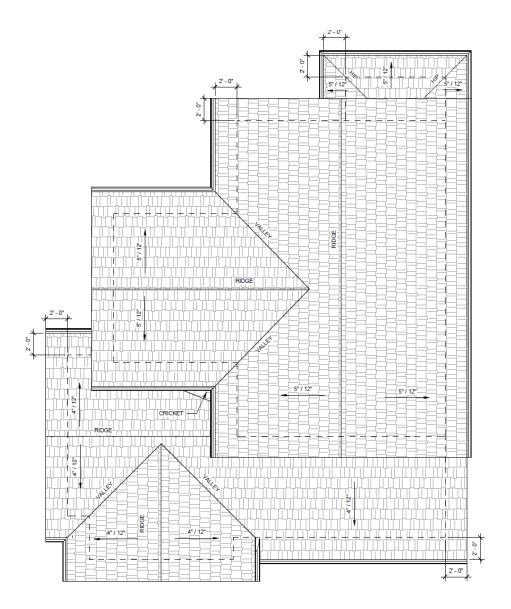


Rear elevation

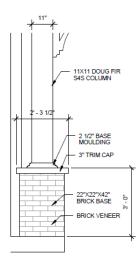




Front and West Wall sections



Roof plan



Column detail

	Door Schedule			
Door Number	Family	Width	Height	Count
D1	Single Flush	3' - 0"	7' - 0"	1
D2	Single-Flush	2' - 0"	7' - 0"	2
D3	Single-Flush	2' - 6"	7' - 0"	1
D4	Swing Glass Door	3' - 0"	7' - 0"	1
D5	Door-Opening	2' - 0"	7' - 0"	2
D6	Single-Flush	2' - 0"	7' - 0"	3

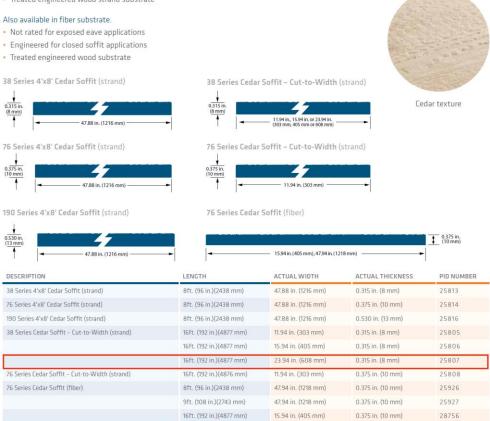
Window Schedule						
		Frame Size		Rough Opening		
Type Mark	Manufacturer	Width	Height	Rough Width	Rough Height	Count
Α	JELD-WEN	3' - 0"	5' - 0"	3' - 1"	5' - 1"	1
В	JELD-WEN	5' - 6"	5' - 0"	5' - 7"	5' - 1"	1
С	JELD-WEN	2' - 4"	4' - 0"	2' - 5"	4' - 1"	14
D	JELD-WEN	3' - 6"	1' - 6"	3' - 7"	1' - 7"	1
E	JELD-WEN	2' - 8"	5' - 0"	2' - 9"	5' - 1"	10
F	JELD-WEN	2' - 8"	4' - 6"	2' - 9"	4' - 7"	4
JELD-WEN 2500 SERIES WOOD CLAD						

Door and window schedule

Cedar Texture Soffit

The Finishing Touch

- The perfect alternative to MDO and plywood soffits
- · Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- The 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- · Treated engineered wood strand substrate



Fiber substrate products may have specific features and functional benefits. See LPSmartSide.com for product details.

Soffit and siding specifications

Reversible Trim

Two Great Looks In One

- · The natural look of cedar on one side and smooth on the other
- · Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- · 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate

440 Series Reversible Trim (fiber)



540 Series Reversible Trim (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
Window Apron under Sil	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
Window Surround & Corners	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951



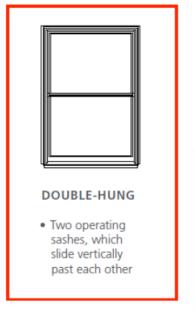


Smooth finish



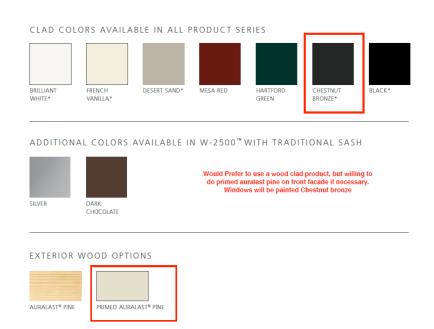
Cedar texture

Trim specifications

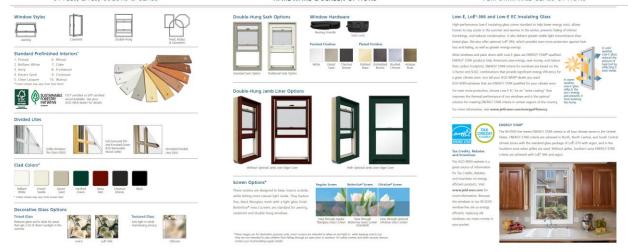




Exterior Options



Window specifications



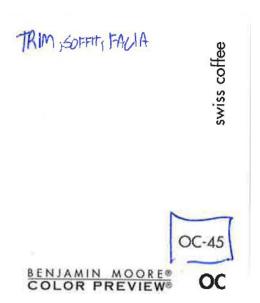


 $W\text{-}2500^{^{\text{\tiny TM}}}$ Wood Windows and Patio Doors



Window brochure







Paint and shingle specifications



Rendering

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 8.4:

8.4 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of new construction must be compatible with the selected historic architectural style.

Non-contributing:

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 10/10/2019 TIME: 5:30 P.M.

	Applicant Name: JEFF BARON
1	Address: 6110 WORTH ST Date of CA/CD Request: 19/03/2019
	but of Craces Request. 19705/2019
J	RECOMMENDATION:
-	Approve Approve with conditions Deny Deny without prejudice
1	Recommendation / comments/ basis:
-	Recommendation / comments/ basis.
4	- Front devation: 1 Add mading to bottom of rolumns.
	501.4
-	
7	3. Frent windows - a.) Reduce all windows to 2° 8"
-	
-	except for (h) large window in front to
3	4. Windows to have bottom moldings.
_	
- N	5. Front doc' to be submitted to staff - it will be a
7	Task force members present
	Rene Schmidt (Chair) Laura Koppang Eric Graham
-	Mary Mesh Terri Raith Aaron Trecartin
_	Barbara CohenMorgan Harrison VACANT
F	Ex Officio staff members present Jennifer Anderson
_	John Control Start Montools prosent Sommer Anderson
	Simple Majority Quorum: V yes no (four makes a quorum)
	Maker: Uu
	Task Force members in favor:
	Fask Force members opposed:
	Basis for opposition:
C	CHAIR, Task Force DATE Oct. 10, 7619

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-016(MLP)
LOCATION: 4902 Worth Street

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 14 ZONING: PD-97, Tract A

PLANNER: Melissa Parent DATE FILED: October 3, 2019 DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Braden Power

REPRESENTATIVE: None.

OWNER: POWERBP LLC

REQUEST:

- 1) Install new Carrera tile slab above front entry facade on main structure
- 2) Replace lights on front porch and balcony ceilings with new brush brass light.
- 3) Install two new sconce lights along front entrance of main structure.
- 4) Install new Carrera tile to front entrance steps and cheekwall on main structure.
- 5) Install new Saltillo tile on front concrete walkway.
- 6) Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway.
- 7) Install new antique brush brass house numbers on front of main structure.

BACKGROUND / HISTORY:

2/18/1983: Landmark Commission approved the demolition of a rear garage structure and installation of paved parking in place of demolished garage. Also approved was the removal of awnings on the main structure and repairs to the parapet walls (No associated CA#)

7/27/1983 – Landmark Commission approved new construction, however no plans or documentation are attached to the CA form (No associated CA#).

5/24/1984 – Landmark Commission approved the installation of an awning over the rear entrance (No associated CA#)

1/7/1992 – Landmark Commission approved installation of wrought-iron fencing in the rear interior sideyard (No associated CA#).

The structure is considered compatible but not contributing to the Munger Place historic district.

ANALYSIS:

Requests #1, 4, 5, & 6: Staff is recommending denial without prejudice of the installation of tile on the front façade entry, as well as the front entrance steps, walkway, sidewalk, and new retaining wall with tile cap. Tile is not an approved material on the facades of the structure or on sidewalks and walkways in Munger Place.

Request #2: Staff is recommending approval of the new front porch and balcony ceiling lights. Although these lights do have a more modern aesthetic, they will be located behind the lowered front entrance balcony walls and will not be visible from the street.

Request #3: Staff is recommending denial without prejudice of the new sconce lights. The design of the light fixture is very modern, and would require that electric conduits be installed, which is not allowed per the ordinance.

Request #7: Staff is recommending approval of the new house numbers. Size and design are compatible with the neighborhood and the structure.

STAFF RECOMMENDATION:

- Install new Carrera tile slab above front entry facade on main structure Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front façade would have an adverse effect on the architectural features of the structure and on the historic overlay district.
- 2) Replace lights on front porch and balcony ceilings with new brush brass light Approve Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Install two new sconce lights along front entrance of main structure Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and the historic overlay district.
- 4) Install new Carrera tile to front entrance steps and cheekwall on main structure Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on the front entrance steps would have an adverse effect on the historic overlay district.

- 5) Install new Saltillo tile on front concrete walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
- 6) Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because tile on public and private walkways/sidewalks and concrete caps on waterfall steps would have an adverse effect on the historic overlay district.
- 7) Install new antique brush brass house numbers on front of main structure Approve Approve photos dated 11/4/19 with the finding the proposed work will not have an adverse effect on the architectural features of the structure and the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- Install new Carrera tile slab above front entry facade on main structure Deny without prejudice – Installation of Carrera tile slab above front entry façade not consistent with preservation criteria section 'L'.
- Replace lights on front porch and balcony ceilings with new brush brass light. – Deny without prejudice – Front porch ceiling & front balcony ceiling fixture, reselect to be compatible with architectural style of main structure & proposed wall sconces (see item 3).
- 3) Install two new sconce lights along front entrance of main structure and replace rear entrance light with new sconce light. Deny without prejudice Exterior wall sconce to be reselected to match architectural style of main structure. Rear light fixture included in description not submitted/marked. Note, exposed conduit for exterior electric not permitted per section (2)(D).
- 4) Install new Carrera tile to front entrance steps and cheekwall on main structure. Deny without prejudice Carrera tile at front entrance not a permitted material per section (N)(cc).
- 5) Install new Saltillo tile on front concrete walkway. Deny without prejudice Saltillo tile at front concrete walkway not a permitted material per section (2)(I).
- 6) Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway. Deny without prejudice Concrete cheekwall and Saltillo tile front walkway, not a permitted material. Detailing not consistent with style & character of district.
- 7) Install new antique brush brass house numbers on front of main structure.
 Approve Antique brass house numbers, no exception to style, size & finish as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant:	Braden Power	
	923 Gaston Avenue	Building Inspection:
City, State and Zip Code: _C	allas, Tx 75214	Please see signed
Daytime Phone:(214) 550-0000 Fax: (214) 550-0033	drawings before
Relationship of Applicant to	Owner: Owner	issuing permit:
PROPERTY ADDRESS:	4902 Worth	Yes No
Historic District:	Munger	Planner's Initials
PROPOSED WORK:		
Please describe your propo	sed work simply and accurately. Attach extr	a sheets and supplemental
material as requested in the		
 Exterior ceiling light 		
	added by front entry door	
	d to steps to replace what was removed	
	y covered with charcoal saltillo tile	
Concrete border	added to side of walkway	CEIVED BY
Cerrera tile slab a	added to front facade above entry lietwe	en first and second floor
Address numbers ch	nanged from black to antique brush brass	
Signature of Applicant:	Date:	OCT 0 3 2019
Signature of Owner	Date: 7/30/20	
Signature of Owner:	(IF NOT APPLICANT)	· Di aning
4 DD: 10 4 T(0); DE 4 D	CIU	rrent Planning
APPLICATION DEAD	LINE:	
Application material must be co	ompleted and submitted by the FIRST THURSD for exceptions), before the Dallas Landmark (AY OF EACH MONTH, 12:00
approval of any change affecting	g the exterior of any building. This form along with	commission can consider the
	on Planner at City Hall, 1500 Marilla 5BN, Dallas, 1	
	DO NOT FAX PAINT SAMPLES OR PHOTOGR	
	riteria checklist as a guide to completing	
	ed and will be returned to you for more informa	
	at 214/670-4538 to make sure your application is c	
OTHER:		
	have the right to an annual within 20 days of	
	have the right to an appeal within 30 days afte to attend the Landmark Commission hearing the f	
	s of City Hall (see exceptions). Information r	
certificates of appropriateness f	or individual addresses is available for review in 5E	BN of City Hall.
Please review the enclosed Review		
	al, a Certificate of Appropriateness has been:	
APPROVED. Please relea	ase the huilding permit	
	TIONS. Please release the building permit in acco	rdance with any conditions.
	elease the building permit or allow work.	adiloo marany oonalaona
■ DENIED WITHOUT PREJU	JDICE. Please do not release the building permit	or allow work.
Sustainable Construction a	and Development	Date
Certificate of Appropriatene	ss City of Dallas	Historic Preservation
		Rev. 111408



Aerial View



Front façade



Property adjacent to the left





View across Worth

Product: Carrera Marble

Scope of Work: Add Carrera marble to front façade in space above entry between first and

second floor

Style: Carrera marble slab

Size: 9'-3" x 1'-4" x 2cm

Objective: Add Carrera marble to front façade. Architect letter discloses how the marble is to

be mounted for safety.



Front Facade



Space between floors and inside the border 9'-3" x 1'-4" x 2cm



Carrera Marble

A 2"x2"x1/4" steel angle should be lag bolted to the header framing above the door (which the stone will sit on), this angle should run continuous for the length stone tile that you are using. The angle should be lag bolted at 12" O.C. This is a standard lintel condition, and this will be an acceptable method of construction. The stone tile can be attached to the wall using thin-set mortar – the weight of the stone will is approximately 13 lbs per Sq Ft

Request #1: Install new Carrera tile slab above front entry facade on main structure



Existing front entry light



Existing balcony above front entry light



New antique brush brass sconce with Edison bulb 14"W x 14"D x 5"H from Restoration Hardware

Request #2: Replace lights on front porch and balcony ceilings with new brush brass light.

Product: Sconce Lights

Scope of Work: Add sconce to entry and replace light at back entry

Style: Antique brush brass Size: 11½"W x 10½"D x 23"H

Objective: Add sconce to entry for better lighting and aesthetics and match back entry light

with front



Existing front entry without sconces



sconce with Edison bulb 11½"W x 10½"D x 23"H from Restoration Hardware

Request #3: Install two new sconce lights along front entrance of main structure.

Product: Carrera Marble

Scope of Work: Replace Carrera marble steps that was removed by previous owner

Style: Carrera marble slab 2cm thickness

Size: Existing step

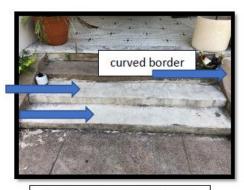
Objective: Replace Carrera marble that used to be on the entry steps



Front Façade



Steps and curved border to steps



Replace Carrera marble on 2 steps and add to curved border



Carrera Marble Slab 2 cm

Request #4: Install new Carrera tile to front entrance steps and cheekwall on main structure.

Product: Saltillo Tile

Scope of Work: Add Saltillo tile on top of existing walkway and in small area across public

sidewalk between grass

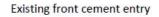
Style: Spanish Saltillo Tile in charcoal gray

Size: 12" x 12" squares

Objective: Enhance front hardscape with beautiful Saltillo tile. Several buildings along Swiss

Avenue have varied types of tile walkways.







Saltillo Tile for Walkway

Request #5: Install new Saltillo tile on front concrete walkway.

Product: Raised cement border painted to match house

Scope of Work: Add raised concrete border along walkway, not to include portion across public sidewalk

Style: to match style shown in example photo

Size: 8" high

Objective: Add raised concrete border along walkway, not to include portion across public

sidewalk. Add cap in charcoal Saltillo tile to match walkway





Existing front cement entry

Example of cement border along walkway.

- Sides painted to match house as shown in photo
 - Top cap covered in black Saltillo tile to match walkway

Request #6: Install new 0'-8" raised concrete cheekwall with Saltillo tile cap along front walkway.

Product: Building address numbers

Scope of Work: Replace black numbers with antique brush brass

Style: simple

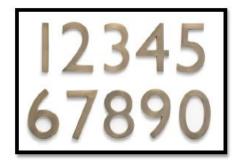
Size: 5"

Objective: Replace existing black address numbers with antique brush brass numbers to match

lighting.



Existing address numbers



New address numbers antique brush brass

Request #7: Install new antique brush brass house numbers on front of main structure.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that: (ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 10/08/19 TIME: 5:30 pm MEETING PLACE: Preservation Dallas/ Wilson House (2922 Swiss Avenue) Applicant Name: Braden Power Address: 4902 Worth Date of CA/CD/CR Request: 10/3/19 RECOMMENDATION: X Deny without prejudice Approve with conditions Deny _ Approve TEM 7 Recommendation / comments/ basis: 17EU -6 ITEM!: INSTAUMTON OF COMPRESS THE SUBSE PRONTE FRONT ENTER SECTION 'L' ITEM 2: FRONT PORCH CENTURY & FRONT BANC. CENTURY TO BE COUPLIBLE W ARCH. STYLE PROPOSED WAN SLONGES, SEE ITEX Task force members present Joanna Hampton (Chair) Kari Houston Osborn (Munger Alt.) John Gormley Wesley Powell Virginia Bonifield (Swiss Alt.) Elizabeth Mast Emily Stevenson Greg Johnston Mark Guest(Vice-Chair) Ex Officio staff members present : Melissa Parent X Simply Majority Quorum: no (four makes a quorum) Maker: KMI OSBOTEN 2nd: 2nd: John GORNVEY Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE 10/08/2019 The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.

ITEM 2 (CONT.) - REAR LIGHT FIXINGE INTUNED IS DESURIPTION NOT SUBMITTED, HARRED, COORD. WITH ITEM 3 WALL SCOLLE.

NOTE, EXPOSED CONDUIT FOR EXTERIOR EVEC. NOT PERHITTED PER SECTION 2(b)

HEN 3: EXTERIOR WHU SCONCE TO BE RESENTED . TO MATCH SPECIAL STYLE OF MAIN SPECIALE.

PERMITTED MATERIAL PER SECTION N (CC)

HOT A PERMITTED MATERIAL PER SECTION TO ZI

HENG: CONC. CHERKWON & SINTIUM TILE WANT FRONT WOMINDAY; NOT A PERMITTED METERIAL, DETAIL ING NOT CONSISTENT WITH STYLE & CHARROTER OF DISTRICT

TO STYLE, SIZE & FILISH AS SUBMITTED.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-021(MP) LOCATION: 4724 Junius Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 98 PLANNER: Marsha Prior DATE FILED: Oct 3, 2019 DISTRICT: Peak's Suburban

MAPSCO: 46-B

CENSUS TRACT: 0015.02

APPLICANT: Mark LeFaive

REPRESENTATIVE: None

OWNER: BLACK OUR VISION LLC

REQUEST:

1) Construct rear addition.

- 2) Resize, relocate, and replace one window on left side elevation.
- 3) Install 8' wood fence.
- 4) Install concrete patio and driveway.

BACKGROUND / HISTORY: None

The structure is listed as contributing to the Peak's Suburban Addition historic district.

ANALYSIS:

Request #1 – Staff is recommending approval of the proposed rear addition with a few conditions. Staff would like to ensure that all new windows are historically accurate as one-over-one windows with wood exteriors. In addition, a vertical trim board should be placed on the side elevations, per Secretary of the Interior's Standards, to demarcate the original from the new addition. Task Force recommended to deny without prejudice for several reasons, with one being the solid-to-void ratio. Upon receiving Task Force comments, the applicant added windows, but not the full number recommended by Task Force. Staff believes the solid-to-void ratio to be sufficient because it comes close to that of the rear 50% of the original side elevations.

Request #2 – Staff is recommending denial without prejudice because the preservation criteria ordinance declares side elevations as protected and that original openings are to remain intact. Should the Landmark Commission determine that the relocation and resizing is appropriate, Staff would be supportive. Due to a misunderstanding regarding the original request, Task Force members believed the window in question to be resized

only, but remain in the same location, thus they recommended approval with conditions that the window only be minimally resized.

Request #3 – Staff is recommending approval of the proposed 8' wood fence. The applicant had originally requested that the fence extend forward into the front 50% of both the cornerside and side yards. However, after hearing of the Task Force recommendation and discussing with Staff the preservation criteria ordinance, the applicant revised the site plan to abide by the ordinance.

Request #4 – Staff is recommending to approve with the condition that the concrete is brush finish and Task Force was also supportive of the proposed work.

STAFF RECOMMENDATION:

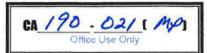
- 1) Construct rear addition Approve with conditions Approve drawings dated 11/4/19 with the condition that siding is an exact match in material, profile, and dimension as original and that a vertical trim board is placed on the side elevations where addition begins to demarcate the original from the addition, that new door has wood exterior, and that new windows are one-over-one windows with wood exterior with the finding the work is consistent with preservation criteria Sections 4.2, 4.3, and 4.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Resize, relocate, and replace one window on left side elevation Deny without prejudice The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(i) because it is inconsistent with preservation criteria Section 3.10 which states that original window openings must remain intact and be preserved.
- 3) Install 8' wood fence Approve with conditions Approve site plan dated 11/4/19 with the condition that the return gates are simple wrought iron with flat top with the finding the work is consistent with preservation criteria Sections 2.11 and 2.12 and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install concrete patio and driveway Approve with conditions Approve site plan dated 11/4/19 with the condition that material is brush finish concrete with the finding the work is consistent with preservation criteria Section 2.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

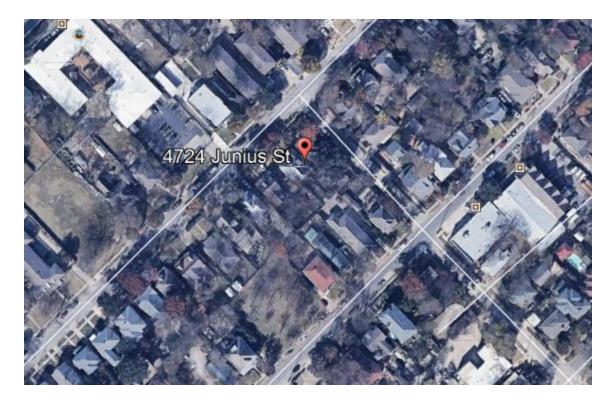
- Construct rear addition Deny without prejudice Inadequate solid-to-void ratio
 of window openings. Recommend two more windows in master bedroom and add
 one window in hall on left elevation. Add one window in master bedroom and one
 window in bathroom on right elevation. Recommend addition siding to match
 original profile. New windows to be all wood windows.
- 2) Resize and replace one window on left side elevation Approve with conditions Kitchen window to keep existing header and width of window; sill to be as close to counter top height as possible.
- 3) Install 8' wood fence Approve with conditions Approve location of wood fence. Fences in front elevation to be wrought iron and 70% open. Provide details/drawings.

4) Install concrete patio and driveway - Approve - Approve concrete patio and

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Sustainable Construction and Dev		Date	
 DENIED. Please do not release the DENIED WITHOUT PREJUDICE. P Signed drawings and/or specifications an 	Please <u>do not</u> release the building	ng permit or allow work.	
APPROVED. Please release the but APPROVED WITH CONDITIONS.	Please release the building pem	nit in accordance with any cond	litions.
Please review the enclosed Review and Action Memorandum to the Building Official, a Common of the Building Official of th		been:	
OTHER: In the event of a denial, you have the decision. You are encouraged to attend 1:00 pm in Council Chambers of City Ha of appropriateness for individual address	the Landmark Commission he lift (see exceptions). Information	aring the first Monday of each regarding the history of past of	month at
Please use the enclosed criteria chec cannot be reviewed and will be return Preservation Planner at 214/670-4209 to	ned to you for more information	on. You are encouraged to	
APPLICATION DEADLINE: Application material must be completed NOON, (see official calendar for excapproval of any change affecting the ext must be filed with a Preservation Planne	ceptions), before the Dallas L terior of any building. This form	andmark Commission can collated along with any supporting docu	nsider the
,	T APPLICANT) Date:	OCT 0.3 2019	•
Signature of Applicant: MFJ	faire Date:	RECEIVED	BY
This request is to obtain approval to renovate, proposing to add another 500 sqft to the back renovated 4 bedroom, 2 % bathroom home whome are provided in Attachment 1. Support this submittal.	of the house for a total sqft of about the house for a total sqft of a total sqft	at 1800. The end result will be a colletails regarding the exterior renovations.	completely vation of the
PROPOSED WORK: List all proposed work simply and ac specified in the submittal criteria che			
PROPERTY ADDRESS: 4724 Juni Historic District: Suburban Peak	ius St, Dallas, Texas 77246		ntributing.
Relationship of Applicant to Owner:		Contrib	outing ontributing
City, State and Zip Code: Houston,		Main Struct	
Mailing Address: 1712 Upland Lks	s Dr	OFFICE II	SE ONLY



Aerial view. Google Maps, 2019, maps.google.com.



Front (North) elevation.



View to left (East) of 4724 Junius.



View to right (West) of 4724 Junius.



View across (North) of 4724 Junius.



Left side elevation of 4724 Junius.



Close up photo of front porch submitted by applicant.



Close up photo of front porch submitted by applicant.



Photo of left (East) side elevation submitted by applicant.



Photo of left (East) side elevation from rear corner submitted by applicant.

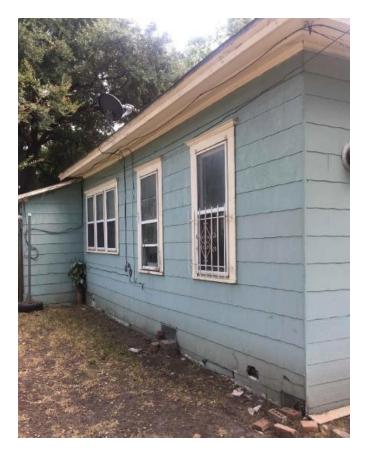
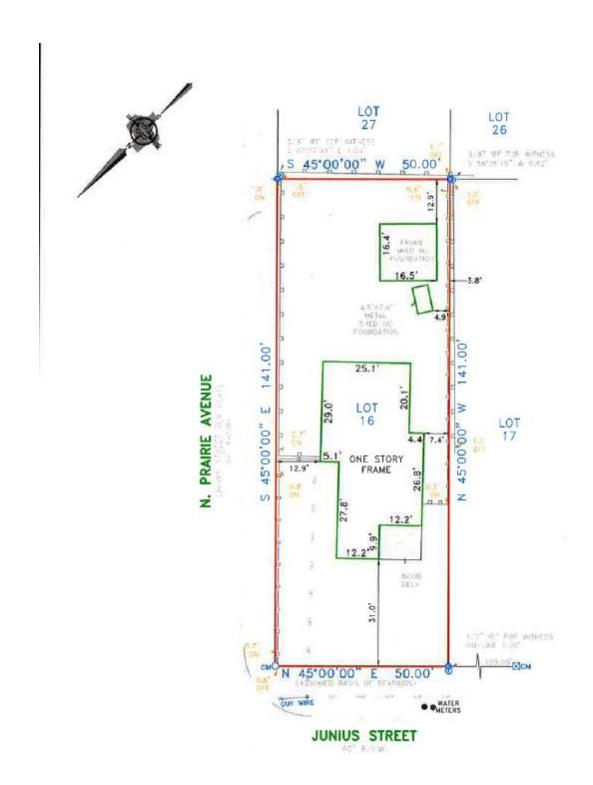


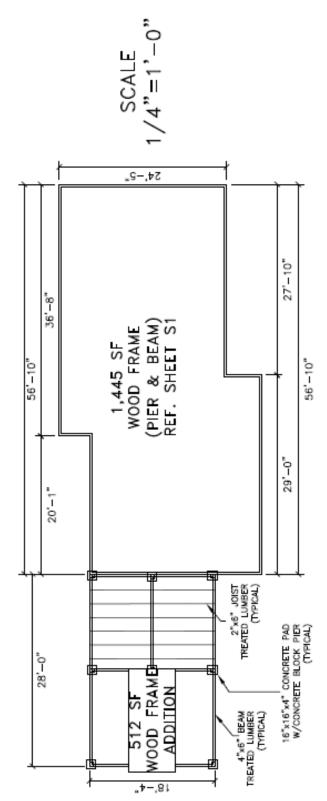
Photo of right (West) side elevation from rear corner submitted by applicant.



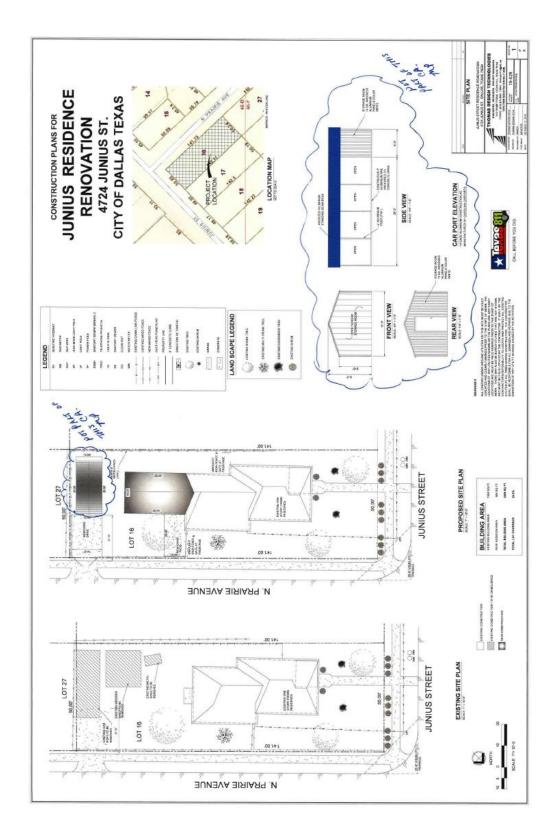
Rear photo of house submitted by applicant.



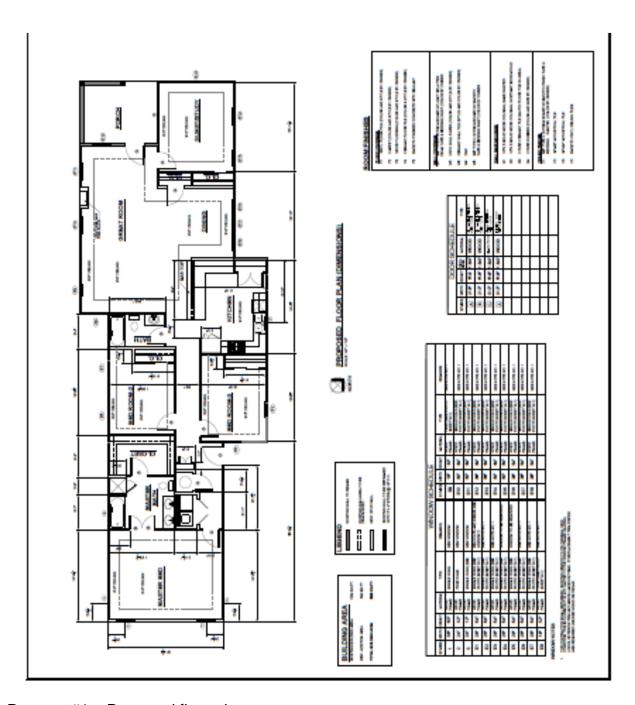
Survey plat.



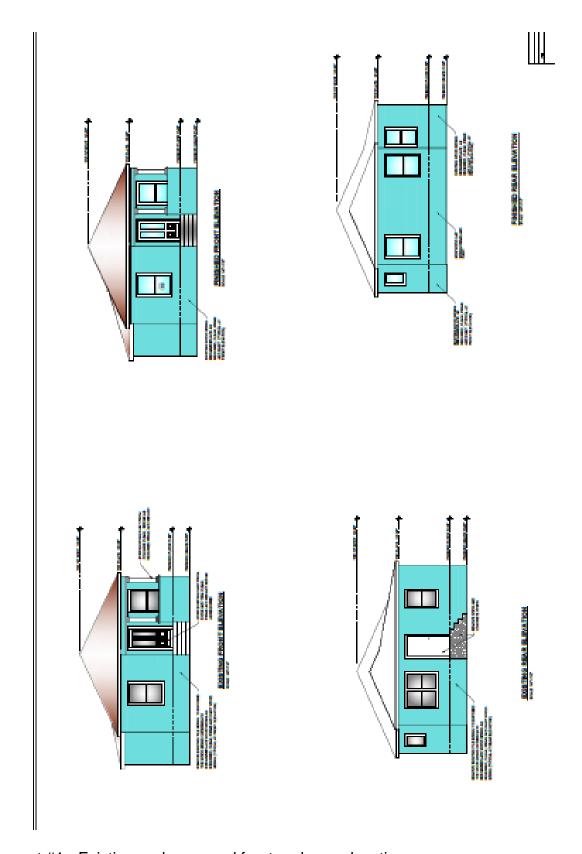
Request #1 – Foundation plan.



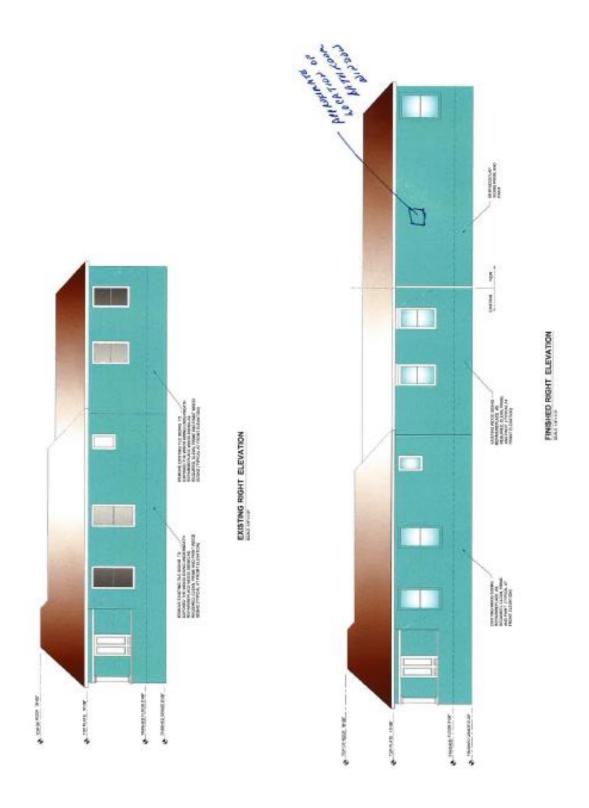
Request #s 1, 3, and 4 – Proposed site plan.



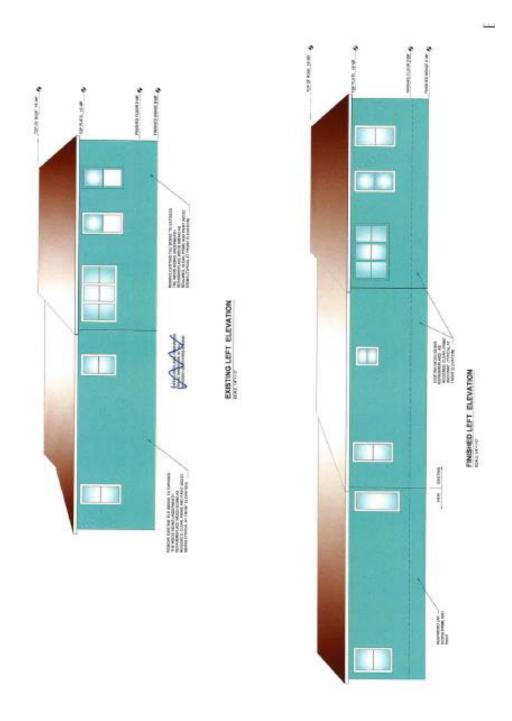
Request #1 – Proposed floor plan.



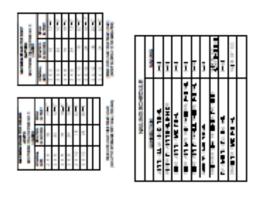
Request #1 - Existing and proposed front and rear elevations.

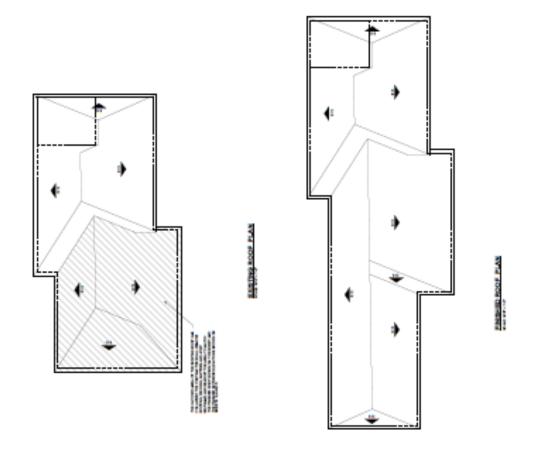


Request #1 – Existing and proposed right (East) elevation.



Request #s 1 and 2 – Existing and proposed left (West) elevation.





Request #1 – Proposed roof plan.



Request #3 – Photo of current fence/gate. Proposed 8' wood fence to match neighbor's fence.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

4.0 New Construction and Additions

- 4.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades may not exceed the height of similar historic structures in this district.
- 4.7 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction must be established and maintained. Historic details at parapets and copying must be preserved and maintained where abutting new construction.

Request #2 -

Fenestration and Openings

3.10 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

Request #3 -

2. Site and Site Elements

- 2.11 Interior side yard fences must be located in the rear 50% of the side façade. Interior side yard fences must be located behind the open front porch of an adjacent house. The fence at the side property line may be a solid fence. The portion of the fence facing the main street must be at least 70% open. Chain link fences do not qualify as a '70% open fence."
 - a. The commission may, if it determines more screening is necessary to ensure privacy, allow interior side yard fences to be located up to the point 5 feet back from the corner of the house measured from the back

wall of the front porch, provided that fences may not exceed 8 feet in height.

- 2.12 Solid fences in cornerside yards must not be located directly in front of the cornerside façade except that the commission may allow a solid fence directly in front of any portion of the rear 50% of the cornerside façade if:
 - a. more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and
 - b. the fence does not screen any portion of a significant architectural feature of a main structure.

Fences in cornerside yards that are at least 70% open, up to maximum height of 8 feet, may be located in the front 50% of the cornerside façade if deemed appropriate. Chain link fences do not qualify as a '70% open fence.' These fences must be constructed of materials with dimensions no greater than two inches in width and depth, except for structure supports (See Addendum B).

Request #4 -

2. Site and Site Elements

2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.

TASK FORCE RECOMMENDATION REPORT PEAK'S SUBURBAN ADDITION/ EDISON – LA VISTA

	DATE: 10/10/19
	TIME: 5:30 pm
	MEETING PLACE: 2922 Swiss Avenue (Wilson House)
Applicant Name	n. Mark Lafaire
	s: Mark Letaive
Date of CA/CD Request	
RECOMMENDAT	
Approve	Approve with conditionsDeny Deny without prejudice
	The state of the s
Recommendation / comm	ments/ basis:
eny removal	of Indary front door.
10.	12 To 100 and Bodiesma and all me
econmend 41	nove windows investor sear our and and ex-
naow por in t	nore windows in Master Bedroom and add on Hallon Left Elevation. Add I window in maste lidto void ratio of window openings.
and I window	in bothroom on Right Elevation. Recommen
addition sidi	not pratch Existing Hopersusperprofile.
New windows	to be all wood windows (5) kitchen window
	no header & width of window. Sill to be
as close to con	unter toppas possible.
	height
Task force members pres	sent
X Leslie Nepveux (C	
Aimee Sanborn	★ Kathy Finch Jennifer Suitonu Mathematical Suitonu Jennifer Suitonu Mathematical Suitonu Mathematic
VACANT (Peak's	
VACANT (Edison/	/LaVista Res)
Ex Officio staff members	rs present Marsha Prior
Simple Majority Quorum	
Maker: JimAnde	uson
and kathy Fi	inch,
Task Force members in f Task Force members opp	
Basis for opposition:	yours.
CITATO CO A D	MATE: 10-10.19
HAIK, Task Force	ation will be reviewed by the landmark commission in the City Council chamber,
	ation will be reviewed by the landmark commission in the City Council chamber,
CHAIR, Task Force The task force recommenda Room 5ES, starting at 10:00	

- (9) Approve locations of wood fence. Tences in front Elev to be marght in \$70% open. Provide details parawings.
- @ Approve concrete patio + oriveway as shown.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-023(MP) LOCATION: 4817 Junius Street

STRUCTURE: Main & Non-Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 98 PLANNER: Marsha Prior DATE FILED: Oct 3, 2019 DISTRICT: Peak's Suburban

MAPSCO: 46-B

CENSUS TRACT: 0015.02

APPLICANT: Augusta Custom Homes

REPRESENTATIVE: Taylor Perrine

OWNER: SOK RITHY

REQUEST:

1) Install landscaping in front yard.

- 2) Install landscaping in rear and side yards.
- 3) Install fence.
- 4) Construct pool with water feature in rear yard.

BACKGROUND / HISTORY:

10/1/18 – Landmark Commission approved new construction (CA178-938(MLP)).

Lot with partial construction in the Peak's Suburban Addition Historic District.

ANALYSIS:

Request #1 – Staff is recommending to approve with the condition that the proposed light post in the front beds is no taller than 12". Staff's concern is that the posts are very modern looking and that limiting them to 12" would make them less noticeable. The applicant has noted that the posts are custom made and that the light will shine downward. Task Force members reviewed and commented on an earlier version of the landscape plan that had more hardscaping. Upon receiving comments by the Task Force members, the applicant made revisions to address their comments.

Request #2 – Staff is recommending to approve the proposed landscaping for the rear and side yards. Although the proposed 9' light posts do not mimic an older style of light, they have been designed to cast light downward. Staff believes that their simple design would not impact the historic look of the main structure nor the historic overlay district. The plan also calls for artificial turf in the rear and a portion of the right side yard. Although this material is not historically accurate, Staff believes that is would not be noticeable, and thus, not have an adverse effect. Task Force was also supportive of the rear and side

yard landscaping, but had concerns about the concrete driveway, which the applicant addressed and revised.

Request #3 – Staff is recommending to deny without prejudice because the ordinance stipulates that sideyard fences must be located within the rear 50%. Landmark Commissioners; however, may grant permission to extend sideyard fences up to 5' back from the corner of the house if more security is necessary. Staff would be supportive of this. Task Force recommended to approve with the condition that the sideyard fence is set back to the rear 50% mark.

Request #4 – Staff is supportive of the proposed pool and water feature because it is located in the rear and would not have an adverse effect on the historic overlay district. Task Force was also supportive.

STAFF RECOMMENDATION:

- 1) Install landscaping in front yard Approve with conditions Approve landscape plan dated 11/4/19 with the condition that the low volt light post are no more than 12" tall with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install landscaping in rear and side yards Approve Approve landscape plan dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Install fence Deny without prejudice The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences within the front 50% of the side yard would have an adverse effect on the historic overlay district.
- 4) Construct pool with water feature in rear yard Approve Approve landscape plan dated 11/4/19 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install landscaping in front yard Approve with conditions Approve landscape in front yard with condition that we deny side wing wall on front walkway from stairs to porch. One brick high landscaping across front. Roll step to be typical of neighborhood at stairs. No planter column at back of roll step. Wind wall at porch to be brick with cast stone top and only at stair locations. Recommend no light poles in front yard.
- 2) Install landscaping in rear and side yards Approve with conditions Driveway should be no wider than 16' wide behind porte cochere; curve around existing tree; at garage doors concrete can be as wide as shown.
- 3) Install fence Approve with conditions 9' fence to be only in rear 50% as per ordinance. 9' fence to be maximum height including 1' concrete stem wall.
- 4) Construct pool with water feature in rear yard Approve Approve pool and water feature as shown. Approve basketball court as shown. Lamp posts in front 50% denied. Lamp posts in rear 50% to be 9' max tall.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Augusta Custom	Homes				
Mailing Address : 4121 Swan Lake			OFFICE USE ONLY		
City, State and Zip Code: Midlothian		7.0000	Main Structure:		
Daytime Phone: 214-766-3291 Relationship of Applicant to Owner: E	Alternate Phone: 214-95	7-8363	Contributing		
Relationship of Applicant to Owner	bulluei		Non-contributing		
PROPERTY ADDRESS: 4817 Junio	us Street Dallas, TX 7524	16	Holl contributing		
Historic District: Peaks Addition					
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."					
Certificate of Appropriateness for installation of landscaping, hardscaping, fencing and pool					
for a new construction home.					
ior a new construction nome,					
		RECEIVE	D BY		
\sim . D					
Signature of Applicant:	سنہ Date: ِ	10/03/2018 3 7	019		
Signature of Owner: Rithy	Role. Date:	10/03/2019			
Signature of Owner: Rithy S	APPLICANT)	Current Pla	nning		
APPLICATION DEADLINE:		Current Pie	umig		
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON , (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.					
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.					
OTHER:					
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.					
Please review the enclosed Review and Action Memorandum to the Building Official, a Cer		s been:			
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please <u>do not</u> release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please <u>do not</u> release the building permit or allow work. Signed drawings and/or specifications are enclosedYesNo					
	enclosedYesNo				
Sustainable Construction and Deve		C			



Aerial view. Google Maps, 2019, maps.google.com.



Front (South) elevation.



View to left (West) of 4817 Junius.



View to right (East) of 4817 Junius.



View across (South) of 4817 Junius.



Front elevation; photo submitted by applicant.



Close up of front elevation; photo submitted by applicant.



Close up of front elevation; photo submitted by applicant.



Left (West) side yard, facing street; photo submitted by applicant.



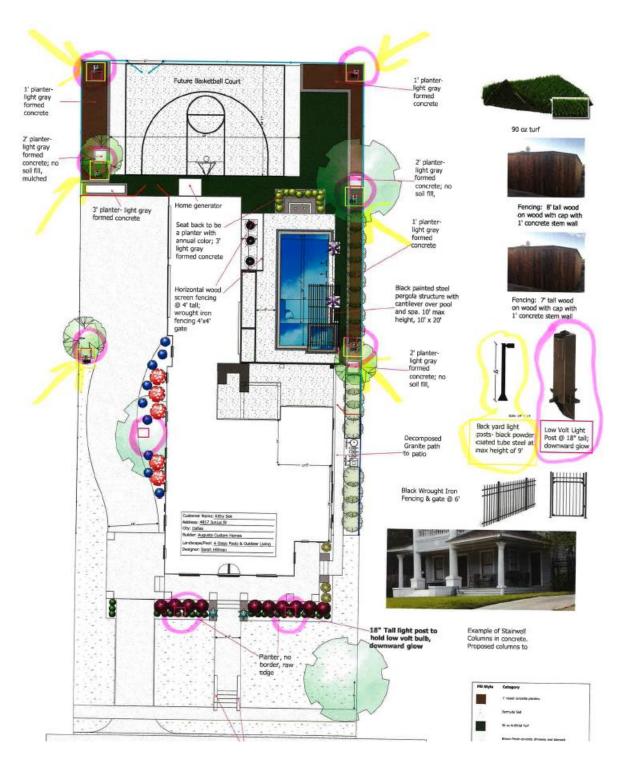
Left (West) side yard, facing rear; photo submitted by applicant.



Rear yard; photo submitted by applicant.



Rear yard; photo submitted by applicant.



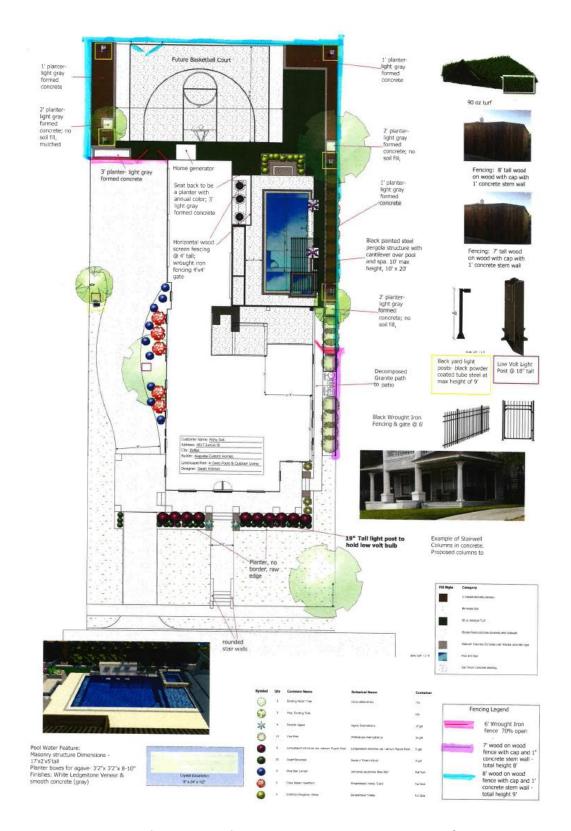
Request #s 1 and 2 – Location of proposed 18" tall lights (pink highlight) and 9' post lights (yellow highlight).



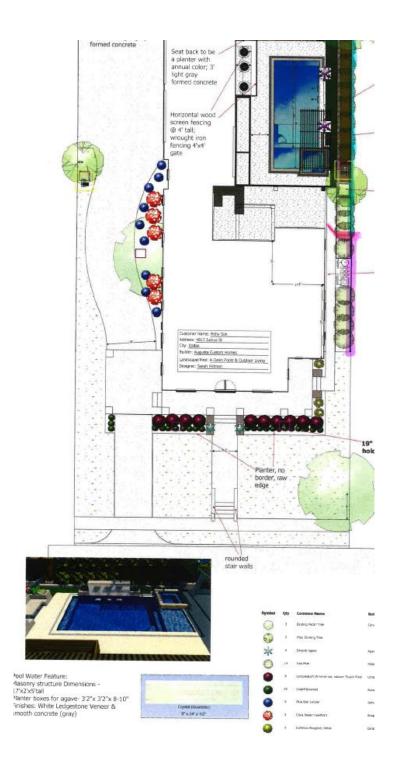
Request #2 – Proposed basketball court for rear yard.



Request #2 – Proposed basketball court for rear yard.



Request #3 – Location of proposed fence. Blue highlight = 8' wood fence on 1' concrete stem wall (total 9'); Purple highlight = 7' wood fence on 1' concrete stem wall (total 8'); Pink highlight = 6' wrought iron fence/gates.



Request #4 – Close up view of landscape plan with proposed swimming pool.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #s 1-4 -

There is no specific criteria for this structure in the Peak's Suburban Addition preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

DEVELOPMENT CODE

City Code Section 51A-4.501(g)(6)(C)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

	DATE: 10/10/19
	TIME: 5:30 pm
	MEETING PLACE: 2922 Swiss Avenue (Wilson House)
	Applicant Name: August Custom Homes (Taylor Perrine)
	Address: 4817 Junius
	Address: 4617 Junio
	Date of CA/CD Request: 10/3/19
	RECOMMENDATION: Deny Deny without prejudice
	ApproveApprove with conditionsDenyDeny without prejudice
-14	A CALL TO SERVICE AND
	Recommendation / comments/ basis:
	becommend one side wing walls on front walkway from
147	Stairs to porch . White keep only swing wals where at
	bouch Starts.
Fron	I Evolvaised planted beds in front of payer.
1.00	Tyde and no light poles in front gard.
1	Riconnerch -
1	Approximation of front you walleway from stairs to
maker	TORMAN SINCE WITCH WORKS TO THE TORNER
J.A.	porch. Bother One brick night lattes thick No popular
2.1=	Poll step to be typical of n'boad - at staiks. No planter
mol	column @ back of voll step. Who walls a stair locations.
Kr	price with cast st
ALL	Task force members present
infav	X Leslie Nepveux (Chair/Arch) X Jim Anderson Jennifer Suitonu
	Aimee Sanborn VACANT (Peak's Res) Kathy Finch VACANT (Edison/LaVista Alt.)
	VACAIVI (I can 5 rees)
	VACANT (Edison/LaVista Res)
	The second of th
	Co- Officio staff members present Marsha Prior
	Ex Officio stati memoris process
	Simple Majority Quorum: X yes no (four makes a quorum; no more than seven can vote)
	Simple Majority Querum 12.
	Maker:
	2 nd ;
	Task Force members in favor:
	Task Force members opposed:
	Basis for opposition:
	DATE: 10.10.19
	CHAIR, Task Force CHAIR, Task Force The task force recommendation will be reviewed by the landmark commission in the City Council chamber,
	The tack force recommendation will be reviewed by the landmark commission in
	Room 5ES, starting at 10:00 with a start briefing.
	The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which
	The Landmark Commission public hearing organism the real allows the applicant and citizens to provide public comment.
	allows the applicant and citizens to pro-

(2) Rear + side yds Approve of conditions - driveway no wider tran 16' wide; curve around existing thee; at garage doors Concrete can be as wide as shown . Tapprove wrought - an gates as shown. Suggest saffenting R side fence Mit to not be located in front 50%. @Approve pool & water feature as shown. Approve basketball court as shown, Lamp posts in front 50% devied. Lamp posts in rear 50% to be 9' max tall, and period appropriate of neighborhood. maker=JA 2nd=P.S. Favor = ALL 3) Jence Hopprose of consult Approve of conditions - 9' fence to be only in the to be reviewed at Candmark because it huns fences.

Past the 50% mark, the property force of fence to be the fences. past the 50% mark, the top of the sold mark exercises be max height including Wancette stan ball Maker & JA. Ind= 4.N. Apoprove wy conditions - q'fence to be only in Rear 50% of fence to be max. neight including 1' conclete stem wall. maker = JA. 2nd = L.N. FAVOR = ALL



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-018(MP) LOCATION: 2601 South Blvd

STRUCTURE: Accessory & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, R-75(A) Subdistrict

PLANNER: Marsha Prior DATE FILED: Oct 3, 2019

DISTRICT: South Blvd/Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: Jose Silva

REPRESENTATIVE: None

OWNER: ORBE JOSE V SILVA DEL

REQUEST:

Replace wood shingles with wood siding on accessory structure. Work initiated without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

The structure is a contributing property to the South Boulevard/Park Row Historic District.

ANALYSIS:

Staff is recommending denial without prejudice because the original wood shingles were a character defining feature. To remove this feature would have an adverse effect on the architecture of the accessory structure and on the historic overlay district. No Task Force members attended the meeting, therefore, there are no recommendations.

STAFF RECOMMENDATION:

Replace wood shingles with wood siding on accessory structure. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because changing original siding material would have an adverse effect on the architectural features of the accessory structure and the historic overlay district.

TASK FORCE RECOMMENDATION:

Replace wood shingles with wood siding on accessory structure – No meeting due to no Task Force members attending.

City of Dallas Landmark Commission	- 0/8 (P/P) ce Use Only				
Name of Applicant: JOSE SILVA Mailing Address: ZEOI SOUTH BUD City, State and Zip Code: DAIAS TX 75 215 Daytime Phone: 7862/66721 Alternate Phone: Relationship of Applicant to Owner: Jose SILVA 157HE OWNER	OFFICE USE ONLY Main Structure: Contributing Non-contributing				
Historic District: SOUTH PARK COUR HISTORIC					
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attack specified in the submittal criteria checklist for type of work proposed. DO NOT write	all documentation				
· REPLACE SHIM 910 FOI WOOD SIDING ON TOP PART OF					
GULST HOUSE. PAINT WOOD SIDING WITH SIMILA	2 Color of				
Baick.	2 2 2 2 2 2 2				
PLOJACE TRIMS FOR AMWINDOWS METERNAL DOKAPFET?					
Signature of Applicant: Date: 70/3/19	BY				
Signature of Owner: Date: OCT 0 3 20	19				
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF E NOON, (see official calendar for exceptions), before the Dallas Landmark Commissi approval of any change affecting the exterior of any building. This form along with any support must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752	on can consider the				
Please use the enclosed criteria checklist as a guide to completing the app applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	lication to the second				
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall					
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:					
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.					
Signed drawings and/or specifications are enclosedYesNo					
Sustainable Construction and Development D	ate				
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 061419				



Aerial view. Google Maps, 2019, maps.google.com.



Front (South) elevation.



View to left (West) of 2601 South.



View to right (East) of 2601 South.



View across (South) from 2601 South.



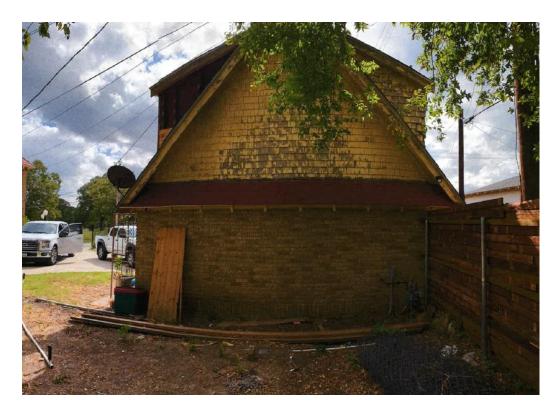
Elevation drawing submitted by applicant to show location of wood siding on front of accessory structure.



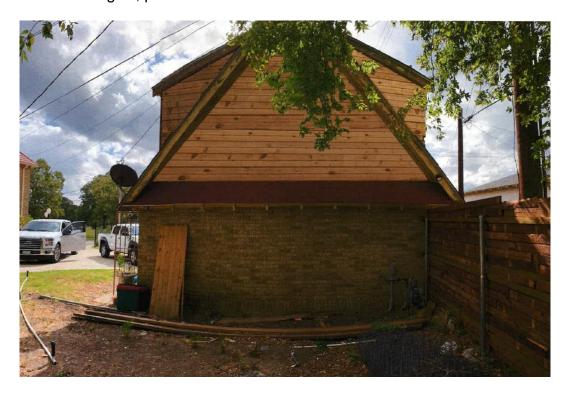
Accessory structure in 2009.



Accessory structure in 2009.



Gable with shingles, prior to removal.



Gable with boards, after work was initiated.



Siding undergoing removal.



Siding with new boards installed.



Siding with new boards installed.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the South Boulevard/Park Row preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

City Code Section 51A-4.501(g)(6)(C)(i) – for contributing structures:

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) the proposed work will not have an adverse effect on the historic overlay district; and
- (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

NO TASK FORCE COMMENTS DUE TO NO TASK FORCE MEMBERS ATTENDING MEETING



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-015(LC)
LOCATION: 1701 N Market St
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

PLANNER: Liz Casso

DATE FILED: October 3, 2019 DISTRICT: West End (H-2)

MAPSCO: 45-K

CENSUS TRACT: 0021.00

APPLICANT: GFF Architects

REPRESENTATIVE: Chris Andersen

OWNER: MARKET ROSS TX OFFICE OWNER LLC

REQUEST:

- 1) Replace existing non-historic storefront doors, sidelights and transoms on east elevation with new aluminum storefront system.
- 2) Replace existing non-historic storefront doors and sidelights on north elevation with new aluminum storefront doors and sidelights.
- 3) Replace existing non-historic storefront door and transom on west elevation with new aluminum storefront door and sidelight.

BACKGROUND / HISTORY:

5/4/2015 – Landmark Commission approved installation of two canopy signs and lighting on north and west elevations (CA145-317(MD)).

10/5/2015 – Landmark Commission approved installation of new doors and sidelights on south and west elevations (CA145-678(MD)).

1/5/2016 – Landmark Commission approved installation of a projecting sign on southeast corner (CA156-161(MD)).

8/6/2018 – Landmark Commission approved installation of a retractable awning on west elevation (CA178-760(LC)).

ANALYSIS:

1701 N Market Street consists of a full city block in the West End Historic District, and includes three structures with shared walls. This CA affects the structures in the center and on the far north end of the block.

The applicant is requesting to replace three wood entry doors on the structure, including sidelights and transoms. The existing doors are not original to the structure and are non-compliant with Texas Accessibility Standard (TAS) requirements. The purpose of this application is to bring these entries into compliance. The thresholds in particular for all three entries, are not compliant. Modifying the thresholds and retaining the existing storefront systems is not possible because once the thresholds are modified there would be a significant gap between the threshold and bottom of the doors. Therefore, the applicant is requesting to install new factory painted aluminum storefront systems in a black finish with clear insulated glazing and TAS compliant thresholds.

Request #1 – East (Front) Elevation (facing N Market)

The applicant is requesting to replace the central entry doors, sidelights and transoms on the east elevation with an aluminum storefront system to match the design of the existing. The existing entry is not original. Historic photos of the structure show this central entry was recessed originally. Sometime after 1978, the entry was altered and the recessed entry enclosed.

Request #2 – North Elevation (facing Corbin)

The applicant is requesting to replace the central entry doors and sidelights on the north elevation with an aluminum storefront system to match the design of the existing. The existing entry is not original. The opening is wide with a long concrete lintel and sits high above ground level off the loading dock on this elevation. The original use of this building was an industrial one. Historically this opening off the loading dock would not have had a glass storefront system with sidelights. Staff has been unable to locate photos or information that describe what the original doors would have looked like.

Request 3 – West (Rear) Elevation (facing Record)

The applicant is requesting to replace a central entry door and transom on the west elevation with an aluminum storefront door and sidelight. A transom would not be returned. The existing entry is not original. The door is too narrow for the opening and is asymmetrically framed within in. The transom is oddly proportioned. This entry also sits high above ground level off the rear loading dock. Historically this opening would not have had a full glass storefront door. Staff has been unable to locate photos or information that describe what the original door would have looked like.

Though not specifically included in their motion, Task Force was not supportive of the proposed aluminum storefront systems which they believed was inappropriate for the historic structures. Task Force questioned whether the applicant had explored alternatives or looked into the possibility of dropping the doors down and reframing them within the openings once the thresholds were modified. The applicant had not. Therefore, the Task Force recommended denial without prejudice due to lack of information and requested that the applicant investigate alternative methods for bringing the entries into TAS compliance. The applicant agreed to explore alternatives. At the time this case report was completed, the applicant had not provided Staff with additional information.

The preservation criteria does not specifically address door replacements. Staff does not believe the proposed new storefront systems are inappropriate. The existing entry on the east elevation is not only not historic, it is also not the original entry location since historic

images show the entry had been recessed. The entries off the loading docks on the north and west elevations are historic and would have had different doors than the glass storefront systems installed today. In the absence of evidence as to what the historic entries looked like, Staff does not believe that the proposed aluminum storefronts to be inappropriate as they are compatible with the existing architecture, easily identifiable as new to the building, and do not create a false sense of history by appearing to be historic or original building fabric. Therefore, Staff has recommended approval of all three requested items.

STAFF RECOMMENDATION:

- 1) Replace existing non-historic storefront doors, sidelights and transoms on east elevation with new aluminum storefront system. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace existing non-historic storefront doors and sidelights on north elevation with new aluminum storefront doors and sidelights. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing non-historic storefront door and transom on west elevation with new aluminum storefront door and sidelight. Approve Approve drawings dated 11/4/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

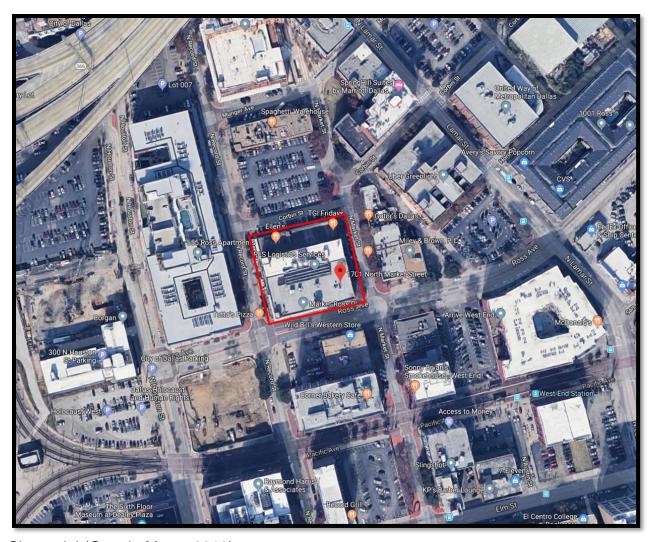
TASK FORCE RECOMMENDATION:

- 1) Replace existing non-historic storefront doors, sidelights and transoms on east elevation with new aluminum storefront system. Deny without prejudice Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
- 2) Replace existing non-historic storefront doors and sidelights on north elevation with new aluminum storefront doors and sidelights. Deny without prejudice Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.
- 3) Replace existing non-historic storefront door and transom on west elevation with new aluminum storefront door and sidelight. Deny without prejudice Deny without prejudice due to lack of information. Consider alternative methods of solving floor elevation problem at openings.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Chris A. Andersen AIA	
Mailing Address : GFF Architects, 2808 Fairmount St., Suite 300	OFFICE USE ONLY
City, State and Zip Code: Dallas, Texas 75201	Main Structure:
Daytime Phone: 214.641.2012 Alternate Phone:	
Relationship of Applicant to Owner: Architect	Contributing
PROPERTY ADDRESS: 1701 N. Market Street	Non-contributing
Historic District: West End / CBD	
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attack specified in the submittal criteria checklist for type of work proposed. DO NOT write	e "see attached."
Removal of non-original first floor entrance doors, sidelights, and transoms of	lue to non-
compliance with TAS requirements. Replacement with factory painted aluminum storefront	
system in compatible color, clear insulated glazing units, and TAS compliant thresholds.	
1 11	DEOCUTED DV
11/2/	RECEIVED BY
Signature of Applicant: Date:10.03.19	OCI 0 3 2019
Signature of Owner: Not APPLICANT) Date: 10.3-19	
APPLICATION DEADLINE:	Current Planning
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.	
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.	
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow with the building permit or allow work.	•
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	ate
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 061419



Site aerial (Google Maps, 2019)



Existing East Elevation



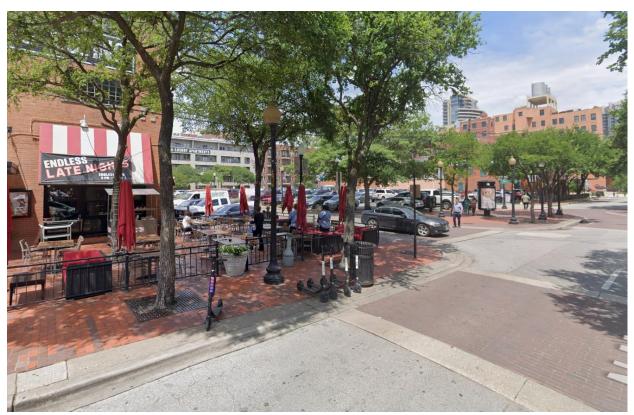
Existing North Elevation



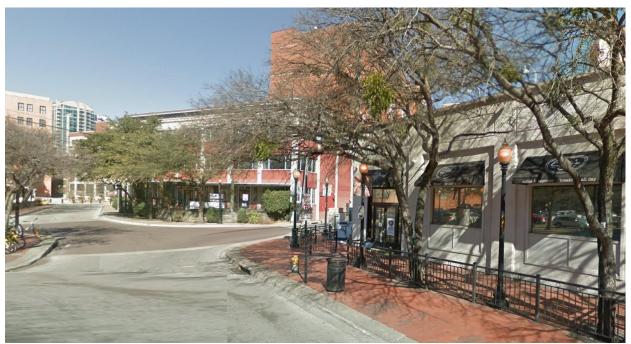
Existing West Elevation



Streetscape - Facing Southwest from N Market St



Streetscape – Facing Northwest from Market St

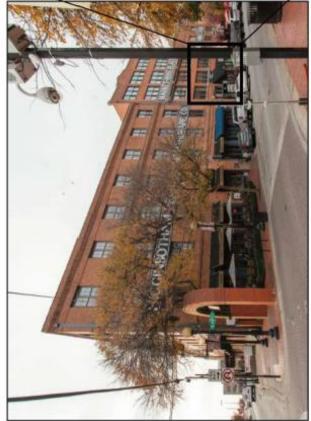


Streetscape – Facing Northwest from Market St (across street)



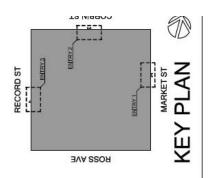
Streetscape – Facing Southeast from Market St (across street)





Request #1 – Existing Door on East Elevation
CA190-015(LC) D7-10







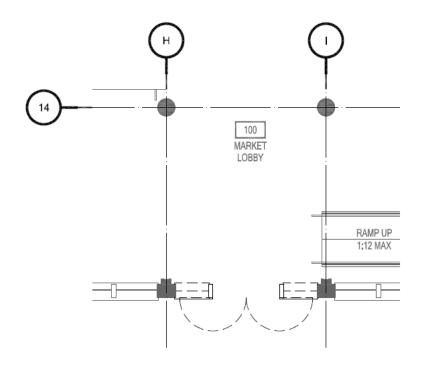








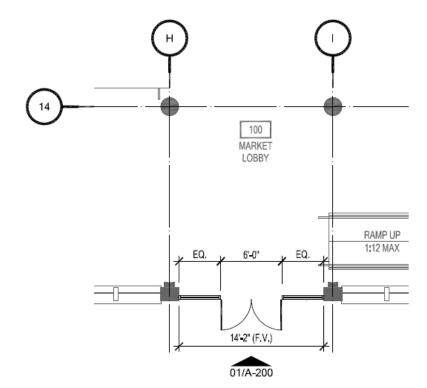
ENTRY 1 - EXISTING CONDITIONS



01 ENTRY 1 - DEMO PLAN

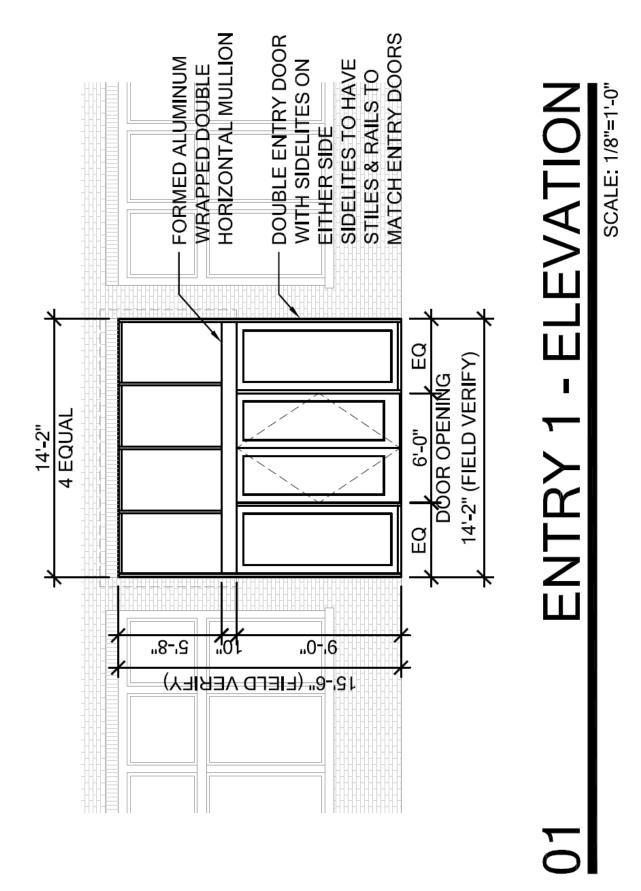
SCALE: 1/4"=1'-0"

Request #1 - Demo Plan

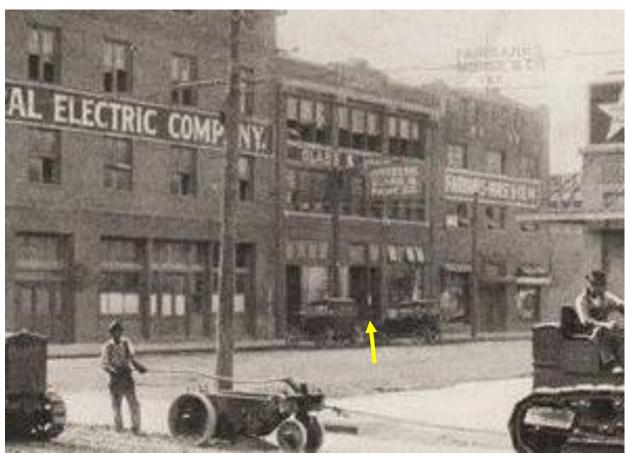


01 ENTRY 1 - FLOOR PLAN

SCALE: 1/8"=1'-0"



Request #1 – Proposed East Elevation
CA190-015(LC)
D7-13



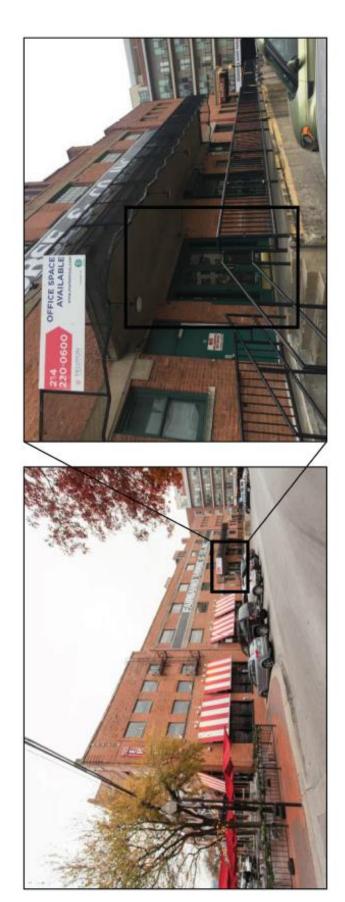
Request #1 – Historic Photo of East Elevation, date unknown



Request #1 – Historic Photo of East Elevation, 1978

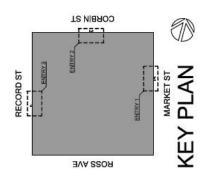


Request #1 – Historic Photo of East Elevation, 1978

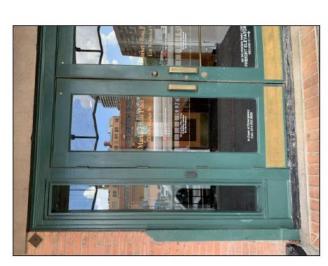


Request #2 – Existing Door on North Elevation CA190-015(LC) D7-16





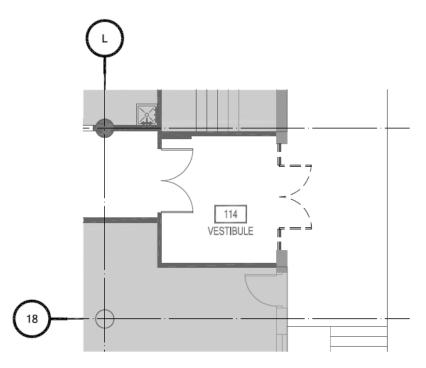






ENTRY 2 - EXISTING CONDITIONS

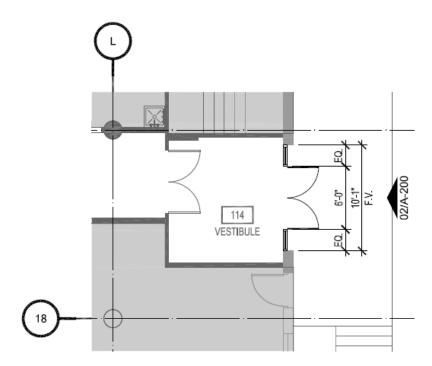
Request #2 – Existing Door on North Elevation



02 ENTRY 2 - DEMO PLAN

SCALE: 1/4"=1'-0"

Request #2 - Demo Plan



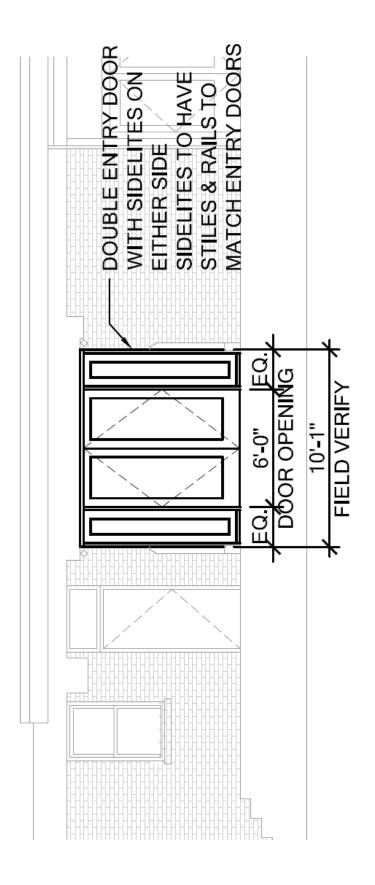
02 ENTRY 2 - FLOOR PLAN

SCALE: 1/8"=1'-0"

Request #2 – Proposed Floor Plan

CA190-015(LC)

D7-18



ENTRY 2 - ELEVATION

SCALE: 1/8"=1'-0"

02

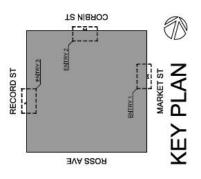
Request #2 – Proposed North Elevation
CA190-015(LC) D7-19





Request #3 – Existing Door on West Elevation CA190-015(LC) D7-20





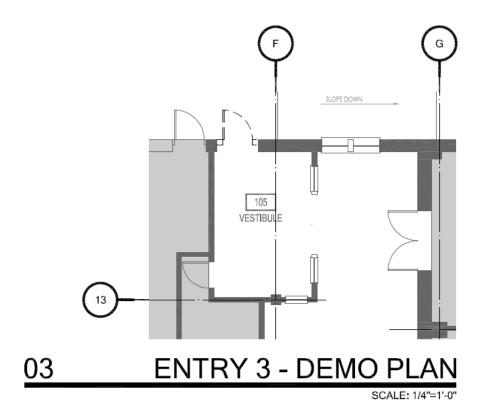




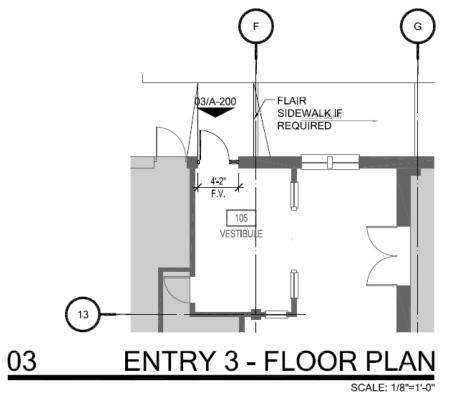


Request #3 – Existing Door on West Elevation

01 ENTRY 3 - EXISTING CONDITIONS



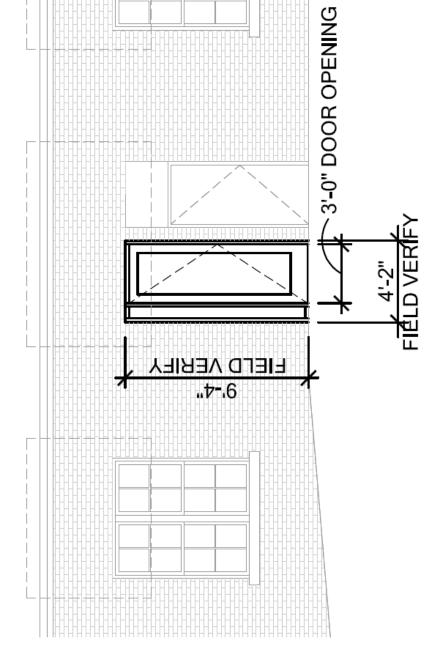
Request #3 - Demo Plan



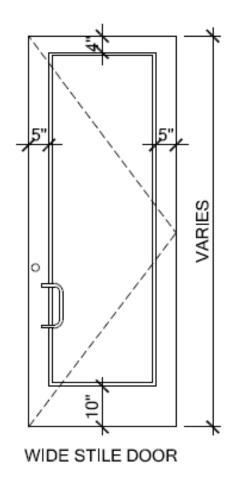
Request #3 – Proposed Floor Plan

ENTRY 3 - ELEVATION

SCALE: 1/8"=1'-0"



03



STOREFRONT SYSTEM OLDCASTLE SERIES 3000 THERMAL MULTIPLANE

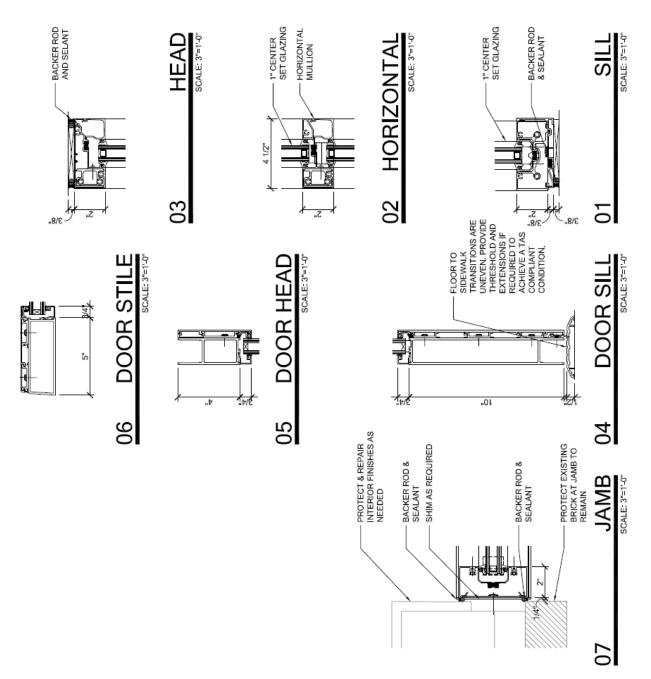
CENTER SET GLAZING

PAINTED KYNAR FINISH, COLOR FOR EACH ENTRY TO MATCH EXISTING PAINT COLOR ON ADJACENT WINDOWS

TYP. DOOR 04 ELEVATION

SCALE: 3/8"=1'-0"

Proposed Door Detail Drawing

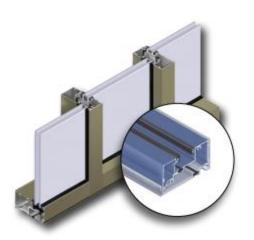


Proposed Door Detail Drawings

Series 3000 Thermal Multiplane—

the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering improved thermal performance and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, structural silicone glazing and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".

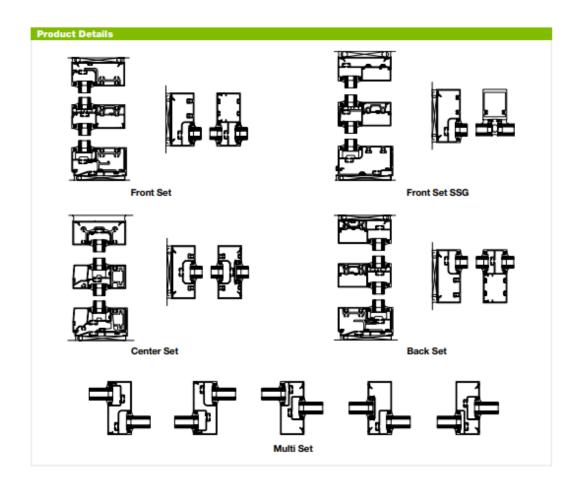




Architect: TR,i Architects

- Overall system dimensions: 2" x 4-1/2"
- · Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- · Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- · Continuous head and sill assembly option for Front Set
- · Screw spline and shear block assembly
- · Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500[®]/Hylar 5000[®] finishes, meeting all provisions of AAMA 2605
- · Factory anodized finishing





Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 32 with clear glass (Center and Front Set)
 37 with laminated glass (Center Set)
 38 with laminated glass (Front Set)

- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set) 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:

U-factor = 0.33, CRF = 68 Captured (Front Set)
U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
U-factor = 0.32, CRF = 63 Captured (Center Set)

 NFRC Certified and Thermal Performance Characteristics per AAMA 507



Paint Selection Guide



Colors shown are as accurate as color chip reproduction permits, but may vary from actual color on aluminum.



Proposed Finish Paint Color

Oldcastle BuildingEnvelope® proudly offers a wide range of standard colors for your project requirements. Our experience and expertise in applying architectural coatings assures you of a quality finish. Oldcastle BuildingEnvelope® standard color selection allows you to add color to your project at a reasonable cost and lead-time. Premier and Custom colors are offered on a per-job basis. Price and lead-time will vary according to project requirements.

Fluropon® Superior-Performance Coating Systems by Valspar

Valspar's Fluropon® coatings are premium fluoropolymer coating systems containing 70% Polyvinylidene Fluoride (PVDF) proprietary resins. Fluropon coatings are field-proven, superior-performance exterior finishes that meet or exceed AAMA (American Architectural Manufacturer's Association) 2605 specifications. They provide outstanding resistance to ultraviolet rays, exceptional color retention and resistance to chalking and chemical degradation, making them the finish of choice for high-rise and monumental structures, where proven performance and lasting performance are essential.

Before you choose the finish on your next project, consider the Fluropon® advantages:

- Outstanding resistance to chalk and fade
- Exceptional color consistency
- Solar reflective formulations available
- Long life cycle vital to sustainable design plans

It is the continuing intent of Oldcastle BuildingEnvelope® to be environmentally friendly in the communities where we manufacture as well as the areas in which our products are installed and maintained. All Standard Colors shown are also available in Valspar's high-efficiency Flurospar® coatings.

*Premier and custom colors may not be available in high-efficiency Flurospar® due to volume and formulation requirements.





2425 Olympic Boulevard ■ Suite 525-East ■ Santa Monica, CA 90404 1-866-OLDCASTLE (653-2278) ■ oldcastlebe.com

Proposed Finish Paint Color

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

DALLAS CITY CODE Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure:
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL

DATE: 10/9/2019 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: GFF Architects/ Chris Andersen
Address: 1701 N Market St (H-2; West End Historic District)
Date of CR/CA/CD Request: 10/3/2019
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Dany w/o prejudice due to lack of information
Consider altamate methods of solving flour
elevation problem @ aponings
Task force members present
Gary C. Coffman (Chair) Morgan Harrison Carolina Pace Ustin Curtsinger (Vice Chair) VACANT (Ind. Resident) VACANT (Alternate) VACANT (Alternate) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: ves no (four makes a quorum)
Maker: Justin Curtsinger
2nd: Caroline Pace
Task Force members in favor:
Task Force members opposed: Basis for opposition: Task Force members opposed: Morrison recused. Works GFF.
His GFF,
CHAIR, Task Force Saw DATE 10/9/2019
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which

allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-006 (MLP) LOCATION: 302 N. Clinton Ave. STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87, Tract 1 PLANNER: Melissa Parent DATE FILED: October 3, 2019 DISTRICT: Winnetka Heights

MAPSCO: 54-F

CENSUS TRACT: 0046.00

APPLICANT: Harry Nicholls

REPRESENTATIVE: None

OWNER: NICHOLLS HARRY K

REQUEST:

Replace existing wood front porch floor with new Aeratis PVC flooring.

BACKGROUND / HISTORY:

1/27/1982: Landmark Commission approved the replacement of window sills, replacement of wood siding and painting, replacement of two windows, and replacement of front porch decking (No associated CA#)

3/5/1998: Landmark Commission approved the construction of a new garage accessory structure, replacement of front walkway and driveway, installation of new drainage system and landscaping, and replacement of front porch decking (No associated CA#)

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

Staff is recommending denial without prejudice of installation of Aeratis porch flooring. This material is a synthetic PVC flooring which is not compatible with the structure or the neighborhood. Landmark Commission recently denied the use of Azek PVC porch flooring, which is a very similar (just different brand) material. The applicant has admittedly not looked into other replacement wood species that might be more durable than the existing pine, and staff believes the applicant should pursue that avenue before allowing synthetic materials to be installed on the structure.

STAFF RECOMMENDATION:

Replace existing wood front porch floor with new Aeratis PVC flooring - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-

4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for alterations in Section 51P-87.111(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."

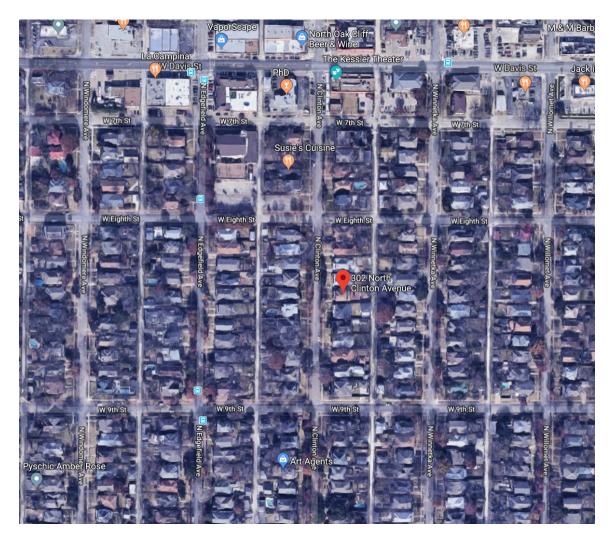
TASK FORCE RECOMMENDATION:

Replace existing wood front porch floor with new Aeratis PVC flooring. - No quorum, comments only - Product looks good & for locations at porch deck and considering product. No further advice recommended. A secondary option of Accoya wood (a fast growing pine/treated) could be an option.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicants I down Nichalla	
Name of Applicant: Harry Nicholls Mailing Address: P O BOX 224288	Building
City, Dallas State TX and Zip Code: 75222-4288	Inspection:
Daytime Phone: 214-288-2958 Fax:	Please see signed drawings before
Relationship of Applicant to Owner :	issui permit:
	Yes No
PROPERTY ADDRESS: 302 N Clinton	
Historic District: Winnetka Heights	Historic Planner's
	Initials:
PROPOSED WORK:	
Please describe your proposed work simply and accurately. DO NOT write "see	attached."
Attach extra sheets if necessary and supplemental material as requested in the sub	mittal criteria
_checklist	
Replace rotten front porch decking with AZEK treated flooring. Color Slate gray.	
Request expidited approval as I fell theough a rotten section last week.	
RECEIVE) BV
	ac Smc s
a raight and to	907
OCT 0 3 20	19
Signature of Applicant August 1923/19	
/ / /	
Signature of Owner: Date: Current Plan	nina
(IF NOT APPLICANT)	3
APPLICATION DEADLINE:	
Application material must be completed and submitted by the FIRST THURSDAY OF EA	CH MONTH, 12:00
NOON, (see official calendar for exceptions), before the Dallas Landmark Commission	n can consider the
approval of any change affecting the exterior of any building. This form along with any support	rting documentation
must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 7520	
Please use the enclosed criteria checklist as a guide to completing the appli	cation. Incomplete
applications cannot be reviewed and will be returned to you for more information. You	are encouraged to
contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	1
OTHER:	
in the event of a denial, you have the right to an appeal within 30 days after the Land	mark Commission's
decision. You are encouraged to attend the Landmark Commission hearing the first Monda	y of each month at
1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	the history of past
Please review the enclosed Review and Action Form	igii.
Memorandum to the Building Official, a Certificate of Appropriateness has been:	
 APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with 	h any conditions
DENIED. Please do not release the building permit or allow work.	il ally conditions.
DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow we	ork.
Sustainable Construction and Development Da	ite
Da Da	i.e
Certificate of Appropriateness City of Dallas Historic I	reservation
	Rev. 111408



Aerial view



Front façade



Property adjacent to the right



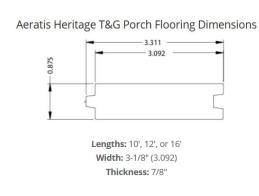
Property adjacent to the left



View across N Clinton



Close-up of existing porch floor





Proposed Aeratis flooring – samples of the flooring will be available during briefing.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111

- (a) Buidling placement, form, and treatment
 - (11) Front entrances and porches
 - (E) <u>Style.</u> Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

The landmark commission must approve the application if it determines that:

- (i) for contributing structures:
- (aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance:
- (bb) The proposed work will not have an adverse effect on the architectural features of the structure:
- (cc) The proposed work will not have an adverse effect on the historic overlay district; and
- (dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/9/2019

TIME: 5:30pm MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: Harry Nicholls PROPERTY ADDRESS: 302 N Clinton DATE of CA / CD REQUEST: 10/3/2019

RECOMMENDATION:				
ApprovalApproval with	conditions Deni	alDenia	l without prejudice	
Recommendation / comments/ basis				
- PRODUCT LOC	oks 600 p	4 FOR	LOCATION (D POECH
DECK MID CONSIDE	RING PRO	duct, r	LO FURTH	HER
ADVICE RECOMME	ND.			
		e ACC	OYA woor	
- A SECONDAY A FAST GEOWING PINI	E TREATED	Scoul	PEAN	option
Task force members present		10000		at a large
Alfredo Pena			VACANT (Profess	ional)
X Christine Escobedo X Jeff Cummings (Chair)	Nicholas Dean Rachel Hoehn		VACANT (Alt) VACANT (Alt)	
Ex Officio staff members present _X	_ Melissa Parent			
Simple Majority Quorum:yes	₽ no			
Maker:				
Task Force members in favor:				
Task Force members opposed:				
Basis for opposition:				
CHAIR, Task Force		DATE 10/09	/2019	
The task force recommendation will be City Council chamber, Room 5ES.	reviewed by the landma	rk commission of	luring the staff briefin	ng in the
The landmark commission public hearing the applicant and citizens to provide public hearing the applicant and citizens		Room 6EN, the 0	Council Chamber, wh	nich allows



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: CA190-007(MLP) LOCATION: 314 S. Montclair Avenue STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87, Tract 1 PLANNER: Melissa Parent DATE FILED: October 3, 2019 DISTRICT: Winnetka Heights

MAPSCO: 54-E

CENSUS TRACT: 0052.00

APPLICANT: Rafael Collazo

OWNER: JOHANSSON PETER KURT

REQUEST:

- 1) Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness.
- 2) Enlarge concrete steps at front porch.
- 3) Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness.
- 4) Install new wrought iron fence and gate in side yard.
- 5) Relocate existing wood gate 26'-6" closer to front facade. Work initiated without Certificate of Appropriateness.
- 6) Install new gravel driveway ribbons.
- 7) Install gravel alongside front walkway.
- 8) Install 0'-4" stone edging along front sidewalk.

BACKGROUND / HISTORY:

4/14/1982: Landmark Commission approved installation of new fiberglass roofing on main and accessory structure, installation of 32 aluminum windows with screens, replacement of rear wood door, and installation of two aluminum storm doors on main structure (No associated CA#) *Please note, property received a routine CA in 9/19/2002 to install all new wood windows.

5/2/1990: Landmark Commission approved the reconstruction of the front porch and repairs to wood siding (No associated CA#)

4/19/2000: Landmark Commission approved replacement of wood porch floor beams with new concrete piers and wood decking on top (No associated CA#)

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

Request #1: Staff is recommending denial without prejudice of the new porch decking. The existing decking is wood. While staff is supportive of the repair, the new requested decking is a composite board, which is not compatible with the structure or the neighborhood.

Request #2: Staff is recommending approval of the extended concrete steps on the front porch. The concrete steps are not original to the structure and have been removed prior to the applicant receiving a Stop Work Order. The original steps were wood and were replaced with concrete when the front porch deck was rebuilt in 1990 and again in 2000. The new steps will line up with the edge of the porch as opposed to the outer edge of the walkway.

Request #3: Staff is recommending denial without prejudice of the new planter boxes. While staff is supportive of updating the landscaping, the new planter boxes would violate the ordinance in size and material.

Request #4: Staff is recommending approval of new wrought iron fencing in the side yard. Although the fencing is located in the front 50% of the side yard, it will be used to protect an A/C unit and will remain 70% open so as not to obscure any important architectural features of the structure.

Request #5: Staff is recommending denial without prejudice the relocation of an existing wooden gate over the driveway. The new location would block part of the fenestration pattern on the driveway side façade.

Request #6: Staff is recommending approval of the new gravel ribbons in the driveway. The applicant would like to remove the existing broken concrete and install gravel for ease of maintenance. The middle of the ribbons would see gravel replaced with grass. The original request that Task Force reviewed included a gridded concrete paver, but after further discussion, the applicant amended the request to remove any concrete elements.

Request #7: Staff is recommending denial without prejudice of the installation of gravel along the front walkway. While the applicant is requesting a material that is authorized for use as edging/pavement/filler, the use of gravel expands the footprint of the walkway in a configuration that is not seen within the district. If we consider it as zeroscaping it would still not qualify for use as there are no plants/plant beds being introduced.

Request #8: Staff is recommending denial without prejudice of installation of stone edging along the front sidewalk. The applicant has asked for the installation to prevent topsoil erosion, however, the houses on this side of the street all have similar graded slopes along the sidewalk and none have edging or retaining walls.

STAFF RECOMMENDATION:

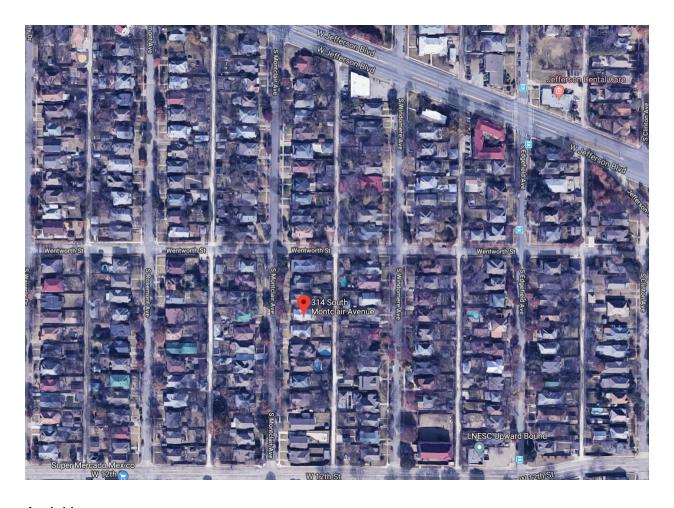
- 1) Replace front porch decking on main structure with new composite decking. Work initiated without Certificate of Appropriateness Denial without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for front entrances and porches in Section 51P-87.111.(a)(11)(E) that states "Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building."
- 2) Enlarge concrete steps at front porch Approve Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Sections 51P-87.111(a)(11)(E) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness. Denial without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for planter boxes in Section 51P-87.111.(b)(7)(B) that states "Planter boxes must be 36 inches or less in depth" and Section 51P-87.111.(b)(7)(D) that states "Planter boxes must be constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building."
- 4) Install new wrought iron fence and gate in side yard Approve Approve site plan dated 11/4/19 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 51P-87.111(b)(2)(C)(ii) with the finding that more screening is needed for an exterior A/C unit and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Relocate existing wood gate 26'-6" closer to front façade. Work initiated without Certificate of Appropriateness. Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the architectural features of the structure and on the historic overlay district.
- 6) Install new gravel driveway ribbons Approve Approve photos dated 11/4/19 with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Sections 51P-87.111(b)(9)(B)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Install gravel alongside front walkway Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.
- 8) Install 0'-4" stone edging along front sidewalk Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-

4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Enlarge front porch deck on main structure No quorum, comments only Advise do not change original footprint of porch. Revise plan of porch.
- 2) Enlarge concrete steps at front porch No quorum, comments only Repair concrete steps to original.
- 3) Install two new metal flowerbed planters in front yard. Work initiated without Certificate of Appropriateness. No quorum, comments only Provide height of new/proposed metal planter.
- 4) Install new wrought iron fence and gate in side yards No quorum, comments only Show dimensions of existing fence & A/C unit in relation to proposed new railing.
- 5) Install new Turfstone pavers over existing driveway ribbon. No quorum, comments only No to turf at ribbon.
- 6) Install gravel alongside front walkway No quorum, comments only Ok, show dimensions in relation to existing sidewalk.
- 7) Install limestone bricks along front sidewalk No quorum, comments only No, use liner for grass at grade.

Contificate of Assessing	
Certificate of Appropriateness (CA) City of Dallas Landmark Commission	- <u>007</u> [MUP]
Name of Applicant: KAFAEL Colla 20	
Mailing Address: 7029 LANYON DE	OFFICE USE ONLY
City, State and Zip Code: DAILAS TV 75727	Main Structure:
Daytime Phone: 24 770 83N Alternate Phone. Relationship of Applicant to Owner: CIENT	Contributing
	Non-contributing
PROPERTY ADDRESS: 314 S. ALUNTOLARA AVE DALUS Historic District: LUNIVETICA FIELGHTS	75205
PROPOSED WORK:	
List all proposed work simply and accurately, use extra sheet if needed. Attac specified in the submittal criteria checklist for type of work proposed. DO NOT write	th all documentation to "see attached."
DEXTENSION OF FRONT PORCH 6) METAL RAIL TO COVE	R ACUNIT
2 GAS LANTERNS	TOWN!
3) METAL PLAMERS IN FROM BEOS RECEIVE	J ESY
4) PAVER DEIVE WAY	
5 GROVEL ALDNG FRONT WALKWAY OCT 0321	319
11/1/2 01	
Signature of Applicant: Date: Date:	2
Signature of Owner:	giriiriy
(IF NOT APPLICANT)	
APPLICATION DEADLINE:	
Application material must be completed and submitted by the FIRST THURSDAY OF NOON (see official calendar for exceptions), before the Dallas Landmark Commis approval of any change affecting the exterior of any building. This form along with any supmust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75	sion can consider the
Please use the enclosed criteria checklist as a guide to completing the ap applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	ou are encouraged to
OTHER:	
In the event of a denial, you have the right to an appeal within 30 days after the Ladecision. You are encouraged to attend the Landmark Commission hearing the first Moi 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarder certificates of appropriateness for individual addresses is available for review in 5BN of City Hall (see exceptions).	nday of each month at ng the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
 ■ APPROVED. Please release the building permit. ■ APPROVED WITH CONDITIONS. Please release the building permit in accordance. ■ DENIED. Please do not release the building permit or allow work. ■ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow. 	
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas Histori	c Preservation Rev. 061419



Aerial image



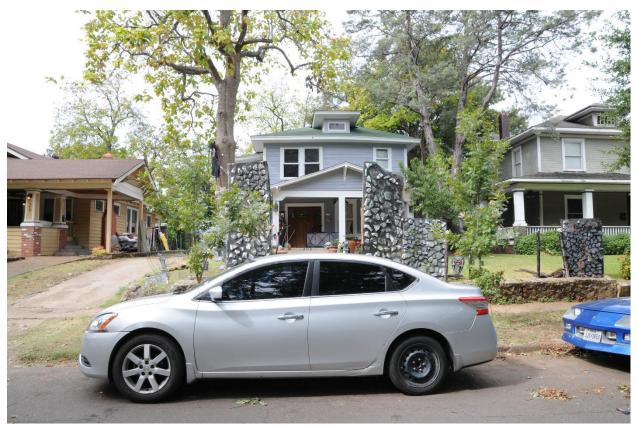
Main structure



Adjacent property to right



Adjacent property to the left



View across S Montclair





existing proposed



Material: Veranda15/16 in. x 5-1/4 in. Brown Square Edge Capped Composite Decking Board

Proposed decking material

Request #1 Replace front porch decking on main structure with new composite decking.





existing proposed

Rendering provided by applicant

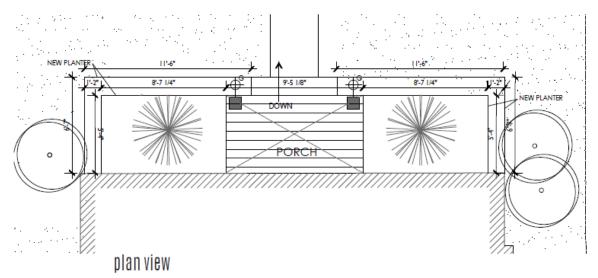


Existing conditions

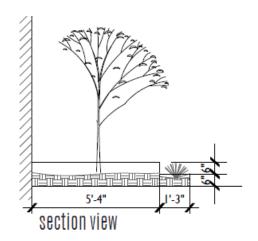
Request #2: Enlarge concrete steps at front porch.

Add two-tiered planter box

The proposed box will hold plants and shrubs in a more orderly fashion than loose mulch currently does. It will be be made of black metal to match the dark elements of the facade such as the door and window mullions.



Proposed site plan



Proposed section view

Request #3: Install two new metal flowerbed planters in front yard.



existing

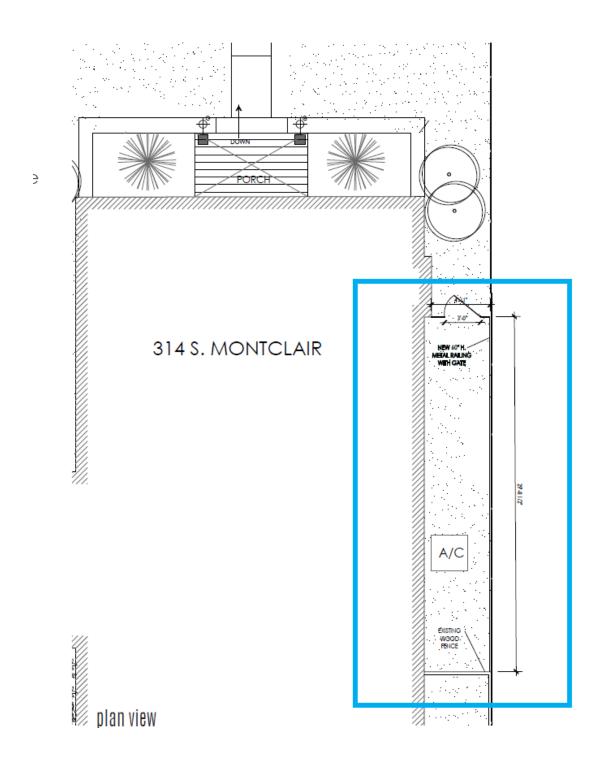


proposed

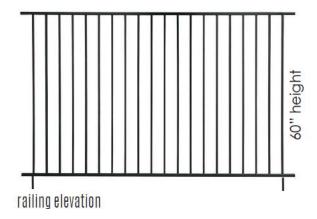
Rendering provided by applicant



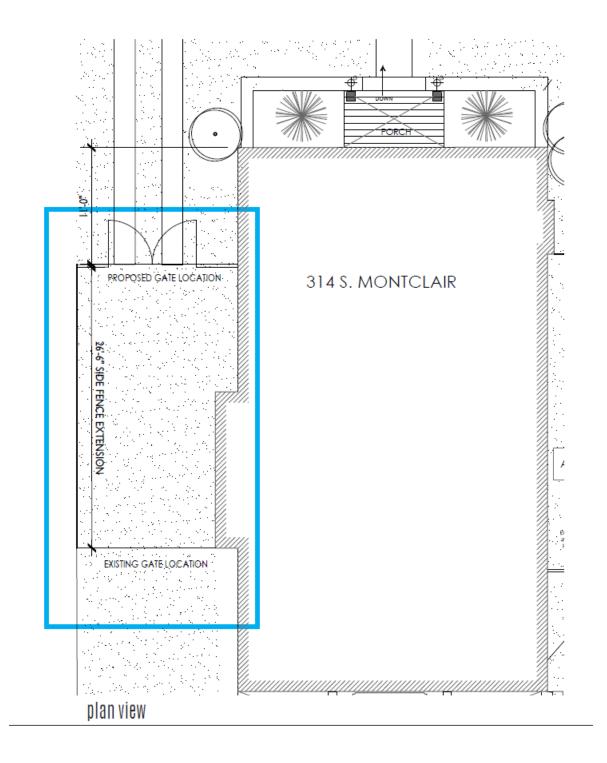
Existing conditions



Request #4: Install new wrought iron fence and gate in side yards.



Proposed wrought iron fencing



Request #5: Relocate existing wood gate 26'-6" closer to front facade.



View of existing wood gate at rear of driveway



Gate would be moved towards the street by approximately 26'-0"



Rendering provided by applicant to show alteration from concrete/gravel to gravel/grass ribbon driveway

Request # 6: Install new gravel driveway ribbons.





existing proposed



Proposed 1/2" black basalt chips

Request #7: Install gravel alongside front walkway.

Adding a 4" stone curb at sidewalk

WHY: There is difficulty in mowing at a steep angle at the intersection of the sloped grass and sidewalk. In addition, much of the topsoil and silt erodes down and away, leaving an uneven and unsightly edge as well as slippery mud on the sidewalk. This stone edging, seen in other houses in this historic district, will provide an even, straight and aesthetically pleasing solution.





existing

proposed

Rendering provided by applicant



4" oklahoma chopped stone

Proposed stone

Request #8: Install 0'-4" stone retaining wall along front sidewalk.



Blockface looking North



Blockface looking South

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87-111

(a) Building placement, form, and treatment

(11) Front entrances and porches

(E) <u>Style.</u> Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

(b) Landscaping.

- (7) Planter boxes. Planter boxes must be:
 - (B) 36 inches or less in depth
 - (D) constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building.
- (9) Sidewalks, driveways, and curbing.
 - (B)Width, style, and spacing.
 - (ii) Ribbon driveways are permitted, but only if the ribbons are at least one foot wide.

Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

The landmark commission must approve the application if it determines that:

- (i) for contributing structures:
- (aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) The proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) The proposed work will not have an adverse effect on the historic overlay district; and
- (dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/9/2019 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: Rafael Collazo PROPERTY ADDRESS: 314 S Montclair DATE of CA / CD REQUEST: 10/3/2019

ApprovalAppr	oval with conditions DenialDenial without prejudice
Recommendation / commen	nts/ basis:
6 ADVICE NOT	CHANGE ORIGINAL FOOT PRINT OF PORCH
O REVISE PLAN	OF PORCH O REPAIR CONC. STEPS TO
RICINAL @ P	ROUIDE WEIGHT OF NEW/PROPOSED MTL PLANTE
3 ADJISE NOT	TO DO GAS LANTERN ON COLOMIN
D Stow Dims	OF EXCT. FENCES AL CONDUNIT IN PIELAT
proposed New	PAILING (5) NO TO TURE @ RIBBORN
OK SHU DIM W	DRELATION TO EXIST SIDIRWALL @ NO, USE LINER FOR
Task force members present	
≺ Alfredo Pena ≺ Christine Escobedo	Katrina Whatley VACANT (Professional)
X Jeff Cummings (Chair	n) Nicholas Dean VACANT (Alt) Rachel Hoehn VACANT (Alt)
F 007 1	
Ex Officio staff members pr	esent _x_ Melissa Parent
Simple Majority Quorum:	yes
Maker:	
Task Force members in favorask Force members oppose	
Basis for opposition:	30.
basis for opposition.	
CHAIR, Task Force	DATE 10/09/2019



LANDMARK COMMISSION

NOVEMBER 4, 2019

FILE NUMBER: Z189-299(LC) LOCATION: 3819 Maple Avenue STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2

ZONING: PD No. 262 (Tract 3)

PLANNER: Liz Casso

DATE FILED: August 9, 2019

DISTRICT: Old Parkland Hospital (H-31)

MAPSCO: 44-D

CENSUS TRACT: 0005.00

OWNER: Old Parkland Unit A LLC

REPRESENTATIVE: Rob Baldwin

REQUEST:

A hearing to consider an application for an amendment to the preservation criteria of Historic Overlay No. 31, Old Parkland Hospital.

ANALYSIS:

3819 Maple Avenue is the Old Parkland Hospital. The property owner would like to construct a clock tower on the Old Parkland Hospital Campus. The proposed clock tower would be taller than the existing historic structures on the site, which is typical of clock towers on similar campus settings. However, the preservation criteria states that the height of new construction may not exceed the height of the adjacent historic structure. The applicant has proposed an amendment to the preservation criteria that would allow the additional height (240 feet) for this clock tower structure only. It would not allow any other new structures or additions to exceed the height of the historic structure. A CA will be required for construction of this clock tower.

The preservation criteria for Old Parkland Hospital is embedded within the PD No. 262 zoning regulations (attached). The clock tower height amendment to the preservation criteria has been added to Section 51P-262.112(c)(8)(F) and is highlighted in the attached draft document.

The Designation Committee reviewed the draft amendment text at their October 16, 2019, meeting. A few of the Committee members were concerned that the proposed height of 240 feet may be too tall, and was not contextually sensitive when compared to the lower height of the historic structures on campus. Ultimately the Designation Committee recommended approval of the amendment. It should be noted that four members voted in support of the amendment and three opposed.

Separate from the discussion on the proposed clock tower height amendment, the Committee members brought up a concern regarding visibility of the Old Parkland

Hospital campus. They asked if the applicant would be agreeable to further amending their preservation criteria to add protections to the views of the structure and prohibit new construction or landscaping from blocking views. They also expressed concerns about protecting existing post oak trees on campus. The Committee made a separate motion recommending the applicant consider establishing view corridors that would be protected under the preservation criteria, and recommended that any post oak trees removed from the campus be mitigated with new post oak trees. The applicant is agreeable to looking into the Committee's suggestions in future. However, at this time they are only prepared to move forward with their requested clock tower height amendment. In addition, any trees that may have to be removed from the site in the future will have to be mitigated. The applicant is agreeable to mitigating any post oak trees removed with new post oak trees, per the Committees recommendation.

Staff believes that a clock tower structure would be appropriate for construction on the Old Parkland Hospital campus. The proposed height is comparable to clock towers found on similar type campuses (such as university campuses). Staff has recommended approval of the amendment.

Note: The applicant may be providing draft renderings of the preliminary design for the clock tower at the November 4th meeting as a reference for the discussion of this amendment. No CA application has been submitted for the clock tower at this time. The Commission should not deliberate on the design details of any draft renderings. The Commission should focus their review and discussion on the appropriateness of the specific amendment requested for additional height of a potential clock tower structure.

STAFF RECOMMENDATION:

Approval, subject to preservation criteria.

DESIGNATION COMMITTEE RECOMMENDATION:

Approve amendment as submitted.

ARTICLE 262.

PD 262.

SEC. 51P-262.101. LEGISLATIVE HISTORY.

PD 262 was established by Ordinance No. 19432, passed by the Dallas City Council on January 7, 1987. Ordinance No. 19432 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19432 was amended by Ordinance No. 19459, passed by the Dallas City Council on February 11, 1987, and Ordinance No. 22379, passed by the Dallas City Council on April 12, 1995. (Ord. Nos. 10962; 19432; 19459; 22379; 25711; 26590)

SEC. 51P-262.102. PROPERTY LOCATION AND SIZE.

PD 262 is established on property generally located at the west corner of Maple Avenue and Oak Lawn Avenue. The size of PD 262 is approximately 8.9522 acres. (Ord. Nos. 19432; 19459; 25711; 26590)

SEC. 51P-262.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. Nos. 25711; 26590)

SEC. 51P-262.104. CONCEPTUAL PLAN.

A conceptual plan dividing the Property into Tracts 1, 2, and 3 is labeled Exhibit 262A. The Property descriptions for Tracts 1, 2, and 3 are described in Exhibit A attached to this ordinance. If there is a conflict between the conceptual plan and the Property description, the Exhibit A Property description controls. Development and use of the Property must comply with the conceptual plan. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 262B). If there is a conflict between the text of this article and the development plan, the text of this article controls. If there is a conflict between the conceptual plan and the development plan, the development plan controls. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.106. LANDSCAPE PLAN.

- (a) In general.
- (1) Except as provided in this subsection, landscaping must be provided as shown on the landscape plan (Exhibit 262D). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (2) Landscaping in the area labeled "future development" on the landscape plan must be provided in accordance with Part I of Article 193.
- (3) Landscaping along Oak Lawn Avenue must be provided as shown on the landscape plan.
- (b) <u>Timing of installation</u>. Except as provided in this subsection, landscaping must be installed in accordance with the landscape plan within six months after the issuance of a certificate of occupancy for any structure on the portion of the Property covered by the landscape plan. Landscaping shown on the landscape plan that is within 10 feet of a structure must be installed within six months after the issuance of a certificate of occupancy for that structure.
- (c) <u>Maintenance</u>. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.107. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 262A: conceptual plan.
- (2) Exhibit 262B: development plan.
- (3) Exhibit 262C: inventory of existing trees.
- (4) Exhibit 262D: landscape plan.
- (5) Exhibit 262E: preservation plan.
- (6) Exhibit 262F: elevations. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.108. USES, FLOOR AREA, HEIGHT, AND SETBACKS.

- (a) Tract 1.
- (1) <u>Uses</u>. The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in Part I of Article 193, except that:
 - (A) motor vehicle related uses are not permitted, and
- (B) a utility or government installation other than listed use is permitted only by specific use permit.

DRAFT - Old Parkland Hospital Preservation Criteria Amendment

- Floor area. Minimum permitted floor area is 53,534 square feet.
- (3) <u>Height</u>. No additional height to any portion of the existing structures is permitted.
- (4) <u>Setbacks</u>. Setbacks for any portion of the existing structures must be maintained, except that the installation of a perimeter fence, chillers, and a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue are permitted as shown on the conceptual plan. The screening wall must match the first floor façade of the current adjacent structure in height and materials.
- (5) Open space. The existing trees and open space must remain as indicated on the conceptual plan.

(b) <u>Tract 2</u>.

- (1) <u>Uses.</u> The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in the Part I of Article 193, except that:
 - (A) motor vehicle related uses are not permitted, and
- (B) a utility or government installation other than listed use is permitted only by specific use permit.
 - (2) Floor area. Maximum permitted floor area is 701,740 square feet.
- (3) <u>Height</u>. No structure may exceed 240 feet in height, as defined in the Dallas Development Code, except that no additional height to any portion of the existing structures is permitted.

(4) <u>Setbacks</u>.

- (A) <u>Oak Lawn Avenue</u>. Except for fences, and except as shown on the conceptual plan, any new construction adjacent to Oak Lawn Avenue must be set back at least as far from the property line as Existing Building A as shown on the conceptual plan for that portion of Tract 2 that abuts Oak Lawn Avenue.
- (B) <u>Dallas North Tollway and Reagan Street</u>. Except for fences, and except as shown on the conceptual plan, any new structures must be setback from the Dallas North Tollway and Reagan Street pursuant to the provisions of Part I of Article 193 for structures in a General Retail Subdistrict. The urban form setback is not triggered by the Dallas North Tollway.

(c) Tract 3.

- (1) <u>Uses</u>. The only uses permitted are those uses permitted by right in the GR General Retail Subdistrict, as defined in Part I of Article 193, except that:
 - (A) motor vehicle related uses are not permitted; and
- ${\rm (B)} \qquad {\rm a\ utility\ or\ government\ installation\ other\ than\ listed\ use\ is\ permitted\ only}$ by a specific use permit.
 - (2) <u>Floor area</u>. The minimum permitted floor area is 24,644 square feet.

DRAFT - Old Parkland Hospital Preservation Criteria Amendment

- (3) <u>Yard, lot, and space regulations</u>. New construction and additions must comply with Sections 51P-262.112(c).
 - (d) Tracts 1, 2, and 3.
 - Floor area ratio (FAR).
- (A) Maximum permitted floor area ratio for Tracts 1, 2, and 3 combined is 2.0.
- (B) Any property dedicated for right-of-way pursuant to this article is included for purposes of computing maximum permitted floor area.
- (2) <u>Lot coverage</u>. Maximum permitted lot coverage for Tracts 1, 2, and 3 combined is 80 percent, including above-grade parking structures. (Ord. Nos. 22379; 25711; 26341; 26590; 27952; 28872)

SEC. 51P-262.109. OFF-STREET PARKING.

- (a) <u>In general</u>. Except as provided in this section, off-street parking on the Property must be provided for each use in accordance with the provisions of Part I of Article 193.
- (b) <u>Basements</u>. The basement area is exempt from parking requirements when devoted to support uses including storage, mail room, break rooms, and workout facilities. For the purpose of this section, a basement is a story that is primarily below grade.
- (c) Office uses. For an office use, the minimum off-street parking requirement is one space for every 400 square feet of floor area.
- (d) <u>Parking reductions</u>. Any reduction in the required parking provided for in Part I of Article 193 must occur in the following sequence:
- (1) Contributions to the Oak Lawn Transit Management Organization Fund, for a maximum reduction of 10 percent.
- (2) Implementation of a Transportation Management Plan and/or mixed use parking pursuant to a provision of the mixed use development parking chart contained in Part I of Article 193. (Ord. Nos. 19432; 25711; 26590; 28872)

SEC. 51P-262.110. RESERVED. (Ord. Nos. 19292; 25711; 26590)

SEC. 51P-262.111. ROADWAY IMPROVEMENTS.

The owner(s) must dedicate the necessary right-of-way for a right-turn lane from southbound Maple Avenue to westbound Oak Lawn Avenue to the extent the dedication is roughly proportional to the need for the right-of-way created by the development of the Property. (Ord. Nos. 19432; 25711; 26590)

DRAFT - Old Parkland Hospital Preservation Criteria Amendment

SEC. 51P-262.112. PRESERVATION CRITERIA.

(a) <u>Tract 1</u>. All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process contained in the Dallas Development Code.

(1) Surface materials.

- (A) Any renovations or reconstruction of the facades must employ a brick similar in color, module size, and texture to the existing brick. Existing brick may not be painted unless the brick and mortar joints have deteriorated to a point where they must be replaced and the new brick color cannot reasonably match the old color.
- (B) Any renovations or reconstruction of existing trim and detailing on protected facades must employ materials (concrete, cut stone, etc.) similar in color, module size, and texture to the existing trim and detailing. Existing masonry elements may not be painted.

Fenestrations and opening.

- (A) Existing window and door openings in the facades must be preserved.
- (B) Reflective, mirrored, or tinted glass is not permitted in openings in the facades. Existing wooden windows should be preserved and reconditioned if at all possible. They may be replaced with metal or vinyl clad frame windows if they express previous colors, mullion patterns, window lights, and frame profile. New window openings may be created only in order to comply with health and safety code provisions.
- (C) Existing door openings in facades must be preserved as door openings unless they are not part of the original design. New door openings may be created only in order to comply with health and safety code provisions. Doors must be compatible with the character of the building, and may not be made entirely of glass. Solid wood or a mixture of wood and glass doors are required.

(3) <u>Roof</u>

- (A) The character, configuration, and slope of the existing roofs must be maintained and preserved.
- (B) No new vertical addition is allowed above the existing buildings. All existing gables and parapets on the protected facades must be preserved. Mechanical equipment may be placed on the roofs if the placement, configuration, and color is reviewed and approved through the certificate of appropriateness process.

(4) Porches and balconies.

- (A) Existing porches and balconies must be maintained and preserved. Porches and balconies may not be enclosed except by mesh screening. Canvas and other fabric awnings are permitted, within the acceptable color range.
- (B) All columns or railings that are part of a porch or balcony configuration must be preserved.

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- (5) <u>Embellishments and detailing</u>. The following embellishments and detailing must be preserved and maintained. Any reconstruction, renovation, or replacement of these items, due to irreversible damage, must be as similar in composition, texture, color, and size as practicable.
 - (A) Window mullions.
 - (B) Comices.
 - (C) Parapets and gables.
 - (D) Columns and railings.
 - (E) Window sills.
 - (F) Decorative detailing.
 - (6) <u>Color</u>.
- (A) Existing brick and trim detailing must remain unpainted. Brick may be painted a compatible color only if existing brick and mortar joints are beyond repair and the new brick color cannot reasonably match the old color. The color of any additions, repairs, or alterations to the buildings must coincide as nearly as practicable to the original brick color.
- (B) Any cleaning of the brick and trim must follow United States Department of the Interior guidelines, as stated in the Secretary of the Interior's "Standards for Rehabilitation."
- (C) Accent colors may be used on window frames, mullions, and doors, but must comply with the hue, value, and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, Neighboring Hues Collection, 1973.
- (7) <u>Signs</u>. All exterior signs and graphics must be reviewed and approved for compatibility through the certificate of appropriateness process. Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.
 - (8) <u>New construction</u>.
- (A) Existing front and side yard setbacks must be preserved and no new building construction is allowed, except:
 - the installation of chillers;
- (ii) erection of a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue as shown on the conceptual plan; and
- (iii) construction of a maximum six-foot-tall security fence that is 70 percent open in the location shown on the development plan.
- (B) The existing courtyards that face the protected public space must be preserved and maintained.

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(9) Tree preservation.

- (A) The existing mature tree cover must be preserved.
- (B) Surface parking lots are prohibited to protect the existing tree root systems. A circular drive for access to the Old Parkland Building as shown on the development plan is permitted if it will not adversely affect the tree root systems; limited parking may occur along the drive. Grass or groundcover must be provided to further protect the trees. Any paving surface used to preserve the trees must be approved by the building official.
- (C) Any tree listed in the inventory of existing trees (Exhibit 262C) must be replaced with one of the same variety within six months of its loss, with a four-inch minimum caliper dimension for any single tree. Replacements must be placed within the original tree canopy area.
- (D) Before the issuance of a building permit, a plan for maximum protection of all the trees must be submitted to and approved by the city plan commission and filed with the landmark commission.

(b) Tract 2.

- (1) New construction that is physically attached to existing structures located in Tract 1 will affect the structures located in Tract 2. Therefore, a certificate of appropriateness is required for the following items and must be reviewed by the landmark commission using only the Secretary of the Interior's Standards for Rehabilitation:
- (A) Facade materials for new construction that is physically attached to existing structures located in Tract 1.
 - (B) The relationship of glass to opaque areas of new facades.
 - (C) Window articulation.
- (D) The cornice lines articulated on existing structures located in Tract 1 must also be reflected in any new construction fronting Reagan, Maple, or Oak Lawn Avenues and attached to the buildings located in Tract 1.
- (E) Detailing, materials, and solid-to-void relationships for any new construction that is physically attached to existing structures located in Tract 1.
- (2) Any new construction not a part of a structure that is physically attached to a structure located in Tract 1 is exempt from the certificates of appropriate process.

(c) Tract 3.

(1) All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process in the Dallas Development Code.

Building site and landscaping.

(A) New construction is prohibited in the no-build zone shown on the preservation plan (Exhibit 262E).

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- (B) The nurses' building shown on the preservation plan, is protected.
- (C) New driveways, parking areas, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, or other appropriate material.
 - (D) Artificial grass, asphalt, and exposed aggregate are not permitted.
- (E) Driveways and parking areas are not permitted in the front yard, except as shown on the preservation plan.
- (F) Garages are permitted only behind the nurses' building: carports are not permitted.
- (G) New mechanical equipment may be erected in the mechanical yard area as approximately shown on the preservation plan, and must be screened.
- (H) Water pumps and related equipment may be located in the area behind a line parallel to Maple Avenue along the front facade of the building: pumps and equipment must be less than four feet in height and screened by landscaping or a wall that is less than four feet in height.

Landscaping.

- Outdoor lighting must be appropriate and enhance the structure.
- (ii) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - (iii) It is recommended that landscaping reflect the historic landscape
- (iv) Existing trees are protected, except that unhealthy or damaged trees may be removed.
- (v) A six-foot-tall security fence that is 70 percent open may be built in the location shown on the development plan.

(3) Facades.

design.

maintained.

(A) Protected facades.

- (i) The facades shown on the preservation plan are protected.
- (ii) Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 - (iii) Historic solid-to-void ratios of protected facades must be
- (iv) Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.

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- (v) Brick, cast stone, terra cotta, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
- (B) Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.
 - (C) Wood siding, trim, and detailing must be restored wherever practical.
 - (D) All exposed wood must be painted, stained, or otherwise preserved.
- (E) Historic materials must be repaired if possible: they may be replaced only when necessary.
- (F) Paint must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
 - (G) Aluminum siding, stucco, and vinyl cladding are not permitted.
- (H) Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
 - Exposing and restoring historic finish materials is recommended.
- (J) Cleaning of the exterior of a structure must be in accordance 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. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

Fenestration and openings.

- (A) Existing door and window openings on protected facades must be preserved.
- (B) Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- (C) Doors and windows that have been altered and no longer match the historic appearance of the building should be replaced using available historical, pictorial, and physical documentation, or be compatible with the window openings and the historic character of the building.
- (D) Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades unless they were there historically. Interior mounted burglar bars are permitted if appropriate.
- (E) Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass. New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

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(F) 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, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

(5) Roofs.

- (A) The historic slope, character, and configuration of the roof must be preserved and maintained.
- (B) Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- (C) Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level directly across Maple Avenue from the nurses' building.

(6) Porches and balconies.

- (A) The front porch and balcony are protected.
- (B) The front porch and balcony may not be enclosed.
- (C) Historic columns, stairs, detailing, metal railings, and trim on the front porch and balcony are protected.
- (D) The historic concrete porch floor with tile finishes must be must be maintained. It must not be painted or covered in brick, concrete, stone, or wood. A clear sealant is acceptable on porch floors.
- (7) <u>Embellishments and detailing</u>. The following architectural elements are considered important features and are protected:
 - (A) Front porch and balcony and metal railings.
 - (B) Door openings and doors at the front porch and balcony.
 - (C) Window openings at protected facades.
 - (D) Door openings at protected facades.
 - (E) Brick and brick quoins at corners of the exterior facades.
 - (F) Terra cotta detailing and trim.
 - (G) Brick and terra cotta parapet and arched parapet gable at the front facade.
 - (H) Terra cotta parapet cap.
 - (8) New construction and additions.
- (A) Stand-alone new construction is not permitted in the no-build zone shown on the preservation plan.

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- (B) Except for mechanical equipment and screening, vertical additions to the nurses' building are not permitted.
- (C) Horizontal additions to the nurses' building are permitted only in the areas shown on the preservation plan.
- (D) The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- (E) New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- (F) The height of new construction and additions must not exceed the height of the historic structure with the exception that the height of the parapet at a rear addition may be three feet higher than the existing parapet and include a parapet gable (similar to the historic gable at the front facade) that may extend an additional four feet in height above the top of the parapet as shown on the elevations (Exhibit 262F). For a clock tower structure that only contains floor area for maintenance purposes, maximum height is 240 feet.
 - (G) Aluminum siding, stucco, and vinyl cladding are not permitted.
- (H) 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 in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.113. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Article VII. No non-premise signs are permitted. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.114. RESERVED. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.115. GENERAL REQUIREMENTS.

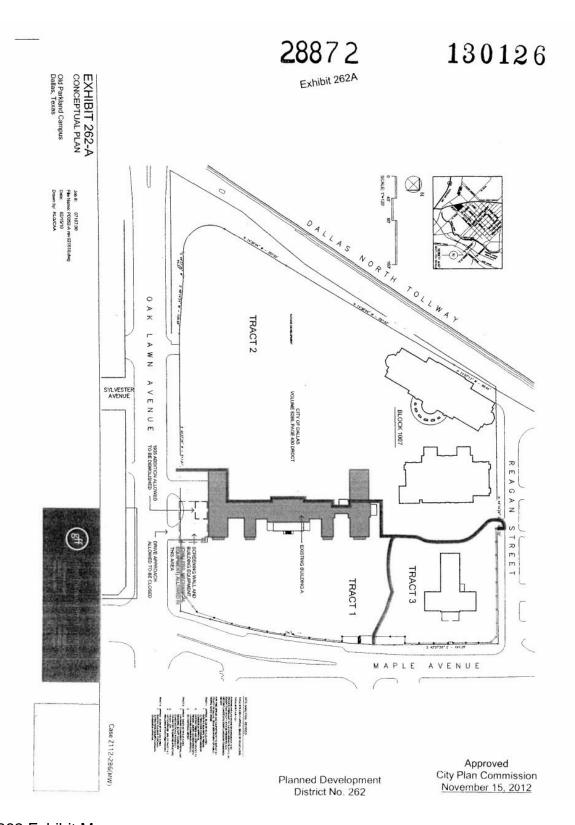
Utilization of the Property must comply with the requirements of the Oak Lawn Special Purpose District (Article 193) and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.116. PAVING.

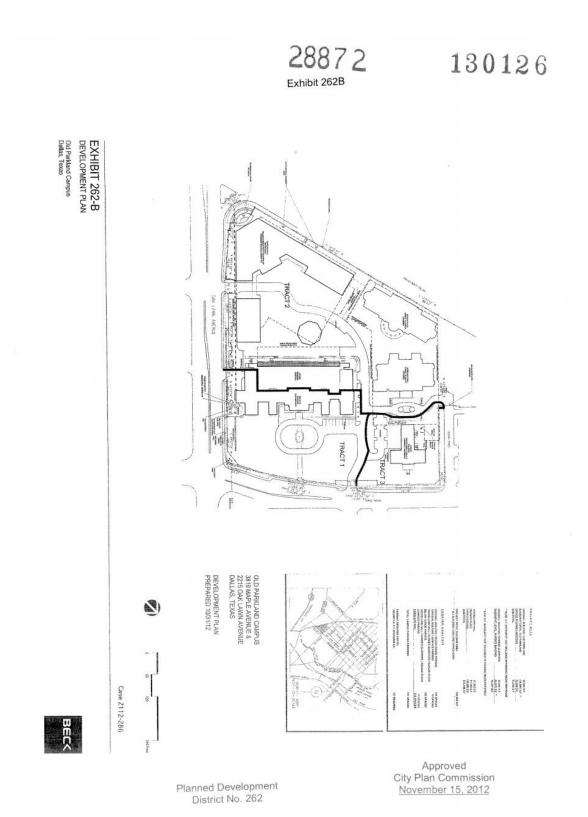
Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. Alternative materials, including crushed granite, may be used for drives and parking areas in the environmental zone, subject to the approval of the director of development services as routine maintenance. The director may require a report from the city arborist and an engineering analysis to support any request for alternative materials. (Ord. Nos. 22379; 25711; 26590)

SEC. 51P-262.117. COMPLIANCE WITH CONDITIONS.

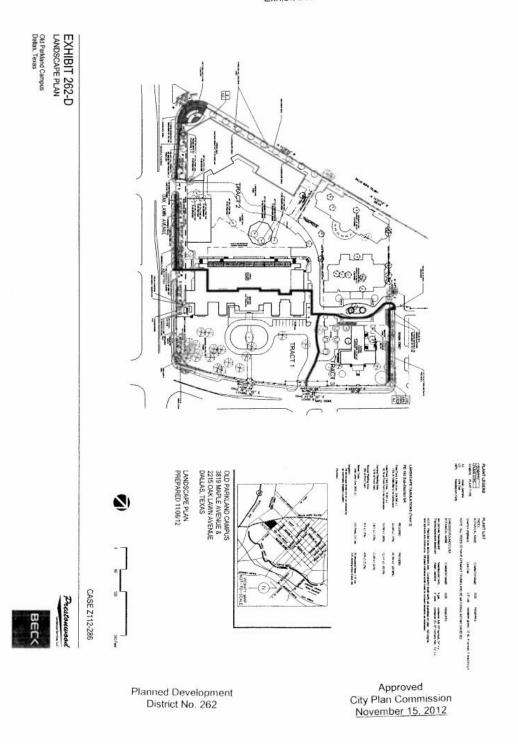
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22379; 25711; 26590)



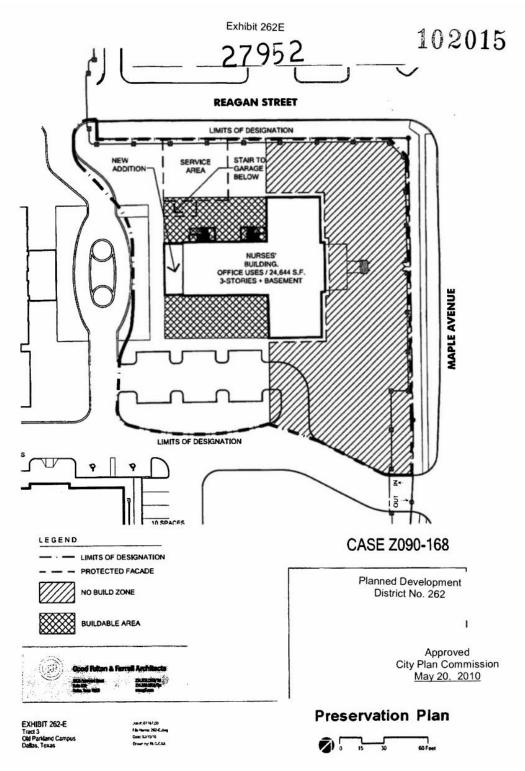
PD-262 Exhibit Map



PD-262 Exhibit Map



PD-262 Exhibit Map



PD-262 Exhibit Map

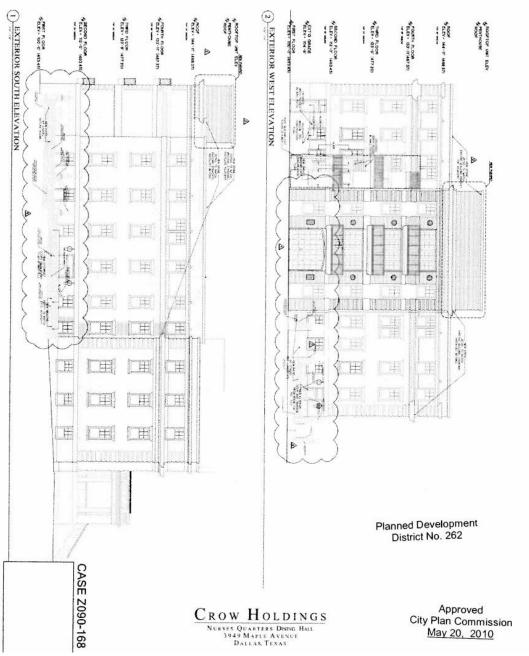
Exhibit 262F (1 of 2)

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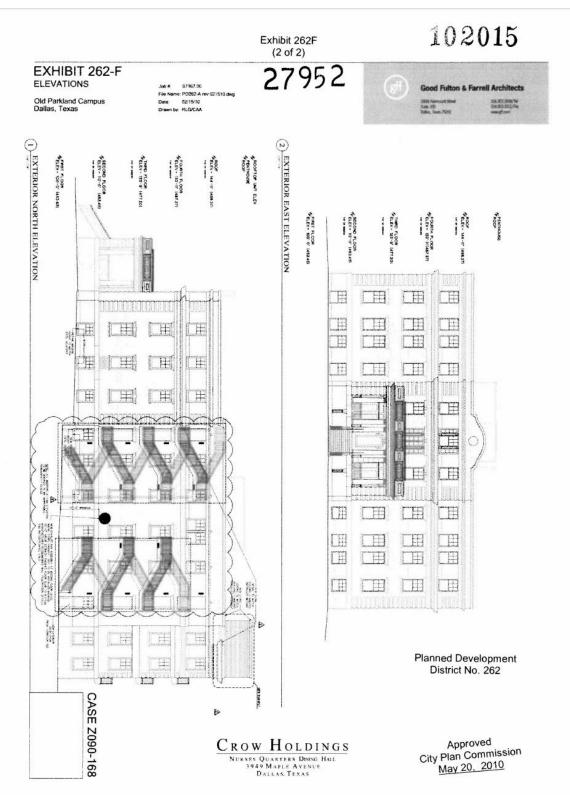
EXHIBIT 262-F ELEVATIONS

Old Parkland Campus Dallas, Texas Job #: 67167.00 File Name: PD262-A rev 021510 a Date: 02/15/10 Onewn by: RECACAA 27952

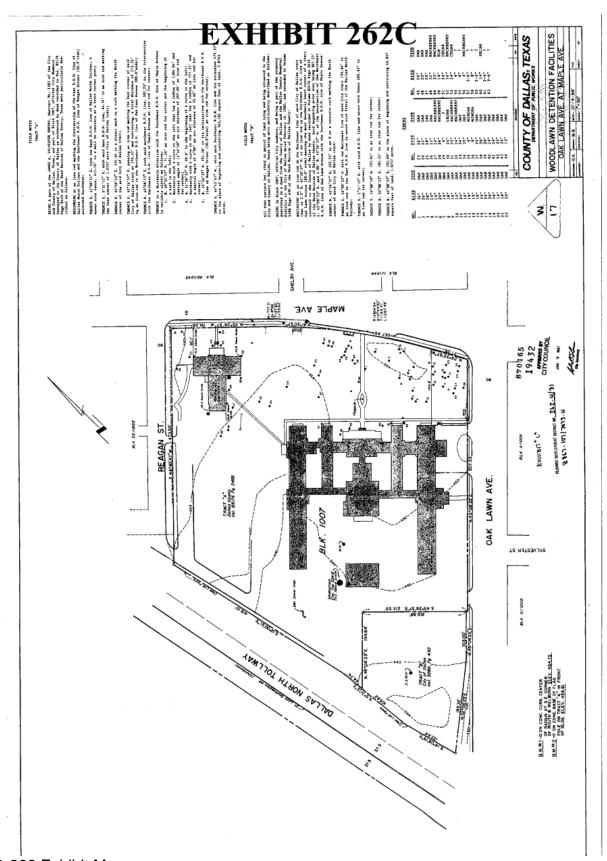




PD-262 Exhibit Drawings



PD-262 Exhibit Drawings



PD-262 Exhibit Map