



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
Monday, April 3, 2017  
**AGENDA**

**BRIEFINGS: AGENDA**

Dallas City Hall  
1500 Marilla St., Room 5/E/S

**10:30 A.M.**

**PUBLIC HEARING:**

Dallas City Hall  
1500 Marilla St., Council Chambers, 6<sup>th</sup> floor

**1:00 P.M.**

David Cossum, Director  
Mark Doty, Chief Planner Historic Preservation  
Jennifer Anderson, Senior Planner  
Liz Casso, Senior Planner  
Eric Hill, Planner  
Marsha Prior, Planner

**BRIEFING ITEM**

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

1. History and development of the Tenth Street Historic District – Robert Swann, Dallas Landmark Commissioner.

**CONSENT ITEMS**

**1. 728 SKILLMAN**

Junius Heights Historic District  
CE167-005(PT)  
Pam Thompson

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$55,373.94 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Debby Chiang

**Application filed:** February 27, 2017

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$55,373.94 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 217 S WINDOMERE**

Winnetka Heights Historic District  
CE167-006(PT)  
Pam Thompson

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$112,936 in expenditures spent on



rehabilitation within the three years prior to the CE approval.

**Applicant:** Jennifer Galloway and Donald Austin

**Application filed:** February 27, 2017

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$112,936 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

### 3. 214 N WILLOMET

Winnetka Heights Historic District

CE167-007(PT)

Pam Thompson

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$36,476 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** David Oliver and Erika Ellis

**Application filed:** March 13, 2017

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$36,476 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

### 4. 4604 SYCAMORE STREET

Peak's Suburban Addition Historic District

CE167-008(PT)

Pam Thompson

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$37,703 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**Applicant:** Douglas Batts

**Application filed:** March 15, 2017

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$37,703 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

### 5. 3201 WENDOVER

Bromberg House

CE167-009(PT)

Pam Thompson

**Request:**

A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of three years and approval of \$38,893 in expenditures spent on maintenance within the three years prior to the CE approval.

**Applicant:** Wendy Millsap, on behalf of Dan Patterson

**Application filed:** March 15, 2017

**Staff Recommendation:**

Approval of the Certificate of Eligibility and approval of \$38,893 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



**6. 5429 KIWANIS RD**

Sharrock/Niblo Historic District  
CA167-319(LC)  
Liz Casso

**Request:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin.

**Applicant:** Quimby McCoy Preservation - Marcel Quimby

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. – Approve - Approve drawings dated 3/8/17 with the finding the proposed work is consistent with preservation criteria for signs in Section 11.1.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. No quorum, comments only. Task Force is supportive of location of markers.

**7. 5823 COLUMBIA AVE**

Junius Heights Historic District  
CA167-325(MP)  
Marsha Prior

**Request:**

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness.

**Applicant:** Norma Guereca Gutierrez

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness. Approve since it is non-contributing.

**8. 305 E 6TH ST**

Lake Cliff Historic District  
CA167-322(JKA)  
Jennifer Anderson

**Request:**

Install 7' tall 12'x10' treehouse in rear yard.

**Applicant:** Jesus Fuentes

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Install 7' tall 12'x10' treehouse in rear yard. – Approve – Approve drawings dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install 7' tall 12'x10' treehouse in rear yard. Approval with conditions of letter of approval of neighbors.



**9. 4936 JUNIUS ST**

Munger Place Historic District  
CA167-338(EH)  
Eric Hill

**Request:**

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure.
2. Extend existing 2' high concrete wall 10' along side to align with front of porch.
3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till."
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green."
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard.
6. Move existing Holly 15' to the east in front yard.
7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green."
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing.
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block.
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns.
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot.
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till."
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation.
14. Install landscaping and hardscaping in side and rear yards.

**Applicant:** John Gormley

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure – Approve with conditions - Approve elevation dated 03-16-17 with the condition that the steps are a brushed finished concrete and match the existing in dimensions and profile, with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(N) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend existing 2' high concrete wall 10' along side to align with front of porch – Approve with conditions - Approve plans dated 03-16-17 with the condition that



the concrete matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B) that states a fence must be constructed of metal or plastic-coated chain link, wrought iron, wood, or stucco, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.

3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve with conditions - Approve plans dated 03-16-17 with the condition that the concrete block matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard may not be directly in front of the cornerside façade, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B) which states a fence in the cornerside yard may not be directly in front of the cornerside yard, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard – Approve - Approve proposed site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Move existing Holly 15' to the east in front yard – Approve - Approve plans dated 03-16-17 with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).



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7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that the while the proposed work does not strictly comply with the preservation criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard must be set back a minimum of two feet from a public sidewalk, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing – Approve - Approve site plan dated 03-16-17 with the finding that it is consistent with the preservation criteria Section 51P-97.111(c)(2)(I) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block – Approve - Approve site plan dated 03-16-2017 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns – Approve with conditions - Approve drawings dated 03-16-17 with the condition that the porch floor and steps are a brushed concrete finish, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot – Approve - Approve proposed site plan dated 03-16-17 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve - Approve drawings dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation – Approve - Approve elevations dated 03-16-17 with the finding the



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proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

14. Install landscaping and hardscaping in side and rear yards – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace existing wood steps with brush finish concrete steps at front elevation of main structure. Approve.
2. Extend existing 2' high concrete wall 10' along side to align with front of porch. Approve with conditions - Concrete block to match existing in size, pattern and color.
3. Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till". Approve with conditions - Concrete block to match existing in size, pattern and color.
4. Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green". Approve.
5. Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard. Approve.
6. Move existing Holly 15' to the east in front yard. Approve.
7. Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green". Approve.
8. Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing. Approve.
9. Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block. Approve.
10. Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns. Approve.
11. Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot. Approve.
12. Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till". Approve.
13. Replace existing non-historic screen with shuttered panel on west side of rear elevation. Approve.
14. Install landscaping and hardscaping in side and rear yards. Approve.



**10. 5006 REIGER AVE**

Munger Place Historic District  
CA167-337(EH)  
Eric Hill

**Request:**

1. Remove two trees in rear yard.
2. Install in-ground swimming pool in rear yard.

**Applicant:** Billie Haggard

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Remove two trees in rear yard – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install in-ground swimming pool in rear yard – Approve - Approve plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Remove two trees in rear yard - Approve with conditions - Suggest rear live tree to remain or replacement tree in rear yard.
2. Install in-ground swimming pool in rear yard - Approve with conditions - Suggest reduction of deck area to provide additional landscaping.

**11. 621 N CARROLL AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA167-336(EH)  
Eric Hill

**Request:**

Replace skirting on main structure.

**Applicant:** Juliana Zavala

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Replace skirting on main structure – Approve with conditions - Approve specifications dated 03-16-17 with the condition that only the bottom two laps use a smooth Hardie board material and the remainder is wood siding matching existing in dimensions, profile and color, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Replace skirting on main structure. – Approve with conditions - Approve with condition that only portion up to existing wood siding is replaced with Hardieboard.

**12. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-333(EH)  
Eric Hill

**Request:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
2. Install landscaping stone around perimeter of main structure.
3. Install 9 A/C units on side and rear of main structure.
4. Reconfigure curb-cut on N. Peak street frontage.
5. Install telecommunications box in side-yard fence.

**Applicant:** David Malekan



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**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 9 A/C units on side and rear of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Reconfigure curb-cut on N. Peak street frontage – Approve with conditions - Approve site plan dated 03-16-17 with the condition that the applicant receives all other required permits from the City for altering the curb-cuts with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install telecommunications box in side-yard fence – Approve - Approve drawings dated 03-16-17 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
2. Install landscaping stone around perimeter of main structure. Approve.
3. Install 9 A/C units on side and rear of main structure. Approve.
4. Reconfigure curb-cut on N. Peak street frontage. Approve.
5. Install telecommunications box in side-yard fence. Approve.



**13. 4304 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic  
District  
CA167-334(EH)  
Eric Hill

**Request:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
2. Install landscaping stone around perimeter of main structure.
3. Install 9 A/C units on side and rear elevations of main structure.

**Applicant:** David Malekan

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 9 A/C units on side and rear elevations of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
2. Install landscaping stone around perimeter of main structure. Approve.
3. Install 9 A/C units on side and rear elevations of main structure. Approve.



**14. 4310 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic  
District  
CA167-335(EH)  
Eric Hill

**Request:**

1. Rebuild wood porches on rear of main structure.
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White."
3. Install landscaping stone around perimeter of main structure.
4. Install 9 A/C units on side and rear elevations of main structure.

**Applicant:** David Malekan

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Rebuild wood porches on rear of main structure – Approve with conditions - Approve specifications dated 03-16-17 with the condition that the porches exactly match the existing in materials, dimensions, profile, and color with the finding the proposed work is consistent with the preservation criteria Section 3.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that proper edging is installed. The proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 9 A/C units on side and rear elevations of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Rebuild wood porches on rear of main structure. Approve with condition that cross bracing at railing only be removed if feasible.
2. Replace 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color:



PM-3 "Decorator's White". Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.

3. Install landscaping stone around perimeter of main structure. Approve.
4. Install 9 A/C units on side and rear elevations of main structure. Approve.

#### 15. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District  
CA167-331(EH)  
Eric Hill

#### **Request:**

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding.
2. Install two laps of Hardie board on bottom section of skirting on main structure.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225.

**Applicant:** Batts Holding Inc.

**Application Filed:** March 2, 2017

#### **Staff Recommendation:**

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding – Approve with conditions - Approve proposed work with the condition that the replacement siding exactly matches the original in material, dimensions and profile, with the finding that the proposed work is consistent with Preservation Criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install two laps of Hardie board on bottom section of skirting on main structure – Approve - Approve proposed work and specifications dated 03-16-17 with the finding that while the proposed work is not consistent with the preservation criteria which states that reconstruction renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission Approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or integrity of the historic overlay district.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225 – Approve - Approve stain specification dated 03-16-17 with the finding that it meets the standard of City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

1. Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with



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#105 pine siding. Approve with condition that a sample of proposed siding is provided to Landmark & provide a survey of damaged/inappropriate siding with an attempt to save as much siding as possible.

2. Install two laps of Hardieboard on bottom section of skirting on main structure. Approve.
3. Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225. Approve.

#### **16. 6326 BRYAN PKWY**

Swiss Avenue Historic District  
CA167-339(EH)  
Eric Hill

##### **Request:**

1. Remove 5 trees from front, side and rear yards.
2. Construct 8'x10' pavilion in rear yard.

**Applicant:** Wesley Powell

**Application Filed:** March 2, 2017

##### **Staff Recommendation:**

1. Remove 5 trees from front, side and rear yards – Approve - Approve image and site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct 8'x10' pavilion in rear yard – Approve - Approve drawings dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

##### **Task Force Recommendation:**

1. Remove 5 trees from front, side and rear yards. Approve - Suggest a new tree planted or landscaping installed in front tree location.
2. Construct 8'x10' pavilion in rear yard. Approve with conditions - Pavillion roof to be flat or low slope, relate or tie into existing garage roof. Fascia and roofing material to match main structure. Columns to be heavier expression to closer match main structure.

#### **17. 603 MUNGER AVE**

West End Historic District  
CA167-320(LC)  
Liz Casso

##### **Request:**

1. Install two painted signs on center water tank.
2. Install painted sign on east elevation.
3. Install two linear upright light fixtures under proposed east elevation painted sign.

**Applicant:** Granite Properties Inc. - Aaron Bidne

**Application Filed:** March 2, 2017

##### **Staff Recommendation:**

1. Install two painted signs on center water tank. – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install painted sign on east elevation. – Approve with



condition – Approve drawings dated 3/14/17 with the condition that the copyright “R” may not be included in the signage design, and with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install two linear uplight light fixtures under proposed east elevation painted sign. – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install two painted signs on center water tank. No quorum, comments only. Task Force supports submittal.
2. Install painted sign on east elevation. No quorum, comments only. Task Force supports submittal with the comment to shift the Blue Cross Blue Shield sign over so that the tip of the shield is centered over the window.
3. Install two linear uplight light fixtures under proposed east elevation painted sign. No quorum, comments only. Task Force supports submittal with the following comments: 1. Bolts for the proposed lighting, as well as electrical components, must be installed through mortar joints; 2. Light fixture finish color should be compatible with approved light fixtures on the structure, and color information should be included in the application materials; and 3. Add the proposed light fixtures to the elevation drawings of the Blue Cross Blue Shield sign.

**18. 326 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA167-341(JKA)  
Jennifer Anderson

**Request:**

1. Install screened-in porch and deck on rear of the main structure.
2. Install second story on existing accessory structure.

**Applicant:** Melissa Alvarez

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Install screened-in porch and deck on rear of the main structure. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay



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

2. Install second story on existing accessory structure. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Install screened-in porch and deck on rear of the main structure. Approve with conditions - Recommend using rafters tails as designed with the porch structure and matching the overhead dimension of existing house (1' seems small, ordinance states 18").
2. Install second story on existing accessory structure. Approve.

**19. 307 N WINDOMERE AVE**

Winnetka Heights Historic District  
CA167-327(JKA)  
Jennifer Anderson

**Request:**

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red."

**Applicant:** Roberta Christoper

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red." – Approve – Approve image dated 3-13-17 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).

**Task Force Recommendation:**

Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red." Approve.

**20. 411 S WINNETKA AVE**

Winnetka Heights Historic District  
CA167-342(JKA)  
Jennifer Anderson

**Request:**

Construct two-story accessory structure in rear yard.

**Applicant:** Jamie Oliver

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Construct two-story accessory structure in rear yard. – Approve – Approve plans and specifications dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct two-story accessory structure in rear yard. Approve.



**DISCUSSION ITEMS:**

**1. 5444 GASTON AVE**

Junius Heights Historic District  
CA167-326(MP)  
Marsha Prior

**Request:**

1. Add parking spaces in front of main structure.
2. Replace portion of rear and side yard fence with wood fencing.
3. Install trees and shrubs in front of main structure.

**Applicant:** Jeanine Bailey

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Add parking spaces in front of main structure – Approve – Approve plans dated 3/15/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though parking spaces in front would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
2. Replace portion of rear and side yard fence with wood fencing – Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).
3. Install trees and shrubs in front of main structure – Approve with conditions – Approve landscape sketch dated 3/15/17 with the condition that plantings in front of main structure are located away from building so as not to impact structure as plants mature with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

1. Add parking spaces in front of main structure. Recommend approval with suggestions: 1) move parking spaces closer to building; 2) create a green space between Gaston and parking; 3) add sidewalks for renters to get from cars to building; 4) need measurements; 5) limit to 4 spaces.
2. Replace portion of rear and side yard fence with wood fencing. Approve horizontal fence.
3. Install trees and shrubs in front of main structure. Deny without prejudice due to lack of information.

**2. 714 HUNTLEY ST**

Junius Heights Historic District  
CA167-328(MP)  
Marsha Prior

**Request:**

1. Add second story addition to rear of house.
2. Add 2-in x 4-in porch rails.

**Applicant:** Donnie Mixon

**Application Filed:** March 2, 2017



**Staff Recommendation:**

1. Add second story addition to rear of house – Approve with conditions – Approve drawings and specifications dated 3/15/17 with condition that a single vertical trim board running from roof line to the bottom of the second floor addition is placed at the front of the addition on the left (North) side elevation to delineate the historic portion of the house from the addition with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, and 8.6, and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add 2-in x 4-in porch rails – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

**Task Force Recommendation:**

1. Add second story addition to rear of house. Approve as shown with removal of proposed balcony on top and gable left space. Suggest, in the future, rafter tails (Schmidt).
2. Add 2-in x 4-in porch rails. Approve. Suggest 2x4 as top rail; not to go in height above the bottom of windows.

**Request:**

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate.
2. Extend 8ft wood fence on left side yard to within the front 50%.
3. Extend wood fence on right side yard to within the front 50%.

**Applicant:** Bernard Ford

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate – Approve with conditions – Approve survey plat and photos dated 3/15/17 with the condition that the finished side faces out with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend 8ft wood fence on left side yard to within the front 50% – Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**3. 5728 JUNIUS ST**

Junius Heights Historic District  
CA167-340(MP)  
Marsha Prior



3. Extend wood fence on right side yard to within the front 50% – Deny without prejudice – The work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6(a)(2) which states that side yard fences must be located in the rear 50 percent of the side yard.

**Task Force Recommendation:**

1. Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate. Deny replacement of chain link fence with 8ft wood automatic gate; recommend a wrought iron gate.
2. Extend 8ft wood fence on left side yard to within the front 50%. Deny without prejudice - Needs to be at 50% mark.
3. Extend wood fence on right side yard to within the front 50%. Deny without prejudice - Needs to be at 50% mark.

**4. 5419 WORTH ST**

Junius Heights Historic District  
CA167-324(MP)  
Marsha Prior

**Request:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness.

**Applicant:** Eric Rodriguez

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

**Task Force Recommendation:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness. Vote 2:2. For - Morgan, Raith. Against: Mesh, Schmidt. Reason for opposition: Columns historically have a footing.

**5. 524 E 6TH ST**

Lake Cliff Historic District  
CA167-323(JKA)  
Jennifer Anderson

**Request:**

Expand driveway into front yard. Work completed without a Certificate of Appropriateness.

**Applicant:** Maria E. Castillo

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Expand driveway into front yard. Work 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)(ii) because it is not compatible with the historic overlay district since parking areas in the front yard are not common in the district.

**Task Force Recommendation:**

Expand driveway into front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - Not compatible with the district.

**6. 4523 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-332(EH)  
Eric Hill

**Request:**

1. Replace 100% of wood siding on the main structure with Hardie board. Work completed without Certificate of Appropriateness.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness.
3. Replace front porch rail on main structure. Work completed without Certificate of Appropriateness.
4. Replace porch columns on main structure. Work completed without Certificate of Appropriateness.

**Applicant:** Altin Kore

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Replace 100% of wood siding on the main structure with Hardie board. Work completed without 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 the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without 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 the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
3. Replace front porch rail on main structure. Work completed without 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 the



preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.

4. Replace porch columns on main structure. Work completed without 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 the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.

**Task Force Recommendation:**

1. Replace 100% of wood siding on the main structure with Hardieboard. Work completed without Certificate of Appropriateness. Deny without prejudice - Not allowed per Section 3.2 of ordinance.
2. Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness. Deny without prejudice - Not allowed per Section 3.10 of ordinance.
3. Replace front porch rail on main structure. Work completed without Certificate of Appropriateness. Deny without prejudice - Railing not to be attached to the porch and should be much shorter if installed. No railing also appropriate.
4. Replace porch columns on main structure. Work completed without Certificate of Appropriateness Deny without prejudice - House had 3 columns. 5 not appropriate. Column size inappropriate.

**7. 215 S CLINTON AVE**

Winnetka Heights Historic District  
CA167-343(JKA)  
Jennifer Anderson

**Request:**

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness.

**Applicant:** Jeff Blackwell

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applicant did not meet the burden of proof required to show that the door or the door opening was not original to the home.



**8. 336 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA167-345(JKA)  
Jennifer Anderson

**Task Force Recommendation:**

Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – None – Not reviewed by Task Force.

**Request:**

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness.
2. Replace south side door.
3. Install lighting on front porch.

**Applicant:** Frank Duvall

**Application Filed:** March 2, 2017

**Staff Recommendation:**

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness. – Approve with Conditions – Approve specifications dated 3-14-17 with the condition that the sizes of the window openings are not changed or resized with the finding the proposed work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace south side door. – Approve – Approve specifications and elevation drawing dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lighting on front porch. – Approve – Approve specifications dated 3-14-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace 7 wood windows with wood windows to match existing. Work partially completed without a Certificate of Appropriateness. Deny without prejudice - Need cut sheets, dimensions, profile details. Not enough information.
2. Replace south side door. Approve.
3. Install lighting on front porch. Approve with the condition that it is not round but provide square specifications in bronze color.



**9. 200 N WINDOMERE AVE**

Winnetka Heights Historic District  
CA167-344(JKA)  
Jennifer Anderson

**Request:**

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows.

**Applicant:** Jeff Blackwell

**Application Filed:** March 2, 2017

**Staff Recommendation:**

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows. – Deny without Prejudice – The 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 51P-87.111(a)(17)(F)(iii) stating that all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building; and because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that 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:**

Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows. Approve with conditions to allow wood siding to match. Any other window would be conjecture.

**10. Z167-130(LC)**

1201 Main Street  
One Main Place  
Liz Casso

Hearing to consider an application for an historic overlay for 1201 Main Street, One Main Place, on the northeast side of Main Street and Griffin Street.

**Owner:** One Main Place Office LLC

**Filed:** November 8, 2016

**Staff Recommendation:** Approval, subject to preservation criteria.

**Designation Committee Recommendation:** Approval, subject to preservation criteria.

**OTHER BUSINESS ITEMS:**

Approval of Minutes from March 6, 2017.

**ADJOURNMENT**



**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, April 20, 2017, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.



**EXECUTIVE SESSION NOTICE**

The Commission may hold a closed executive session regarding any item on this agenda when:

1. 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 Commission/Board 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]

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 §551.086]



**LANDMARK COMMISSION****APRIL 3, 2017****FILE NUMBER:** CE167-005(PT)**PLANNER:** Pam Thompson**LOCATION:** 728 Skillman**DATE FILED:** 2/27/2017**COUNCIL DISTRICT:****DISTRICT:** Junius Heights**SIZE OF REQUEST:** 1,880**MAPSCO:** 36-Y**APPLICANT:** Debby Chiang**OWNER:** SHELL DEBBY (Ms. Chiang's former name)

**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$55,373.94 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**SUMMARY:** This single-family house was built in 1924 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2016):	\$206,340
Land Value:	\$65,990
Required Expenditures:	\$51,585
Estimated Expenditures:	\$92,475
Estimated Total Exemption:	\$17,048

Notes on the estimated exemptions:

\* *The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

\*\* *Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

The applicant has completed the minimum required rehabilitation on the property, including new gutters, repair of floors and walls, asbestos remediation, new doors, electrical and plumbing, foundation work, and insulation. The applicant intends to continue rehabilitation, including kitchen repairs, window and driveway repairs, siding, masonry, and garage repair. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility.



A default completion date will be April 2, 2020, by which a certificate of occupancy must also be obtained, unless the property is a single family residence. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

**STAFF RECOMMENDATION:** Approval of the Certificate of Eligibility and approval of \$55,373.94 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



# Historic Tax Exemption Application

## Step 1 – Application for a Certificate of Eligibility

### Property Information

Property Address: 728 SKILLMAN ST. DALLAS TX 75214

Legal description: Lot 9 Block 7/1883

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): \_\_\_\_\_

Historic district or pending historic district: JUNIUS HEIGHTS

Year the historic structure was built: 1924

Is this a contributing structure? \_\_\_\_\_

### Owner Information

Please list all of the property owner(s): DEBBY CHIANG

Mailing address: 728 SKILLMAN ST.

City, state and zip code: DALLAS TX 75214

Phone number: 469 358 3325 Fax number: \_\_\_\_\_

Email: CHIANG.DEBBY@GMAIL.COM

### Applicant Information (if different from the property owner)

Applicant name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

### Rehabilitation Information

Estimated Rehabilitation Investment: \_\_\_\_\_

Current Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? YES

If not, when will the application for a CA be considered? \_\_\_\_\_

Projected Construction Time and Estimated Date of Completion: \_\_\_\_\_



**Lien Holder Information (if applicable)**Primary mortgage company: PNC

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Secondary mortgage company: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Other lienholder: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

**Financial Information**

The following information can be obtained from the Dallas Central Appraisal District website ([www.dallascad.org](http://www.dallascad.org)) and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application being made.

The date this application is submitted to the city: FEB. 24, 2017Improvement Value: 206,340Land Value: 65,990Has the property received any previous tax relief? If so, please explain: HOMESTEAD EXEMPTIONIs this in a TIF district? NO

\*\* Please attach a copy of the [dallascad.org](http://dallascad.org) account information for the property to this application\*\*

**If Applying for an Urban Historic District Conversion Exemption**

Total Building Square Footage: \_\_\_\_\_

Retail Square Footage: \_\_\_\_\_

Office Square Footage: \_\_\_\_\_

Residential Square Footage: \_\_\_\_\_

Number of Jobs Created: \_\_\_\_\_



## Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
<b>Urban Historic Districts</b> Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Revitalizing Historic Districts</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Junius Heights</li> <li>• Lakecliff</li> <li>• Peak's Suburban</li> <li>• South Blvd. / Park Row</li> <li>• Winnetka Heights</li> </ul>	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Endangered Historic Districts</b> <ul style="list-style-type: none"> <li>• 10<sup>th</sup> Street</li> <li>• Wheatley Place</li> </ul>	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Citywide</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Munger Place</li> <li>• State Thomas</li> <li>• Swiss Avenue</li> <li>• All properties not located within the Urban, Endangered or Revitalizing historic districts</li> </ul>	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes



Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
<b>Citywide – maintenance</b> Includes properties in all historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
<b>Ownership by a non-profit entity open to the public</b>	<input type="checkbox"/>	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.



Add gutters based on engineer report recommendation to point water away from foundation.

CURRENTLY NO GUTTERS



PROPOSED PLACEMENT TO GUIDE WATER AWAY FROM FOUNDATION



728 Skillman Street, Dallas TX 75214



## Gutters

BEFORE



AFTER





Water damage on floor, walls and joists

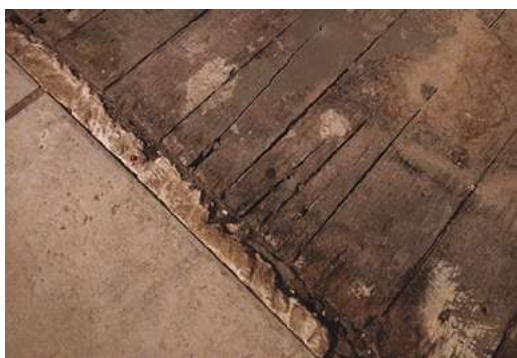


728 Skillman Street, Dallas TX 75214



## Floor and walls

BEFORE



AFTER





## Plumbing

### CRACKED AND LEAKING PIPES



## Asbestos

### FOUND IN DINING ROOM, KITCHEN AND HALLWAY FLOOR





## Bathroom

BEFORE



AFTER





## Asbestos Testing and Abatement

BEFORE



AFTER





## Insulation and Energy Savings

BEFORE



AFTER





## Foundation

BEFORE



AFTER





# Future Work



## Future Work

### EXTEND FENCE:

The fence will match existing fence in style and color. This allows privacy to the master bedroom which currently has an exterior door visible from the street. Removing the drive way in the side yard will alleviate rain water being directed towards the house and causing further foundation damage.

### Current:



### Proposed:





## Future Work

### REPLACE FRONT DOOR LOCKSET AND PAINT:

Remove non-functional locks on the front door. Replace with proposed new lockset. A new coat of paint.

Current:



Proposed lockset:



Proposed paint color:



**REPAINT EXTERIOR SIDE DOORS:**

Repaint exterior side doors a different color from the front door to differentiate. Unify the trim colors.

Current exterior side doors:



Proposed exterior side door color:

Proposed exterior door trim color:



### Redo driveway

CRACKED AND UNLEVEL DRIVEWAY IS POINTING WATER TOWARDS THE HOUSE AND COMPROMISING THE FOUNDATION



### Repair fence

NEGLECT TO UPKEEP HAS COMPROMISED THE INTEGRITY OF THE FENCE WITH BROKEN AND WARPED BOARDS



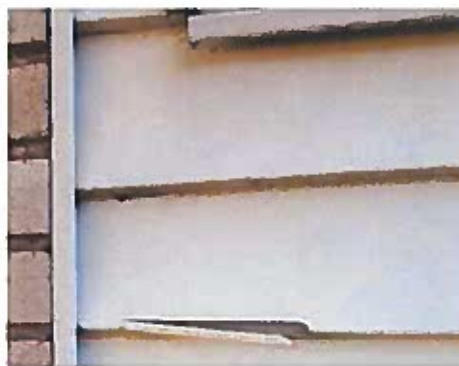
728 Skillman Street, Dallas TX 75214



Repoint/replace bricks on exterior wall and chimneys



Replace damaged siding



728 Skillman Street, Dallas TX 75214



Repair/replace around doors/windows



Unboard window and replace broken glass





## Statement of Understanding

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

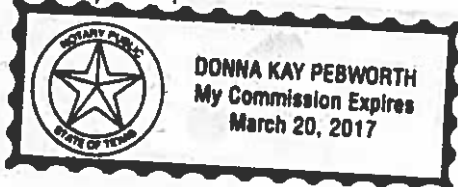
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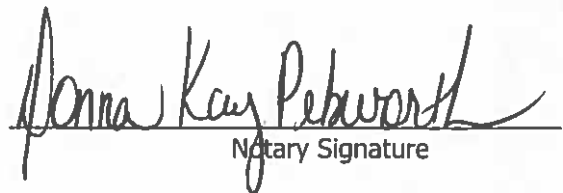
Owner's Name: DEBBY CHIANG

Owner's Signature: 

This instrument was acknowledged before me on February 24th, 2017  
by (print name of owner) Debby Chiang.

Notary stamp



  
Notary Signature





## Residential Account #00000183130000000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions  
Estimated Taxes History

### Property Location (Current 2017)

Address: 728 SKILLMAN ST  
Neighborhood: 1DSJ16  
Mapsc: 36-Y (DALLAS)

### DCAD Property Map

### 2016 Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2017)

SHELL DEBBY  
728 SKILLMAN ST  
DALLAS, TEXAS 752144630

### Multi-Owner (Current 2017)

Owner Name	Ownership %
SHELL DEBBY	100%

### Legal Desc (Current 2017)

- 1: MUNGER PLACE
- 2: BLK 7/1883 LOT 9
- 3: SKILLMAN & ALLEY
- 4: INT201500229011 DD08212015 CO-DC
- 5: 1883 007 00900 1001883 007

Deed Transfer Date: 3/4/2016

### Value

2016 Certified Values	
Improvement:	\$206,340
Land:	+ \$65,990
Market Value:	= \$272,330
Revaluation Year:	2016
Previous Revaluation Year:	2013

### Main Improvement (Current 2017)

Building Class	09	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1924	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1924	Roof Type	GABLE	# Bedrooms	3
Actual Age	93 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	NONE	# Fireplaces	1
Living Area	1,880 sqft	Ext. Wall Material	BRICK VENEER, FRAME	Sprinkler (Y/N)	N
Total Area	1,880 sqft	Basement	C1-24	Deck (Y/N)	N



<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	45%			<b>Sauna (Y/N)</b>	N



**Additional Improvements (Current 2017)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	UNASSIGNED	360

**Land (2016 Certified Values)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	50	143	6,599.0000 SQUARE FEET	STANDARD	\$10.00	0%	\$65,990	N

\* All Exemption information reflects 2016 Certified Values. \*

**Exemptions (2016 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$54,466	\$52,233	\$54,466	\$54,466	\$54,466	\$0
<b>Taxable Value</b>	\$217,864	\$220,097	\$217,864	\$217,864	\$217,864	\$0

**Exemption Details****Estimated Taxes (2016 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7825	\$1.282085	\$0.252371	\$0.122933	\$0.2794	N/A
<b>Taxable Value</b>	\$217,864	\$220,097	\$217,864	\$217,864	\$217,864	\$0
<b>Estimated Taxes</b>	\$1,704.79	\$2,821.83	\$549.83	\$267.83	\$608.71	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$5,952.98</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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WORK COMPLETED				
Date	Project	Company	Category	receipts
10/26/2015	Gutter	The Gutter Crew	Labor	\$840.00
10/13/2015	Floor and Walls	Build Direct	Materials	\$2,059.00
		Home Depot	Materials	\$632.68
		Lowe's	Materials	\$150.04
		Dave Mitro	Labor	\$7,559.25
10/29/2015	Asbestos	CAP	Labor	\$2,000.00
10/21/2015		Amazon	Material	\$38.99
	Exterior Doors	Home Depot	Material	\$257.50
		Amazon	Material	\$129.00
8/31/2016	Electrical	U-Fix It	Material	\$81.40
		Dave Mitro	Labor	\$5,849.16
	Bathroom	Floor and Decor	Material	\$1,398.26
		Home Depot	Material	\$1,792.70
		Ikea	Material	\$908.31
		Lowe's	Material	\$218.97
12/18/2015		Restoration Hardware	Material	\$306.89
		Amazon	Material	\$1,153.53
5/20/2016		Build.com	Material	\$319.55
11/13/2016		Signature Hardware	Material	\$119.95
1/5/2016		Rejuvenation	Material	\$420.06
12/5/2016		CB2	Material	\$350.49
		faucet	material	\$249.55
12/6/2016		Francisco Flores	Labor	\$225.00
		Adan Lujano	Labor	\$2,750.00
		Servando Estrada	Labor	\$4,045.00
	Paint	Home Depot	Material	\$353.43
		Lowe's	Material	\$81.14
		Sherwin Williams	Material	\$18.78
	Closet	Home Depot	Material	\$576.35
10/31/2016		Amazon	Material	\$127.91
	Demo & Clean Up	Home Depot	Material	\$237.77
		Bin There Dump That	Transport	\$963.43
	Insulation	Home Depot	Material	\$1,021.89
10/1/2016		Ace Hardware	Material	\$10.26
		Ikea	Material	\$460.51
10/15/2016		Home Depot	Rental	\$59.54
10/16/2016		U-Haul	Transport	\$142.38
12/20/2016		Amazon	Material	\$16.16
7/27/2015	Foundation	Alpha Foundation	Labor	\$16,700.00
		Total		\$54,624.83

WORK IN PROGRESS	
Project	Estimated Cost
Kitchen	\$8,000.00
Repair Window	\$700.00
Driveway	\$7,000.00
Trim and Moulding	\$250.00
Fence	\$2,600.00
Cabinetry	\$1,000.00
Exterior siding	\$500.00
Exterior Masonry	\$400.00
Garage	\$20,000.00
<b>Total</b>	<b>\$40,450.00</b>

total work	\$95,074.83
minus fence	\$2,600.00
<b>total work</b>	<b>\$92,474.83</b>



**LANDMARK COMMISSION****APRIL 3, 2017****FILE NUMBER:** CE167-006(PT)**PLANNER:** Pam Thompson**LOCATION:** 217 S Windomere**DATE FILED:** 2/27/2017**COUNCIL DISTRICT:****DISTRICT:** Winnetka Heights**SIZE OF REQUEST:** 2,538**MAPSCO:** 54-E**APPLICANT:** Jennifer Galloway and Donald Austin**OWNER:** GALLOWAY JENNIFER L & AUSTIN DONALD M

**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$112,936 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**SUMMARY:** This single-family house was built in 1927 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2016):	\$293,090
Land Value:	\$60,000
Required Expenditures:	\$73,273
Estimated Expenditures:	\$112,936
Estimated Total Exemption:	\$23,927

Notes on the estimated exemptions:

\* *The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

\*\* *Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

The applicant has completed rehabilitation on the property, which includes paint, flooring, plumbing, HVAC, fireplace, trim, lighting, and cabinetry work. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be April 2, 2020, by which a certificate of occupancy must also be obtained, unless the



property is a single family residence. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

**STAFF RECOMMENDATION:** Approval of the Certificate of Eligibility and approval of \$112,936 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



# Historic Tax Exemption Application

## Step 1 – Application for a Certificate of Eligibility

### Property Information

Property Address: 217 S. Windomere Ave.

Legal description: Lot 16 Block 39/3296

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): \_\_\_\_\_

Historic district or pending historic district: Winnetka Heights

Year the historic structure was built: 1927 according to DCAD records

Is this a contributing structure? \_\_\_\_\_

### Owner Information

Please list all of the property owner(s): Jennifer Galloway / Mark Austin <sup>Donald</sup>

Mailing address: 217 S. Windomere Ave.

City, state and zip code: Dallas, TX 75208

Phone number: 817-235-3721 Fax number: 214-283-8512

Email: OSU Zeta 79 @att.net

### Applicant Information (if different from the property owner)

Applicant name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

### Rehabilitation Information

Estimated Rehabilitation Investment: \$ 113,447

Current Use: residence Proposed Use: residence

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? N/A

If not, when will the application for a CA be considered? \_\_\_\_\_

Projected Construction Time and Estimated Date of Completion: 10/2014 - 3/2015



### Lien Holder Information (if applicable)

Primary mortgage company: N/A

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Secondary mortgage company: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Other lienholder: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

### Financial Information

The following information can be obtained from the Dallas Central Appraisal District website ([www.dallascad.org](http://www.dallascad.org) and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application being made.

The date this application is submitted to the city: 2/1/17

Improvement Value: 293,000

Land Value: 60,000

Has the Property Received Any Previous Tax Relief? If so, Please Explain: Homestead exemption

Is this in a TIF District? no

\*\* Please attach a copy of the [dallascad.org](http://dallascad.org) account information for the property to this application\*\*

### If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: \_\_\_\_\_

Retail Square Footage: \_\_\_\_\_

Office Square Footage: \_\_\_\_\_

Residential Square Footage: \_\_\_\_\_

Number of Jobs Created: \_\_\_\_\_



## Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
<b>Urban Historic Districts</b> Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No

\*\* A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Revitalizing Historic Districts</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Junius Heights</li> <li>• Lakecliff</li> <li>• Peak's Suburban</li> <li>• South Blvd. / Park Row</li> <li>• Winnetka Heights</li> </ul>	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Endangered Historic Districts</b> <ul style="list-style-type: none"> <li>• 10<sup>th</sup> Street</li> <li>• Wheatley Place</li> </ul>	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Citywide</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Munger Place</li> <li>• State Thomas</li> <li>• Swiss Avenue</li> <li>• All properties not located within the Urban, Endangered or Revitalizing historic districts</li> </ul>	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes



# Historic Tax Exemption Application

## Step 2 – Verification Application

### Property Information

Property Address: 217 S. Windomere Ave.

Building Name (if Applicable): \_\_\_\_\_

Historic District / (or Pending Historic District): Winnetka Heights

### Owner Information

Property Owner(s): Jennifer L. Galloway / Donald M. Austin

Mailing Address: 217 S. Windomere Ave.

City, State and Zip Code: Dallas, TX 75208

Phone Number: 817-235-3724

Fax Number: 214-283-8512

Email: osulza19@afl.net

### Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: \_\_\_\_\_

Did the Application require City Council approval? If so, when? \_\_\_\_\_

### Changes in lienholder information

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): N/A

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_



Before



After

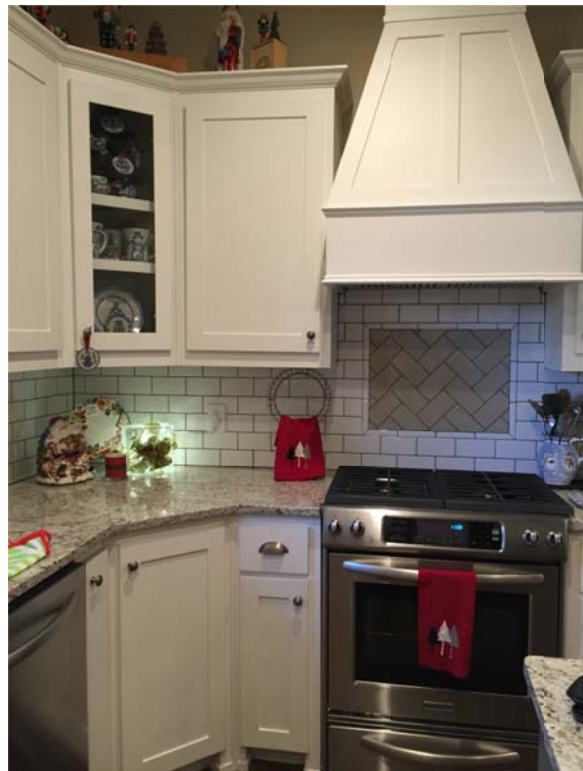




Before



After





## Statement of Understanding

THE STATE OF Texas §  
§  
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

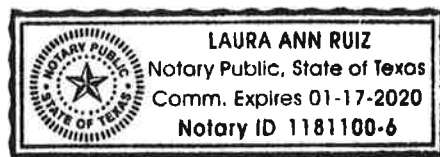
I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Jennifer L Galloway  
Owner's Signature: Jennifer L Galloway

This instrument was acknowledged before me on Jennifer Galloway  
by (print name of owner) Feb 27, 2017

Laura Ann Ruiz

Notary Stamp Here .....Notary Signature





## Statement of Understanding

THE STATE OF Texas §  
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

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I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Donald M Austin

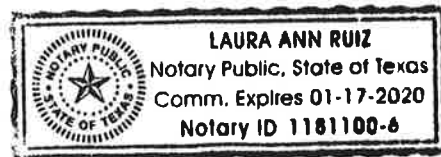
Owner's Signature: [Signature]

This instrument was acknowledged before me on February 27, 2017

by (print name of owner) Donald M. Austin

[Signature]

Notary Stamp Here .....Notary Signature





## Statement of Minimum Expenditures

THE STATE OF TEXAS Texas §

COUNTY OF DALLAS Dallas §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) Jennifer L Galloway (the Owner") and I am the owner of the property at (insert street address here) 417 S. Windermere in Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

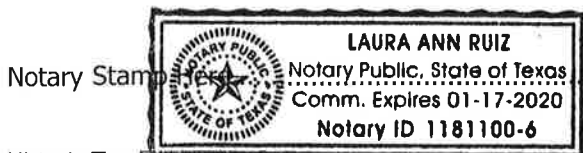
All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: Jennifer L Galloway

Owner's Signature: Jennifer L Galloway

This instrument was sworn and acknowledged before me on February 27, 2017 (date)

by Laura Ann Ruiz (print name of owner)  
Jennifer L. Galloway



Laura Ann Ruiz  
Notary Signature



## Statement of Minimum Expenditures

THE STATE OF TEXAS Texas §

COUNTY OF DALLAS Dallas §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) D. Mark Austin, ("the Owner") and I am the owner of the property at (insert street address here) 2175 Windomea Ave, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: D. Mark Austin

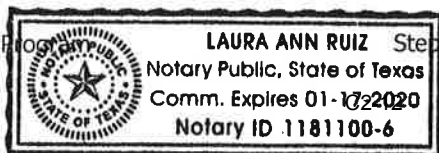
Owner's Signature: [Signature]

This instrument was sworn and acknowledged before me on February 27, 2017 (date)

by D. Mark Austin (print name of owner)

Notary Stamp Here .....Notary Signature

[Signature]





# Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF Texas §  
COUNTY OF Dallas §

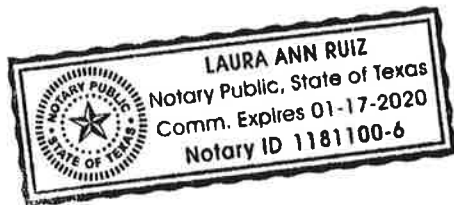
BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is Jennifer L. Galloway and I am the owner of the property at 217 S. Windomere Ave, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: Jennifer L. Galloway  
Owner's Signature: Jennifer L. Galloway

This instrument was sworn and acknowledged before me on Jennifer L. Galloway (date)  
by (print name of owner) February 27, 2017

Notary Stamp \_\_\_\_\_ Notary Signature





## Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF Texas §  
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is D. Mark Austin, and I am the owner of the property at 2175 Windmere Ave., Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: D. Mark Austin

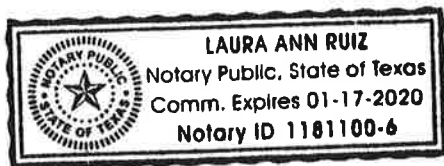
Owner's Signature: [Signature]

This instrument was sworn and acknowledged before me on February 27, 2017 (date)

by (print name of owner) D. Mark Austin

Notary Stamp \_\_\_\_\_ Notary Signature

[Signature]







## Residential Account #00000261481000000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)  
[Estimated Taxes](#)
[History](#)

### Property Location (Current 2017)

**Address:** 217 S WINDOMERE AVE

**Neighborhood:** 4DSG40

**Mapsc:** 54-E (DALLAS)

### DCAD Property Map

### 2016 Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2017)

GALLOWAY JENNIFER L &

AUSTIN DONALD M

217 S WINDOMERE AVE

DALLAS, TEXAS 752085819

### Multi-Owner (Current 2017)

Owner Name	Ownership %
GALLOWAY JENNIFER L &	67%
AUSTIN DONALD M	33%

### Legal Desc (Current 2017)

1: WINNETKA HEIGHTS

2: BLK 39/3296 LOT 16

3:

4: INT201400211402 DD08142014 CO-DC

5: 3296 039 01600 2003296 039

**Deed Transfer Date:** 1/6/2016

### Value

2016 Certified Values	
<b>Improvement:</b>	\$293,090
<b>Land:</b>	+ \$60,000
<b>Market Value:</b>	= \$353,090
<b>Revaluation Year:</b>	2016
<b>Previous Revaluation Year:</b>	2015

### Main Improvement (Current 2017)

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/0
<b>Year Built</b>	1927	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1927	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP	<b># Wet Bars</b>	0

CE167-006(P-I)

C2-15



			SHINGLES		
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	CHAIN	<b># Fireplaces</b>	1
<b>Living Area</b>	2,538 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,538 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE AND ONE HALF STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	40%			<b>Sauna (Y/N)</b>	N



## Additional Improvements (Current 2017)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	320

## Land (2016 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT DISTRICT	50	150	7,401.0000 SQUARE FEET	FLAT PRICE	\$60,000.00	0%	\$60,000	N

\* All Exemption information reflects 2016 Certified Values. \*

## Exemptions (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$47,314	\$40,407	\$47,314	\$47,314	\$47,314	\$0
<b>Taxable Value</b>	\$305,776	\$312,683	\$305,776	\$305,776	\$305,776	\$0

## Exemption Details

## Estimated Taxes (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7825	\$1.282085	\$0.252371	\$0.122933	\$0.2794	N/A
<b>Taxable Value</b>	\$305,776	\$312,683	\$305,776	\$305,776	\$305,776	\$0
<b>Estimated Taxes</b>	\$2,392.70	\$4,008.86	\$771.69	\$375.90	\$854.34	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$8,403.49</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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Date	Company	Category	Amount
1/31/2015	Ryan Holloway - GC	Interior painting	\$10,000.00
1/31/2015	Ryan Holloway - GC	Replace wood floor	\$13,478.00
1/31/2015	Ryan Holloway - GC	Cabinets	\$8,253.00
1/31/2015	Ryan Holloway - GC	plumbing	\$75.00
1/31/2015	Ryan Holloway - GC	HVAC	\$11,000.00
1/31/2015	Ryan Holloway - GC	tile	\$950.00
1/31/2015	Ryan Holloway - GC	countertops and sinks	\$3,540.00
1/31/2015	Ryan Holloway - GC	Door hardware	\$350.00
1/31/2015	Ryan Holloway - GC	HVAC	\$500.00
1/31/2015	Ryan Holloway - GC	Fireplace	\$450.00
1/31/2015	Ryan Holloway - GC	Cabinets	\$85.00
1/31/2015	Ryan Holloway - GC	Attic	\$250.00
1/31/2015	Ryan Holloway - GC	Exterior repair	\$740.00
1/31/2015	Ryan Holloway - GC	Audio wiring	\$700.00
1/31/2015	Ryan Holloway - GC	Tile	\$450.00
1/31/2015	Ryan Holloway - GC	wood trim/doors	\$12,947.00
1/31/2015	Ryan Holloway - GC	Doors	\$1,278.00
1/31/2015	Ryan Holloway - GC	Demo	\$250.00
1/31/2015	Ryan Holloway - GC	repair outside	\$945.00
1/31/2015	Ryan Holloway - GC	Dryer vent	\$220.00
1/31/2015	Ryan Holloway - GC	Repairs exterior	\$600.00
1/31/2015	Ryan Holloway - GC	Dumpster	\$500.00
1/31/2015	Ryan Holloway - GC	Demo	\$2,800.00
1/31/2015	Ryan Holloway - GC	Sheet Rock	\$4,450.00
1/31/2015	Ryan Holloway - GC	wood trim/doors	\$800.00
1/31/2015	Ryan Holloway - GC	Contractor fee	\$7,500.00
1/31/2015	Ryan Holloway - GC	Demo	\$75.00
1/31/2015	Ryan Holloway - GC	Door	\$300.00
1/31/2015	Ryan Holloway - GC	Repairs exterior	\$50.00
1/31/2015	Ryan Holloway - GC	Lighting	\$275.00
1/31/2015	Ryan Holloway - GC	Flooring	\$800.00
1/31/2015	Ryan Holloway - GC	Doors	\$250.00
1/31/2015	Ryan Holloway - GC	Internet/TV wiring	\$125.00
1/31/2015	Ryan Holloway - GC	Electrical	\$150.00
1/31/2015	Ryan Holloway - GC	Tile	\$400.00
1/31/2015	Ryan Holloway - GC	Lighting	\$125.00
1/31/2015	Ryan Holloway - GC	Repair flooring	\$250.00
1/31/2015	Ryan Holloway - GC	Paint	\$375.00
1/31/2015	Ryan Holloway - GC	tile	\$507.00
1/31/2015	Ryan Holloway - GC	Walls	\$790.00
1/31/2015	Ryan Holloway - GC	Cabinets	\$448.00
1/31/2015	Ryan Holloway - GC	Cabinets	\$645.00
1/31/2015	Ryan Holloway - GC	repair exterior	\$950.00
1/31/2015	Ryan Holloway - GC	Trim	\$1,774.00
1/31/2015	Ryan Holloway - GC	Wood mantel	\$300.00
1/31/2015	Ryan Holloway - GC	Supplies	\$200.00
1/31/2015	Ryan Holloway - GC	wood	\$225.00
1/31/2015	Ryan Holloway - GC	Cabinets	\$300.00
1/31/2015	Ryan Holloway - GC	Repair interior	\$200.00
1/31/2015	Ryan Holloway - GC	Glass	\$240.00
1/31/2015	Ryan Holloway - GC	Mirrors	\$720.00



1/31/2015 Ryan Holloway - GC	Glass	\$1,080.00
1/31/2015 Ryan Holloway - GC	Cabinets	\$300.00
1/31/2015 Ryan Holloway - GC	Plumbing	\$1,000.00
		<b>\$95,964.00</b>
10/22/2014 Apex Supply	Plumbing Supplies	
10/22/2014 Apex Supply	Plumbing Supplies	\$139.00
10/22/2014 Apex Supply	Plumbing Supplies	\$833.00
11/11/2014 Apex Supply	kitchen sink	\$765.00
11/14/2014 Apex Supply	Faucet	\$348.00
12/8/2014 Apex Supply	Plumbing Supplies	\$417.00
1/30/2015 Pottery Barn	Kitchen/bath/laundry pulls	\$490.00
1/30/2015 Pottery Barn	Bath towel bars	\$491.00
1/19/2015 Pottery Barn	Kitchen/bath cabinet pulls	\$57.00
2/8/2015 Pottery Barn	Kitchen/bath cabinet pulls	\$15.00
1/7/2015 House of Antique Hardware	Hardware for window seat	\$24.00
12/3/2014 Floor and Décor	tile for bathroom	\$2,655.00
10/28/2014 Floor and Décor	tile samples	\$35.00
2/1/2015 Floor and Décor	refund	-\$811.00
12/7/2014 Dallas Security and Alarm	alarm system installation	\$1,451.00
3/13/2015 Home Depot	wooden blinds all windows	\$2,624.00
1/3/2015 Bright Ideas	door hardware	\$1,610.00
12/5/2014 Klipsch	In-ceiling sound system	\$280.00
8/30/2014 Lighting, Etc	lighting fixtures/fans	\$1,456.00
8/30/2014 Lighting, Etc	lighting fixtures/fans	\$1,455.55
9/30/2014 Lighting, Etc	lighting fixtures/fans	\$1,122.03
9/6/2014 Lighting, Etc	lighting fixtures/fans	\$879.14
11/15/2014 Lighting, Etc	lighting fixtures/fans	-\$255.79
1/6/2015 Lighting, Etc	lighting fixtures/fans	\$890.99
		<b>\$16,970.92</b>
	Total	<b>\$112,934.92</b>



**LANDMARK COMMISSION****APRIL 3, 2017****FILE NUMBER:** CE137-007(PT)**PLANNER:** Pam Thompson**LOCATION:** 214 N Willomet**DATE FILED:** 3/13/2017**COUNCIL DISTRICT:****DISTRICT:** Winnetka Heights**SIZE OF REQUEST:** 1,184**MAPSCO:** 54-B**APPLICANT:** David Oliver and Erika Ellis**OWNER:** OLIVER DAVID & ELLIS ERIKA

**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$36,476 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**SUMMARY:** This single-family house was built in 1927 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2016):	\$131,260
Land Value:	\$60,000
Required Expenditures:	\$32,815
Estimated Expenditures:	\$145,000
Estimated Total Exemption:	\$14,966

Notes on the estimated exemptions:

\* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

\*\* Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

The applicant has completed a portion of the rehabilitation on the property, including foundation work, windows, and interior doors. The work finished to date meets the minimum threshold for the tax exemption. The applicant plans to continue rehabilitation on the house, including adding an addition on the back for a master bath, closet, and laundry; replacing the HVAC system, water heater, and insulation; and refurbishing the floors. The Landmark Commission may approve expenditures made up to three years



prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be April 2, 2020. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

**STAFF RECOMMENDATION:** Approval of the Certificate of Eligibility and approval of \$36,476 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



# Historic Tax Exemption Application

## Step 1 – Application for a Certificate of Eligibility

### Property Information

Property Address: 214 N Willomet Ave Dallas, TX 75208

Legal description: Lot 8 Block 22/3262

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): \_\_\_\_\_

Historic district or pending historic district: Winnetka Heights

Year the historic structure was built: 1916

Is this a contributing structure? Yes

### Owner Information

Please list all of the property owner(s): David Oliver; Erika Ellis

Mailing address: 214 N Willomet Ave

City, state and zip code: Dallas, TX 75208

Phone number: 2143847872 Fax number: \_\_\_\_\_

Email: agdieseler@gmail.com

### Applicant Information (if different from the property owner)

Applicant name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

### Rehabilitation Information

Estimated Rehabilitation Investment: \$145,000

Current Use: Homestead Proposed Use: Homestead

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Yes

If not, when will the application for a CA be considered? \_\_\_\_\_

Projected Construction Time and Estimated Date of Completion: 5 months, 7/1/16



## Lien Holder Information (if applicable)

Primary mortgage company: Colonial Savings

Contact person: Mortgage Services Department

Correspondence address: PO Box 2988 Fort Worth, TX 76113

Secondary mortgage company: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Other lienholder: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

## Financial Information

The following information can be obtained from the Dallas Central Appraisal District website ([www.dallascad.org](http://www.dallascad.org) and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: 3-13-17

Improvement Value: \$131,260

Land Value: \$60,000

Has the property received any previous tax relief? If so, please explain: Homestead exemption

Is this in a TIF district? \_\_\_\_\_

\*\* Please attach a copy of the dallascad.org account information for the property to this application\*\*

## If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: 1184

Retail Square Footage: \_\_\_\_\_

Office Square Footage: \_\_\_\_\_

Residential Square Footage: 1184

Number of Jobs Created: \_\_\_\_\_



## Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
<b>Urban Historic Districts</b> Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Revitalizing Historic Districts</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Junius Heights</li> <li>• Lakecliff</li> <li>• Peak's Suburban</li> <li>• South Blvd. / Park Row</li> <li>• Winnetka Heights</li> </ul>	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Endangered Historic Districts</b> <ul style="list-style-type: none"> <li>• 10<sup>th</sup> Street</li> <li>• Wheatley Place</li> </ul>	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Citywide</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Munger Place</li> <li>• State Thomas</li> <li>• Swiss Avenue</li> <li>• All properties not located within the Urban, Endangered or Revitalizing historic districts</li> </ul>	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes



Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
<b>Citywide – maintenance</b> Includes properties in <b>all</b> historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
<b>Ownership by a non-profit entity open to the public</b>	<input type="checkbox"/>	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.



## Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Repairs of construction equipment
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):

1. New foundation with increased crawl space (raised house 24")_____	\$25,000 _____
2. Added square footage for master bath, closet, and laundry_____	\$90,000 _____
3. New HVAC, water heater, and spray foam insulation _____	\$20,000 _____
4. Partial remodel, refurbishing original oak floors and wood windows _	\$10,000 _____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
<b>Total estimated expenditures of applicable costs:</b>	<b>\$145,000_____</b>

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

**Statement of understanding on following page must be signed by all owners.  
Print copies as needed.**



# Historic Tax Exemption Application

## Step 2 – Verification Application

### Property Information

Property Address: 214 N Willomet Ave Dallas, TX 75208

Building Name (if Applicable): \_\_\_\_\_

Historic District / (or Pending Historic District): Winnetka Heights

### Owner Information

Property Owner(s): David Oliver, Erika Ellis

Mailing Address: 214 N Willomet Ave

City, State and Zip Code: Dallas, TX 75208

Phone Number: 214 384 7872

Fax Number: NA

Email: agdieseler@gmail.com

### Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: \_\_\_\_\_

Did the Application require City Council approval? If so, when? \_\_\_\_\_

### Changes in lienholder information

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_



## Record of expenditures

In order to qualify for the exemption, you must provide receipts or other documentation such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required minimum expenditure on the approved rehabilitation work has been completed.

### Payment documentation must be recorded, labeled and totaled when submitted to staff.

Please provide a chart, similar to the one shown below, summarizing the receipts and expenditure documentation submitted. Please keep the following in mind:

- Receipts, pay schedules, and bank withdraw transactions with work invoices are all acceptable methods of payment documentation.
- Copies of the payment documentation should be submitted as backup documentation with this chart.
- Payment documentation should be copied. Please do not turn in originals.
- A pay schedule certified by a licensed architect or engineer may be submitted in lieu of this chart.

Please contact staff if you have a specific question on how to record a payment. A blank chart is attached to this form for your convenience.

- Provide the date of the payment
- List the name of the company to which the payment was made
- Provide the category of work completed, such as plumbing, interior work, painting, foundation work, etc.
- Each receipt should be copied onto a sheet of paper. Please label each page with a page number. List the page number in the chart so that staff can compare each receipt with the page on which the receipt is located. More than one receipt may be on a page.
- Provide the amount paid.

1234 SAMPLE ADDRESS				
Date	Company	Type of Work	Receipt Page Number	Amount
9/30/2003	Lakewood Hardware	Plumbing	1	\$14.00
10/11/2003	The Restore	Exterior Doors	2	\$106.09
10/31/2003	Sam's Electric	Electrical work	2	\$40.68
12/27/2003	The Restore	Exterior Windows	3	\$201.59
1/5/2004	Home Depot	Floors	4	\$58.54
1/8/2004	Williams Concrete Inc	Foundation	5	\$160.21
3/10/2004	Porcelain Patch and Glaze	Purchase	6	\$400.00
3/16/2004	Craddock Lumber Company	Cabinetry	6	\$121.67
3/25/2004	ICI Paints	Exterior House Paint	6	\$76.95
9/9/2005	Roofing Company	Roofing	7	\$320.27
TOTAL:				\$1,500.00

**This form MUST be completed and submitted with this application.** Only work that was approved by the Landmark Commission in the determination of eligibility counts towards meeting the minimum required expenditure. All receipts must be cataloged and totaled to qualify as a complete application. Receipts submitted without the attached form or an attached form similar to the one provided will be returned to the applicant. Pay affidavits or pay schedules may be submitted in lieu of this form.



## Record of Expenditures

Please see page 6 of this application if you require further instruction. Otherwise, please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
<u>6/13/16</u>	<u>StraightLine Foundation</u>	<u>Foundation 1</u>	<u>1</u>	<u>\$24988</u>
<u>9/20/16</u>	<u>StraightLine Foundation</u>	<u>Foundation 2</u>	<u>2</u>	<u>\$4800</u>
<u>8/18/16</u>	<u>GlobalOne Forest Products</u>	<u>Interior Doors 1</u>	<u>3</u>	<u>\$965</u>
<u>11/16/16</u>	<u>GlobalOne Forest Products</u>	<u>Interior Doors 2</u>	<u>4</u>	<u>\$440</u>
<u>8/24/16</u>	<u>Lowe's</u>	<u>Exterior Door and Wood Windows</u>	<u>5</u>	<u>\$5283.89</u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
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<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<b>TOTAL:</b>				<b><u>\$36,476.89</u></b>



214 N Willomet

Historic picture, before renovation:



Recent picture, after foundation repair:





Recent picture, during foundation repair:



Recent picture, during foundation repair:





Rear addition:



Rear addition:





## Statement of Understanding

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: David Oliver; Erika Ellis

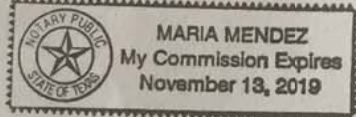
Owner's Signature: \_\_\_\_\_

*[Handwritten Signature]*

This instrument was acknowledged before me on March 22, 2017

by (print name of owner) Erika ~~Ellis~~ Ellis un

Notary stamp



*[Handwritten Signature]*  
Notary Signature





## Residential Account #00000260056000000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)  
[Tax Abatements](#)
[TIF](#)
[Estimated Taxes](#)
[Building Footprint](#)
[History](#)
[Comments](#)

### Property Location (Current 2017)Address:

214 N WILLOMET AVE  
**Neighborhood:** 4DSG40  
**Mapsc:** 54-B (DALLAS)

**DCAD Property Map**

**2016 Appraisal Notice**

**Electronic Documents (ENS)**

**View Photo**

**File Homestead Exemption Online**



**Print Homestead Exemption Form**

### Owner (Current 2017)

OLIVER DAVID &  
 214 N WILLOMET AVE  
 DALLAS, TEXAS 752085041

### Multi-Owner (Current 2017)

Owner Name	Ownership %
ELLIS ERIKA	50%
OLIVER DAVID &	50%

### Legal Desc (Current 2017)

- 1: WINNETKA HEIGHTS
- 2: BLK 22/3262 LOT 8
- 3:
- 4: INT20070402911 DD11052007 CO-DC
- 5: 3262 022 00800 2003262 022

**Deed Transfer Date:** 11/8/2007

### Value

2016 Certified Values	
<b>Improvement:</b>	\$131,260
<b>Land:</b>	+ \$60,000
<b>Market Value:</b>	= \$191,260
<b>Capped Value:</b> \$177,059	
<b>Revaluation Year:</b>	2016
<b>Previous Revaluation Year:</b>	2015



**Improvements (Current 2017)**

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/ 0
<b>Year Built</b>	1927	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1990	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	CHAIN	<b># Fireplaces</b>	0
<b>Living Area</b>	1,184 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	1,184 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	25%			<b>Sauna (Y/N)</b>	N

**Additional Improvements (Current 2017)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	576

**Land (Certified 2016)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT DISTRICT	50	150	7,438.0000 SQUARE FEET	FLAT PRICE	\$60,000.00	0%	\$60,000	N

**Exemptions (Certified 2016)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$35,410	\$42,704	\$35,410	\$35,410	\$35,410	\$0
<b>Taxable Value</b>	\$141,649	\$134,355	\$141,649	\$141,649	\$141,649	\$0

**Exemption Details****Tax Abatements (Certified 2016)**

No Abatements.

**Tax Increment Financing (TIF) (Certified 2016)**

No Tax Increment Financing. (TIF)



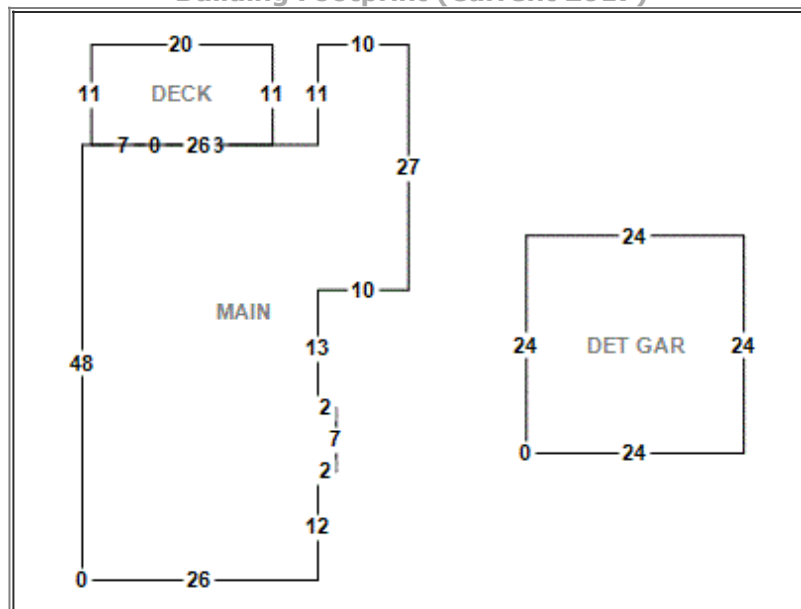
## Estimated Taxes (Certified 2016)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7825	\$1.282085	\$0.252371	\$0.122933	\$0.2794	N/A
<b>Taxable Value</b>	\$141,649	\$134,355	\$141,649	\$141,649	\$141,649	\$0
<b>Estimated Taxes</b>	\$1,108.40	\$1,722.55	\$357.48	\$174.13	\$395.77	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$3,758.33</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

## Building Footprint (Current 2017)



History

[History](#)



**Currently completed expenses:**

Date	Company	Category of Work	Amount
6/13/16	StraightLine Foundation	Foundation 1	\$24,988
9/20/16	StraightLine Foundation	Foundation 2	\$4,800
8/18/16	GlobalOne Forest Products	Interior Doors 1	\$965
11/16/2016	GlobalOne Forest Products	Interior Doors 2	\$440
8/24/2016	Lowe's	Exterior Door and Wood Windows	\$5,283.89
TOTAL:			\$36,476.89

**Total expenses:**

	New foundation with increased crawl space (raised house 24")	\$25,000
	Added square footage for master bath, closet, and laundry	\$90,000
	New HVAC, water heater, and spray foam insulation	\$20,000
	Partial remodel, refurbishing original oak floors and wood windows	\$10,000
		<b>\$145,000</b>

remainder:	<b>\$108,523.11</b>
------------	---------------------





## LANDMARK COMMISSION

APRIL 3, 2017

**FILE NUMBER:** CE167-008(PT)

**PLANNER:** Pam Thompson

**LOCATION:** 4604 Sycamore Street

**DATE FILED:** 3/15/2017

**COUNCIL DISTRICT:** 2

**DISTRICT:** Peak's Suburban Addition

**SIZE OF REQUEST:** 3,243

**MAPSCO:** 46-A

**APPLICANT:** Douglas Batts

**OWNER:** BATTS HOLDINGS INCORPORATED

**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$37,703 in expenditures spent on rehabilitation within the three years prior to the CE approval.

**SUMMARY:** This single-family house was built in 1913 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2016):	\$155,540
Land Value:	\$58,000
Required Expenditures:	\$38,885
Estimated Expenditures:	\$192,528
Estimated Total Exemption:	\$16,709

Notes on the estimated exemptions:

\* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

\*\* Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

The applicant has started rehabilitation on the property. Work completed to date includes: engineering and architectural work, interior demolition, and foundation repair. Future work includes additional foundation work, roof addition, plumbing, electrical, sheetrock, paint, trim, kitchen, bathroom, new garage, and covered patio. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion



date will be April 2, 2020. The Certificate of Eligibility shall expire if the minimum expenditure has not been completed by that time.

**STAFF RECOMMENDATION:** Approval of the Certificate of Eligibility and approval of \$37,703 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



# Historic Tax Exemption Application

## Step 1 – Application for a Certificate of Eligibility

### Property Information

Property Address: **4604 Sycamore Street, Dallas, Texas 75204**

Legal description: Lot **10** Block **1/737**

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable):

Historic district or pending historic district: **Peaks Suburban**

Year the historic structure was built: **1913**

Is this a contributing structure? **Yes**

### Owner Information

Please list all of the property owner(s): **Batts Holdings, Inc**

Mailing address: **756 Water Oak Drive**

City, state and zip code: **Plano, Texas 75025**

Phone number: **469 877-3684** Fax number: **972 499-0059**

Email: **drbatts@gmail.com**

### Applicant Information (if different from the property owner)

Applicant name:

Mailing address:

City, state and zip code:

Phone number: Fax number:

Email:

### Rehabilitation Information

Estimated Rehabilitation Investment: **\$180,000**

Current Use: **Residential** Proposed Use: **Residential**

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? **yes**

If not, when will the application for a CA be considered?

Projected Construction Time and Estimated Date of Completion: **16 weeks, est completion on May 1, 2017**



## Lien Holder Information (if applicable)

Primary mortgage company: **Wildcat Lending, LLC**

Contact person: **Kai Chandler**

Correspondence address: **6142 Campbell Rd., Suite 101 Dallas, TX 75248**

Secondary mortgage company:

Contact person:

Correspondence address:

Other lienholder:

Contact person:

Correspondence address:

## Financial Information

The following information can be obtained from the Dallas Central Appraisal District website ([www.dallascad.org](http://www.dallascad.org) and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: **03/15/2017**

Improvement Value: **\$155,540**

Land Value: **\$58,000**

Has the property received any previous tax relief? If so, please explain:

Is this in a TIF district? No

**\*\* Please attach a copy of the dallascad.org account information for the property to this application\*\***

## If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage:

Retail Square Footage:

Office Square Footage:

Residential Square Footage:

Number of Jobs Created:



## Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
<b>Urban Historic Districts</b> Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Revitalizing Historic Districts</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Junius Heights</li> <li>• Lakecliff</li> <li>• Peak's Suburban</li> <li>• South Blvd. / Park Row</li> <li>• Winnetka Heights</li> </ul>	X <input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Endangered Historic Districts</b> <ul style="list-style-type: none"> <li>• 10<sup>th</sup> Street</li> <li>• Wheatley Place</li> </ul>	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
<b>Citywide</b> Includes properties located in: <ul style="list-style-type: none"> <li>• Munger Place</li> <li>• State Thomas</li> <li>• Swiss Avenue</li> <li>• All properties not located within the Urban, Endangered or Revitalizing historic districts</li> </ul>	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes



Category		Type	Required Expenditures	Amount	Duration	Renewable
<b>Citywide – maintenance</b> Includes properties in <b>all</b> historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
<b>Ownership by a non-profit entity open to the public</b>	<input type="checkbox"/>	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.



## Record of expenditures for work that has already been completed

**This form MUST be completed and submitted with this application.** Only work that was approved by the Landmark Commission in the determination of eligibility counts towards meeting the minimum required expenditure. All receipts must be cataloged and totaled to qualify as a complete application. Receipts submitted without the attached form or an attached form similar to the one provided will be returned to the applicant. Pay affidavits or pay schedules may be submitted in lieu of this form.

Please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
<b>01/3/17</b>	<b>Highland Engineering</b>	<b>Structural Eng Report</b>	<b>1</b>	<b>\$450.00</b>
<b>1/4/17</b>	<b>Rhodes Surveying</b>	<b>Survey</b>	<b>2</b>	<b>\$400.00</b>
<b>1/15/17</b>	<b>BNW Construction</b>	<b>Demo 2<sup>nd</sup> Floor</b>	<b>3</b>	<b>\$4500.00</b>
<b>1/16/17</b>	<b>BNW Construction</b>	<b>Demo 1<sup>st</sup> Floor</b>	<b>4</b>	<b>\$4500.00</b>
<b>1/27/17</b>	<b>A1 Designs</b>	<b>Architectural Drawings</b>	<b>5</b>	<b>\$600.00</b>
<b>2/8/17</b>	<b>BNW Construction</b>	<b>Structural Eng Report</b>	<b>6</b>	<b>\$475.00</b>
<b>1/4/17</b>	<b>A1 Designs</b>	<b>Architectural Drawings</b>	<b>7</b>	<b>\$1000.00</b>
<b>3/8/17</b>	<b>Pier Pressure Foundation Repair</b>	<b>Foundation Repair</b>	<b>8</b>	<b>\$16,175.00</b>
<b>3/9/17</b>	<b>TTN Engineering</b>	<b>Structural Eng Report</b>	<b>9</b>	<b>\$2000.00</b>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>TOTAL:</b>				<b>\$30,100</b>

**When ALL of the rehabilitation has been completed, the applicant must submit the Step 2 application with the documentation demonstrating the additional expenditures spent after the Certificate of Eligibility approval.**



## Cost Estimates of work that has not yet been completed

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Repairs of construction equipment
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):

	Amount
1. <b>Demo of Interior walls, flooring</b> _____	<b>\$ 9,000</b> _____
2. <b>Foundation &amp; structural repairs</b> _____	<b>\$16,175</b> _____
3. <b>Foundation, frame up, foundation repair, start of frame up</b> _____	<b>\$20,000</b> _____
4. <b>Laminated beams installed, lower floor framework</b> _____	<b>\$ 9,500</b> _____
5. <b>Frame-out of upper floor and roof addition, Roof decking and new roof</b> _	<b>\$14,500</b> _____
6. <b>Finish out plumbing, electrical, and sheetrock on lower floor</b> _____	<b>\$18,000</b> _____
7. <b>Finish sheetrock lower floor, sheetrock upper floor, start tape and bed</b> _	<b>\$20,000</b> _____
8. <b>Tape and bed upper floor, texture house, begin paint work, trim work</b> __	<b>\$ 19,500</b> _____
9. <b>Finish trim work, install kitchen cabinets and bath cabinets</b> _____	<b>\$25,325</b> _____
10. <b>Install appliances, complete fixtures, flooring countertops, flooring</b>	<b>\$13,500</b>
11. <b>Build Garage, Covered Patio</b>	<b>\$28,000</b>

**Total estimated expenditures of applicable costs: \$180,000**

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

**Statement of understanding on following page must be signed by all owners.**























## Statement of Understanding

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: DOUGLAS BATTIS / BATTIS HOLDINGS, INC.

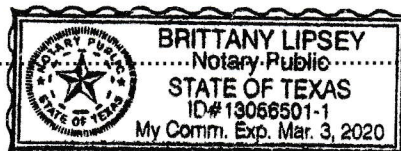
Owner's Signature: *[Signature]*

This instrument was acknowledged before me on March 15th, 2017

by (print name of owner) Douglas Battis

*[Signature]*

Notary Stamp Here.....



Notary Signature





## Residential Account #00000123166000000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)  
[Estimated Taxes](#)
[History](#)

### Property Location (Current 2017)

**Address:** 4604 SYCAMORE ST

**Neighborhood:** 1DSG13

**Mapsc:** 46-A (DALLAS)

### DCAD Property Map

### 2016 Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2017)

BATTS HOLDINGS INCORPORATED

756 WATER OAK DR

PLANO, TEXAS 750253208

### Multi-Owner (Current 2017)

Owner Name	Ownership %
BATTS HOLDINGS INCORPORATED	100%

### Legal Desc (Current 2017)

- 1: BLANKENSHIP & BLAKES
- 2: BLK 1/737 LOT 10
- 3:
- 4: INT201700000088 DD12292016 CO-DC
- 5: 0737 001 01000 1000737 001

**Deed Transfer Date:** 1/3/2017

### Value

2016 Certified Values	
<b>Improvement:</b>	\$155,540
<b>Land:</b>	+ \$58,000
<b>Market Value:</b>	= \$213,540
<b>Revaluation Year:</b>	2016
<b>Previous Revaluation Year:</b>	2014

### Main Improvement (Current 2017)

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/ 0
<b>Year Built</b>	1913	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1913	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	5
<b>Actual Age</b>	104 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	FAIR	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	0
<b>Living Area</b>	3,243 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	3,243 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N



<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	TWO STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	60%			<b>Sauna (Y/N)</b>	N



**Additional Improvements (Current 2017)**

No Additional Improvements.

**Land (2016 Certified Values)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	0	0	7,250.0000 SQUARE FEET	STANDARD	\$8.00	0%	\$58,000	N

**\* All Exemption information reflects 2016 Certified Values. \*****Exemptions (2016 Certified Values)**

No Exemptions

**Estimated Taxes (2016 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7825	\$1.282085	\$0.252371	\$0.122933	\$0.2794	N/A
<b>Taxable Value</b>	\$213,540	\$213,540	\$213,540	\$213,540	\$213,540	\$0
<b>Estimated Taxes</b>	\$1,670.95	\$2,737.76	\$538.91	\$262.51	\$596.63	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$5,806.77</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

**History****History**

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**Work completed to date:**

		Structural eng	
1/3/2017	Highland Engineering	report	\$450
1/4/2017	Rhodes Surveying	Survey	\$400
1/15/2017	BNW Construction	Demo 2nd Floor	\$4,500
1/16/2017	BNW Construction	Demo 1st Floor	\$4,500
1/27/2017	A1 Designs	Architectural Drawings	\$600
2/8/2017	BNW Construction	Structural eng report	\$475
1/4/2017	A1 Designs	Architectural Drawings	\$1,000
3/8/2017	Pier Pressure Foundation Repair	Foundation Repair	\$16,175
3/9/2017	TTN Engineering	Structural eng report	\$2,000
3/17/2017	Donald Prater/4P Maint & Remod	Tree removal, final demo	\$7,603
		completed to date	\$37,703

**Remaining work to complete:**

3. Foundation, frame up, foundation repair, start of frame up	\$20,000
4. Laminated beams installed, lower floor framework	\$9,500
5. Frame-out of upper floor and roof addition, Roof decking and new roof	\$14,500
6. Finish out plumbing, electrical, and sheetrock on lower floor	\$18,000
7. Finish sheetrock lower floor, sheetrock upper floor, start tape and bed	\$20,000
8. Tape and bed upper floor, texture house, begin paint work, trim work	\$19,500
9. Finish trim work, install kitchen cabinets and bath cabinets	\$25,325
11. Build Garage, Covered Patio	\$28,000
future work	\$154,825

**Total estimated expenditures of applicable costs: \$192,528**

**Additional work not eligible for tax abatement**

10. Install appliances, complete fixtures, flooring countertops, flooring	\$13,500
---	----------

**total work \$206,028**



**LANDMARK COMMISSION****APRIL 3, 2017****FILE NUMBER:** CE167-009(PT)**PLANNER:** Pam Thompson**LOCATION:** 3201 Wendover**DATE FILED:** 3/15/2017**COUNCIL DISTRICT:****DISTRICT:** Bromberg House**SIZE OF REQUEST:** 5,338**MAPSCO:** 37-N**APPLICANT:** Wendy Millsap, on behalf of Dan Patterson**OWNER:** PATTERSON DAN E

**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of three years and approval of \$38,893 in expenditures spent on maintenance within the three years prior to the CE approval.

**SUMMARY:** This single-family house was built in 1939 and is a contributing structure in the historic district.

In all of the City's historic districts, property owners are eligible to receive an exemption on the added value of the land and improvement value on the city portion of the property taxes for a period of three years if additional maintenance is completed on the property and if the cost of the rehabilitation consisting of additional maintenance is a minimum of 3 percent of the pre-rehabilitation improvement value.

Improvements Value (2016):	\$697,100
Land Value:	\$5,052,900
Required Expenditures:	\$20,913
Estimated Expenditures:	\$38,893
Estimated Total Exemption:	\$930

Notes on the estimated exemptions:

\* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

\*\* Tax estimates are based on the city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

The applicant has completed rehabilitation consisting of additional maintenance on the property, which includes paint, HVAC repair and replacement, window repair, plumbing work, porch repair, and fireplace repair. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be April 2, 2018. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.



**STAFF RECOMMENDATION:** Approval of the Certificate of Eligibility and approval of \$38,893 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



# Historic Tax Exemption Application

## Step 1 – Application for a Certificate of Eligibility

### Property Information

Property Address: 3201 Wendover Road

Legal description: Lot 1 Block 2976

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): Bromberg House

Historic district or pending historic district: City Wide

Year the historic structure was built: 1939

Is this a contributing structure? yes

### Owner Information

Please list all of the property owner(s): Dan E Patterson

Mailing address: PO Box 140627

City, state and zip code: Dallas, TX 75214

Phone number: 214-824-6525 Fax number: \_\_\_\_\_

Email: dan@pattersonthoma.com

### Applicant Information (if different then the property owner)

Applicant name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

### Rehabilitation Information

Estimated Rehabilitation Investment: \$41,213<sup>00</sup>

Current Use: single family home Proposed Use: single family home

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? \_\_\_\_\_



If not, when will the application for a CA be considered? \_\_\_\_\_

Projected Construction Time and Estimated Date of Completion: \_\_\_\_\_



### Lien Holder Information (if applicable)

Primary mortgage company: Comerica Bank c/o PHH Mortgage  
Contact person: Adam K Barklage, Private Banker, Wealth  
Correspondence address: Comerica Bank, 8850 Boedeker, Dallas 75225 <sup>MANAGEMENT</sup>  
214-890-4334  
Secondary mortgage company: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

Other lienholder: \_\_\_\_\_

Contact person: \_\_\_\_\_

Correspondence address: \_\_\_\_\_

### Financial Information

The following information can be obtained from the Dallas Central Appraisal District website ([www.dallascad.org](http://www.dallascad.org) and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: 06/23/2016

Improvement Value: \$696,140

Land Value: \$4,547,610

Has the property received any previous tax relief? If so, please explain: yes, historic rehab exemption

Is this in a TIF district? \_\_\_\_\_

**\*\* Please attach a copy of the dallascad.org account information for the property to this application\*\***

### If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: \_\_\_\_\_

Retail Square Footage: \_\_\_\_\_

Office Square Footage: \_\_\_\_\_

Residential Square Footage: \_\_\_\_\_

Number of Jobs Created: \_\_\_\_\_



## Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
<b>Urban Historic Districts</b> Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Revitalizing Historic Districts</b> Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Endangered Historic Districts</b> • 10 <sup>th</sup> Street • Wheatley Place	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
<b>Citywide</b> Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes



Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
<b>Citywide – maintenance</b> Includes properties in all historic districts	XXX	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
<b>Ownership by a non-profit entity open to the public</b>	<input type="checkbox"/>	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.



## Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):

1. See attached spreadsheet _____	Amount \$28,374.00
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

**Total estimated expenditures of applicable costs:** \_\_\_\_\_

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.



## Statement of Understanding

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Dan Patterson

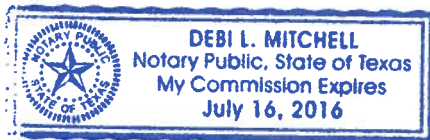
Owner's Signature: \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

JUNE 20, 2016

by (print name of owner) \_\_\_\_\_

DAN PATTERSON



Notary stamp

Notary Signature



# Historic Tax Exemption Application

## Step 2 – Verification Application

### Property Information

Property Address: **3201 Wendover Road**

Building Name (if Applicable): **Bromberg House**

Historic District / (or Pending Historic District): **City Wide**

### Owner Information

Property Owner(s): **Dan Patterson**

Mailing Address: **PO Box 140627**

City, State and Zip Code: **Dallas, TX 75214**

Phone Number: **214-824-6525**

Fax Number: \_\_\_\_\_

Email: **dan@pattersonthoma.com**

### Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: \_\_\_\_\_

Did the Application require City Council approval? If so, when? \_\_\_\_\_

### Changes in lienholder information

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, state and zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_



## Statement of Minimum Expenditures

THE STATE OF TEXAS \_\_\_\_\_ §

COUNTY OF DALLAS \_\_\_\_\_ §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) Dan Patterson, ("the Owner") and I am the owner of the property at (insert street address here) 3201 Wendover Road, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: DAN PATTERSON

Owner's Signature: [Signature]

This instrument was sworn and acknowledged before me on JUNE 20, 2016 (date)

by DAN PATTERSON (print name of owner)



[Signature]

Notary Stamp Here .....Notary Signature



## Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is Dan Patterson , and I am the owner of the property at 3201 Wendover Rd, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: Dan Patterson

Owner's Signature: [Signature]

This instrument was sworn and acknowledged before me on June 20, 2016 (date)  
by (print name of owner) DAN PATTERSON



[Signature]

Notary Stamp \_\_\_\_\_ Notary Signature





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**Residential Account #00000245581000000**

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)  
[Estimated Taxes](#) [History](#)

**Property Location (Current 2017)**

**Address:** 3201 WENDOVER RD  
**Neighborhood:** 1DSV02  
**Mapsco:** 37-N (DALLAS)

**DCAD Property Map**

**2016 Appraisal Notice**

**Electronic Documents (ENS)**

**File Homestead Exemption Online**



**Print Homestead Exemption Form**

**Owner (Current 2017)**

PATTERSON DAN E  
P O BOX 140627  
DALLAS, TEXAS 752140627

**Multi-Owner (Current 2017)**

Owner Name	Ownership %
PATTERSON DAN E	100%

**Legal Desc (Current 2017)**

- 1: HARTWELL P EDWARDS  
2: BLK 2976 LT 1 &ADJ TR 1 ACS 6.675  
3:  
4: VOL2003040/1800 DD10162000 CO-DA  
5: 2976 000 00100 1DA2976 000  
**Deed Transfer Date:** 2/25/2003

**Value**

2016 Certified Values	
<b>Improvement:</b>	\$697,100
<b>Land:</b>	+ \$5,052,900
<b>Market Value:</b>	= \$5,750,000
<b>Capped Value:</b> \$4,543,380	
<b>Tax Agent:</b> NORTH TEXAS PROPERTY TAX	
<b>Revaluation Year:</b>	2016
<b>Previous Revaluation Year:</b>	2015



Main Improvement (Current 2017)

Building Class	25	Construction Type	FRAME	# Baths (Full/Half)	3/1
Year Built	1939	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1978	Roof Type	GABLE	# Bedrooms	4
Actual Age	78 years	Roof Material	ALUMINIUM	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	NONE	# Fireplaces	6
Living Area	5,338 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	Y
Total Area	5,338 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	Y
Depreciation	30%			Sauna (Y/N)	N



**Additional Improvements (Current 2017)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
2	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	648
3	PORTE COCHERE		UNASSIGNED	BRICK VENEER	320
4	ENCLOSED PATIO		UNASSIGNED	FRAME	1009
5	OUTDOOR LIVING AREA		UNASSIGNED	BRICK VENEER	900
6	POOL		UNASSIGNED	CC-CONCRETE (POOL)	0
7	OUTDOOR LIVING AREA		UNASSIGNED	BRICK VENEER	350

**Land (2016 Certified Values)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	0	0	4.7730 ACRE	STANDARD	\$1,000,000.00	-30%	\$3,341,100	N
2	UNASSIGNED	SINGLE FAMILY DISTRICT 7,500 S	0	0	1.9020 ACRE	STANDARD	\$1,000,000.00	-10%	\$1,711,800	N

\* All Exemption information reflects 2016 Certified Values. \*

**Exemptions (2016 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$908,676	\$479,338	\$908,676	\$908,676	\$908,676	\$0
<b>Taxable Value</b>	\$3,634,704	\$4,064,042	\$3,634,704	\$3,634,704	\$3,634,704	\$0

**Exemption Details****Estimated Taxes (2016 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7825	\$1.282085	\$0.252371	\$0.122933	\$0.2794	N/A
<b>Taxable Value</b>	\$3,634,704	\$4,064,042	\$3,634,704	\$3,634,704	\$3,634,704	\$0
<b>Estimated Taxes</b>	\$28,441.56	\$52,104.47	\$9,172.94	\$4,468.25	\$10,155.36	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$104,342.58</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.




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**This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office. This is not deemed a legal document.**

## Account History #00000245581000000

[Owner](#) [Legal Desc](#) [Market Value](#) [Taxable Value](#) [Exemptions](#)

### Owner / Legal Description

Year	Owner	Legal Description
2016	PATTERSON DAN E P O BOX 140627 DALLAS, TEXAS 752140627	1: HARTWELL P EDWARDS 2: BLK 2976 LT 1 &ADJ TR 1 ACS 6.675 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 00100 1DA2976 000 Deed Transfer Date: 2/25/2003
2015	PATTERSON DAN E P O BOX 140627 DALLAS, TEXAS 752140627	1: HARTWELL P EDWARDS 2: BLK 2976 LT 1 &ADJ TR 1 ACS 6.675 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 00100 1DA2976 000 Deed Transfer Date: 2/25/2003
2014	PATTERSON DAN E P O BOX 140627 DALLAS, TEXAS 752140627	1: HARTWELL P EDWARDS 2: BLK 2976 LT 1 &ADJ TR 1 ACS 6.675 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 00100 1DA2976 000 Deed Transfer Date: 2/25/2003
2013	PATTERSON DAN E P O BOX 140627 DALLAS, TEXAS 752140627	1: HARTWELL P EDWARDS 2: BLK 2976 LT 1 &ADJ TR 1 ACS 6.675 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 00100 1DA2976 000 Deed Transfer Date: 2/25/2003
2012	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	1: 2: 4.773AC WENDOVER ST 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
2011	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	1: 2: 4.773AC WENDOVER ST 3: 4: VOL2003040/1800 DD10162000 CO-DA 5: 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
2010	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	1: 2: 4.773AC WENDOVER ST 3: 4: VOL2003040/1800 DD10162000 CO-DA



		<b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2009</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2008</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2007</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2006</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2005</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2004</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2003</b>	PATTERSON DAN E 3201 WENDOVER RD DALLAS, TEXAS 752143541	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2003040/1800 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 2/25/2003
<b>2002</b>	PATTERSON DAN E & GAIL T 3201 WENDOVER RD DALLAS, TEXAS 752143541 UNASSIGNED	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2000204/2576 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 1/1/1900



<b>2001</b>	BROMBERG JUANITA 3201 WENDOVER RD DALLAS, TEXAS 752143541 UNASSIGNED	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> VOL2000204/2576 DD10162000 CO-DA <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 1/1/1900
<b>2000</b>	BROMBERG JUANITA 3201 WENDOVER RD DALLAS, TEXAS 752143541 UNASSIGNED	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> CO-DALLAS <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 1/1/1900
<b>1999</b>	BROMBERG JUANITA 3201 WENDOVER RD DALLAS, TEXAS 752143541 UNASSIGNED	<b>1:</b> <b>2:</b> 4.773AC WENDOVER ST <b>3:</b> <b>4:</b> CO-DALLAS <b>5:</b> 2976 000 001 1002976 000 Deed Transfer Date: 1/1/1900



### Market Value

Year	Improvement	Land	Total Market	Homestead Capped
2016	\$697,100	\$5,052,900	\$5,750,000	\$4,543,380
2015	\$696,140	\$4,547,610	\$5,243,750	\$4,130,346
2014	\$586,690	\$3,168,170	\$3,754,860	N/A
2013	\$636,300	\$3,168,170	\$3,804,470	\$3,519,685
2012	\$596,300	\$2,094,870	\$2,691,170	\$2,086,414
2011	\$650,060	\$1,246,680	\$1,896,740	N/A
2010	\$650,060	\$1,246,680	\$1,896,740	N/A
2009	\$654,920	\$1,246,680	\$1,901,600	N/A
2008	\$654,920	\$1,246,680	\$1,901,600	N/A
2007	\$654,920	\$1,246,680	\$1,901,600	\$1,859,832
2006	\$498,550	\$1,163,570	\$1,662,120	N/A
2005	\$485,060	\$1,163,560	\$1,648,620	N/A
2004	\$505,690	\$1,163,560	\$1,669,250	N/A
2003	\$112,110	\$1,163,560	\$1,275,670	N/A
2002	\$112,110	\$1,163,560	\$1,275,670	N/A
2001	\$296,000	\$954,000	\$1,250,000	N/A
2000	\$562,430	\$477,000	\$1,039,430	N/A
1999	\$172,260	\$338,500	\$510,760	N/A

### Taxable Value

Year	City	ISD	County	College	Hospital	Special District
2016	\$3,634,704	\$4,064,042	\$3,634,704	\$3,634,704	\$3,634,704	\$0
2015	\$3,304,277	\$3,692,312	\$3,304,277	\$3,304,277	\$3,304,277	\$0
2014	\$499,028	\$3,364,374	\$3,003,888	\$3,003,888	\$3,003,888	\$0
2013	\$261,278	\$3,152,717	\$2,815,748	\$2,815,748	\$2,815,748	\$0
2012	\$227,962	\$1,862,773	\$1,669,132	\$1,669,132	\$1,669,132	\$0
2011	\$870,652	\$1,692,066	\$1,517,392	\$1,517,392	\$1,517,392	\$0
2010	\$870,652	\$1,692,066	\$1,517,392	\$1,517,392	\$1,517,392	\$0
2009	\$869,680	\$1,696,440	\$1,521,280	\$1,521,280	\$1,521,280	\$0
2008	\$869,680	\$1,696,440	\$1,521,280	\$1,521,280	\$1,521,280	\$0
2007	\$836,266	\$1,658,849	\$1,487,866	\$1,487,866	\$1,487,866	\$0
2006	\$917,576	\$1,480,908	\$1,329,696	\$1,329,696	\$1,329,696	\$0
2005	\$920,276	\$1,468,758	\$1,318,896	\$1,318,896	\$1,318,896	\$0
2004	\$1,335,400	\$1,487,325	\$1,335,400	\$1,335,400	\$1,335,400	\$0
2003	\$1,020,536	\$1,133,103	\$1,020,536	\$1,020,536	\$1,020,536	\$0
2002	\$1,020,536	\$1,133,103	\$1,020,536	\$1,020,536	\$1,020,536	\$0
2001	\$1,000,000	\$1,110,000	\$1,000,000	\$1,000,000	\$1,000,000	\$0
2000	\$1,039,430	\$1,039,430	\$1,039,430	\$1,039,430	\$1,039,430	\$0
1999	\$365,650	\$414,479	\$362,293	\$375,047	\$362,293	\$0



**Exemptions**

<b>2016</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$908,676	\$479,338	\$908,676	\$908,676	\$908,676	\$0
	<b>Taxable Value</b>	\$3,634,704	\$4,064,042	\$3,634,704	\$3,634,704	\$3,634,704	\$0
<b>2015</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$826,069	\$438,034	\$826,069	\$826,069	\$826,069	\$0
	<b>Taxable Value</b>	\$3,304,277	\$3,692,312	\$3,304,277	\$3,304,277	\$3,304,277	\$0
<b>2014</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$750,972	\$390,486	\$750,972	\$750,972	\$750,972	\$0
	<b>HISTORIC EXEMPTION</b>	\$2,504,860	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$499,028	\$3,364,374	\$3,003,888	\$3,003,888	\$3,003,888	\$0
<b>2013</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$703,937	\$366,968	\$703,937	\$703,937	\$703,937	\$0
	<b>HISTORIC EXEMPTION</b>	\$2,554,470	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$261,278	\$3,152,717	\$2,815,748	\$2,815,748	\$2,815,748	\$0
<b>2012</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$417,282	\$223,641	\$417,282	\$417,282	\$417,282	\$0
	<b>HISTORIC EXEMPTION</b>	\$1,441,170	\$0	\$0	\$0	\$0	\$0



	<b>Taxable Value</b>	\$227,962	\$1,862,773	\$1,669,132	\$1,669,132	\$1,669,132	\$0
2011		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$379,348	\$204,674	\$379,348	\$379,348	\$379,348	\$0
	<b>HISTORIC EXEMPTION</b>	\$646,740	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$870,652	\$1,692,066	\$1,517,392	\$1,517,392	\$1,517,392	\$0
2010		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$379,348	\$204,674	\$379,348	\$379,348	\$379,348	\$0
	<b>HISTORIC EXEMPTION</b>	\$646,740	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$870,652	\$1,692,066	\$1,517,392	\$1,517,392	\$1,517,392	\$0
2009		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$380,320	\$205,160	\$380,320	\$380,320	\$380,320	\$0
	<b>HISTORIC EXEMPTION</b>	\$651,600	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$869,680	\$1,696,440	\$1,521,280	\$1,521,280	\$1,521,280	\$0
2008		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$380,320	\$205,160	\$380,320	\$380,320	\$380,320	\$0
	<b>HISTORIC EXEMPTION</b>	\$651,600	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$869,680	\$1,696,440	\$1,521,280	\$1,521,280	\$1,521,280	\$0
2007		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>



	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$371,966	\$200,983	\$371,966	\$371,966	\$371,966	\$0
	<b>HISTORIC EXEMPTION</b>	\$651,600	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$836,266	\$1,658,849	\$1,487,866	\$1,487,866	\$1,487,866	\$0
2006		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$332,424	\$181,212	\$332,424	\$332,424	\$332,424	\$0
	<b>HISTORIC EXEMPTION</b>	\$412,120	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$917,576	\$1,480,908	\$1,329,696	\$1,329,696	\$1,329,696	\$0
2005		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$329,724	\$179,862	\$329,724	\$329,724	\$329,724	\$0
	<b>HISTORIC EXEMPTION</b>	\$398,620	\$0	\$0	\$0	\$0	\$0
	<b>Taxable Value</b>	\$920,276	\$1,468,758	\$1,318,896	\$1,318,896	\$1,318,896	\$0
2004		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$333,850	\$181,925	\$333,850	\$333,850	\$333,850	\$0
	<b>Taxable Value</b>	\$1,335,400	\$1,487,325	\$1,335,400	\$1,335,400	\$1,335,400	\$0
2003		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$255,134	\$142,567	\$255,134	\$255,134	\$255,134	\$0
	<b>Taxable Value</b>	\$1,020,536	\$1,133,103	\$1,020,536	\$1,020,536	\$1,020,536	\$0



<b>2002</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$255,134	\$142,567	\$255,134	\$255,134	\$255,134	\$0
	<b>Taxable Value</b>	\$1,020,536	\$1,133,103	\$1,020,536	\$1,020,536	\$1,020,536	\$0
<b>2001</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$250,000	\$140,000	\$250,000	\$250,000	\$250,000	\$0
	<b>Taxable Value</b>	\$1,000,000	\$1,110,000	\$1,000,000	\$1,000,000	\$1,000,000	\$0
<b>2000</b>	No Exemptions						
<b>1999</b>		<b>City</b>	<b>School</b>	<b>County and School Equalization</b>	<b>College</b>	<b>Hospital</b>	<b>Special District</b>
	<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	<b>HOMESTEAD EXEMPTION</b>	\$102,152	\$66,076	\$102,152	\$102,152	\$102,152	\$0
	<b>OTHER EXEMPTION</b>	\$42,958	\$30,205	\$46,315	\$33,561	\$46,315	\$0
	<b>Taxable Value</b>	\$365,650	\$414,479	\$362,293	\$375,047	\$362,293	\$0

**Exemption Details History**

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Date	Company	Work Completed	Amount
12/02/2013	Service + Plumbing	Repaired master toilet & 1/2 bath toilet	\$260.00
01/07/2014	Service + Plumbing	Replaced cold/hot valve faucets & spout	\$245.00
01/22/2014	Tradesman Heating and Air Conditioning	Inv # S-7074 zone board, damper adjustment	\$515.00
02/26/2014	Jacque Franzen	Inv WEB000028: Newel post, adjust cabinet	\$643.30
03/05/2014	Jacque Franzen	Inv WEB000027: Caulking historic tile wall joints and wi	\$455.00
04/02/2014	Jacque Franzen	Inv# WEB000054 roof and porch repairs	\$774.40
04/21/2014	Jacque Franzen	Inv # WEB000056 seal spouts to stop leak in screen pc	\$250.00
07/10/2014	Century Glass Inc. of Dallas	Inv # 8005158 Glass / Installation - repair	\$108.33
07/10/2014	Service + Plumbing	Invoice dtd 7/6/14 replace rusted drain lines	\$230.00
07/23/2014	Tradesman Heating and Air Conditioning	Inv # S-8191 A/C leak test, add freon	\$511.37
07/24/2014	Century Glass Inc. of Dallas	Inv # 8005216 Glass / Installation - repair	\$108.33
11/25/2014	Century Glass Inc. of Dallas	Inv # 8005844 Glass replacement	\$181.02
12/10/2014	Tradesman Heating and Air Conditioning	Inv#S9104 service call 11/10/14 zoning board	\$3,119.95
12/10/2014	Tradesman Heating and Air Conditioning	Inv#S9250 service call 12/1/14 refrigerant / recharge	\$808.95
12/22/2014	Chimney & Wildlife	Chimney inspection and sweep	\$465.44
02/26/2015	Markwardt Plumbing, Inc.	Inv # 20150202 Water line leak / repipe	\$3,423.37
03/12/2015	E.D. Miller Service Co., LLC	Inv# 150202-008 install damper / check air balance	\$325.00
06/10/2015	Riddell Plumbing, Inc.	Inv# 378770 service call, repair broken sewer line	\$850.00
07/22/2015	E.D. Miller Service Co., LLC	Inv# 150213-007 install damper / check air powder batf	\$426.63
07/29/2015	E.D. Miller Service Co., LLC	Inv# 150330-046 service call / circuit board	\$942.44
6/30/2016	DnD Service	Inv# 20093564, replace Geo Thermal HVAC System	\$24,250.00
		total	<b>\$38,893.53</b>





## **LANDMARK COMMISSION**

**APRIL 3, 2017**

FILE NUMBER: CA167-319(LC)  
LOCATION: 5429 Kiwanis Road  
STRUCTURE: Contributing  
COUNCIL DISTRICT: 3  
ZONING: PD 701

PLANNER: Liz Casso  
DATE FILED: March 2, 2017  
DISTRICT: Sharrock/Niblo (H-143)  
MAPSCO: 61B-L  
CENSUS TRACT: 0165.21

**APPLICANT:** Quimby/McCoy Preservation

**REPRESENTATIVE:** Marcel Quimby

**OWNER:** CITY OF DALLAS

**REQUEST:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin.

**BACKGROUND / HISTORY:**

10/6/2014 – Landmark Commission approved the construction of three metal structures over existing historic structures to protect them. (CA134-589(MD))

3/2/2015 – Landmark Commission approved the paint/finish colors for the metal structures (CA145-181(MD)).

6/1/2015 – Landmark Commission approved construction of a metal shelter over the cellar, construction of a fence around cellar, installation of a wood or metal cellar door, and replacement of perimeter beams, center beam and rafters of cellar (CA145-378(MD)).

**ANALYSIS:**

The historic Sharrock Niblo farmstead consists of a log cabin (built 1847), log barn, chicken coop, cellar, and farm house. The applicant is requesting to install a Recorded Texas Historic Landmark (RTHL) and a National Register marker adjacent to the east elevation of the log cabin. The site received its RTHL designation in 2016. A requirement of the designation is that a marker be installed at the site, and a public dedication ceremony take place. The RTHL marker is of cast aluminum and will be mounted to a pole. The National Register marker is also cast aluminum and will be mounted to a white limestone base.



Efforts are underway to develop a master plan for a public park around this historic site. It is likely that these two markers will be relocated in the future to a more accessible location within the park.

Staff believes the proposed location for the markers is appropriate. Should the markers be relocated in the future, their removal would not cause irreversible harm the historic site.

**STAFF RECOMMENDATION:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. – Approve - Approve drawings dated 3/8/17 with the finding the proposed work is consistent with preservation criteria signs in Section 11.1.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install Recorded Texas Historic Landmark and National Register markers east of log cabin. – No quorum, comments only. – Task Force is supportive of location of markers.



# Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 167-319 (LC)

Office Use Only

Name of Applicant: Marcel Quimby, FAIA  
Mailing Address: 3200 Main Street, #3.6  
City, State and Zip Code: Dallas, TX 75226  
Daytime Phone: 214 977-9118 Fax: 214 977- 9119  
Relationship of Applicant to Owner: Architect/Preservation Consultant

PROPERTY ADDRESS: 6900 Grady Niblo Road, Dallas, Texas  
Historic District: Sharrock Niblo Historic Landmark Site

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes ☒ No ☐

Planner's Initials  
*JS*

## PROPOSED WORK

### *Background*

These c. 1847 structures are located approx. 10 miles SSW of downtown Dallas on their original site near Grady Niblo Road; the historic farmstead site is within a 47-acre property owned by the Dallas Park and Recreation Dept that is planned to be a future public park featuring the natural environment of the White Rock Escarpment and the historic farmstead site. Work at the site to date has included stabilization of these historic structures and restoration of the log cabin in 2016. Master Planning efforts for the future park site are underway. Future work includes restoration of the barn, cellar and well, planning and interpretation plan for the historic site, and development of the historic site and the park; funding of these future efforts has not been provided. Until these efforts happen, the historic buildings and site remain protected by a chain link fence and is not accessible to the public.

### *Historic Designation and Markers*

The historic Everard Sharrock Jr. Farmstead site was made a Dallas Landmark in 2013, was listed in the National Register of Historic Places in 2015, and was made a Recorded Texas Historical Landmark in 2016. A requirement of the RTHL designation is that a marker be installed and a public dedication ceremony take place within a year. The City of Dallas has received the RTHL and National Register markers and a dedication ceremony is planned to be held sometime in late February or early March; the date has not yet been set.

It is the Park Department's intention that these two markers be installed at the location proposed - adjacent to this historic Sharrock log cabin (the only structure that has been fully restored at the site). When the design of the historic site and development occurs, the location of these markers will be reviewed and may be relocated to accommodate the permanent site entrance, paths and other site amenities - none of which have been designed to date. A CA for the proposed site design and any change to the markers would then be submitted.

### *Proposed Markers and Location*

These two markers are proposed to be located adjacent to the historic log cabin - the only structure at the site that is restored, as follows:

RTHL marker - attached to post; marker is 27" wide by 42" high and is cast aluminum.

National Register marker - mounted in base of white limestone (see sketch); limestone to match that found at site. Marker is 13" high by 18" wide and is also cast aluminum.


**RECEIVED BY**

MAR 02 2017

Current Planning



Attachments: Current photographs of the log cabin and other structures at the site.  
Site Plan of future park at Grady Niblo Road and Sharrock/Niblo historic site plans, Exhibits C.1 and C.2 from Sharrock/Niblo Dallas Designation nomination.  
Plan of proposed location of RTHL and National Register marker, SK-A01.  
Elevation of proposed location of RTHL and National Register marker, SK-A02.  
Graphic of National Register marker on white limestone base.  
Photograph of typical RTHL marker

Signature of Applicant:  Date: February 16, 2017

Signature of Owner:  R. ARCH- PKR Date: February 16, 2017

### 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 214/670-4538 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**





Site Aerial



Entrance to the historic site from public right-of-way





Streetscape – Facing southeast (Across street from site entrance at public right-of-way)



Historic farmstead entrance within the site – Facing Northwest





Historic farmstead entrance and South (Front) elevation of log cabin



South (Front) and East Elevations of log cabin





East & North (Rear) Elevations of log cabin



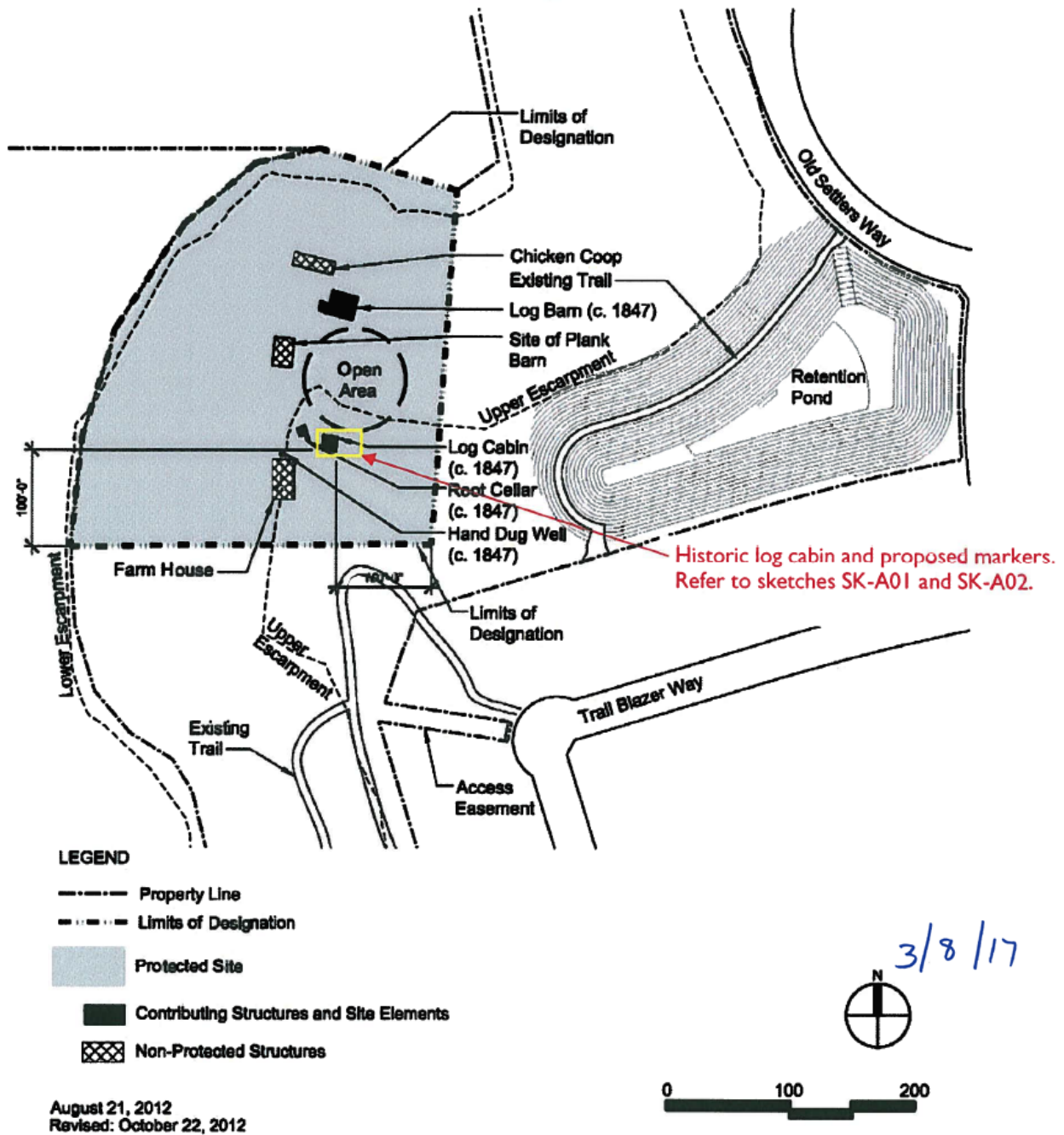
West Elevation of log cabin

CA167-319(LC)

C6-8

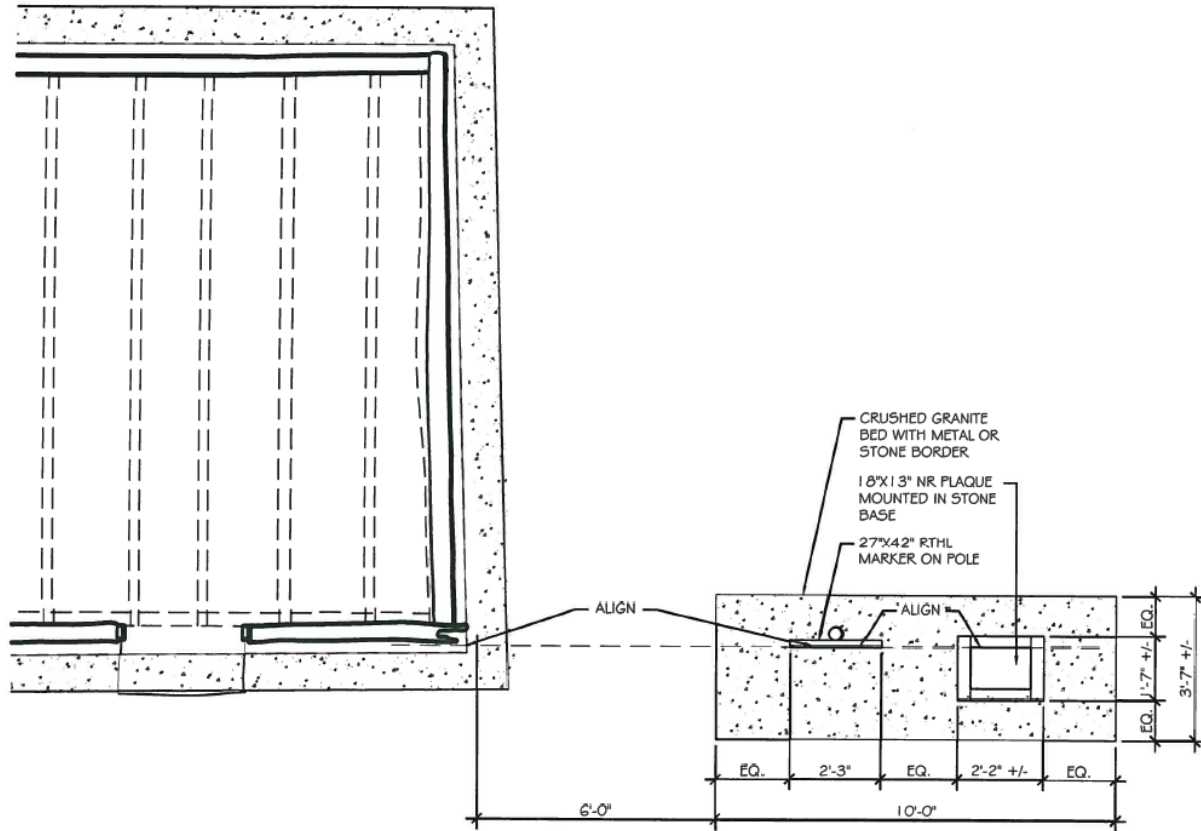


**Exhibit C.2**  
**Sharrock/Niblo Historic District**  
**6900 Grady Niblo Road**  
**Dallas, Texas**



Site Map – Proposed marker location highlighted above





# 01 RTHL AND NATIONAL REGISTER MARKER LOCATION - PLAN

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

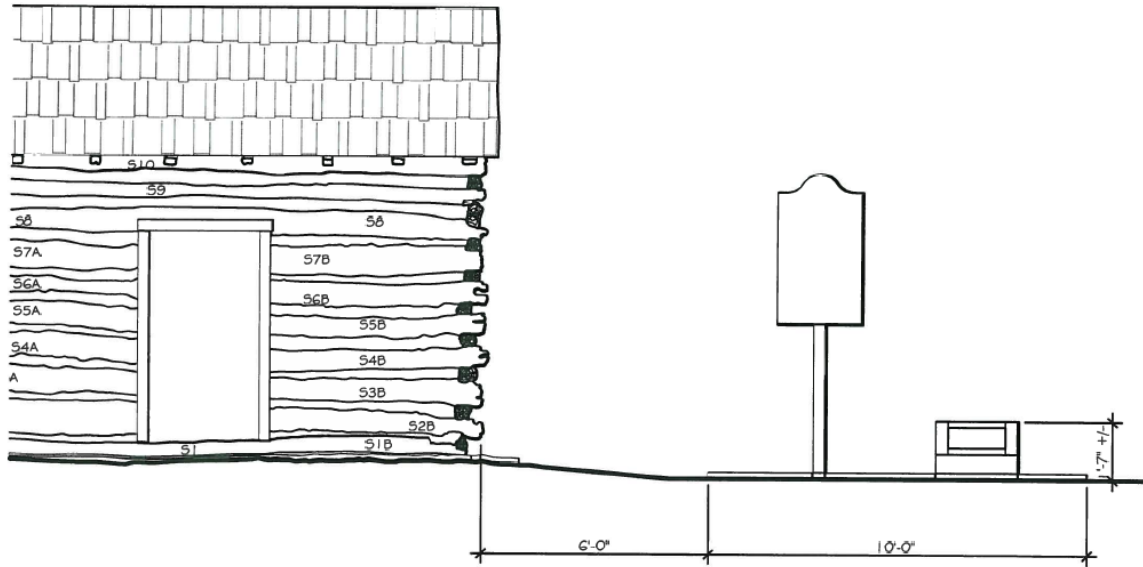
3/8/17



*M. Qumby*  
2.16.2017

Proposed Enlarged Site Plan





# 01 RTHL AND NATIONAL REGISTER MARKER LOCATION - ELEVATION

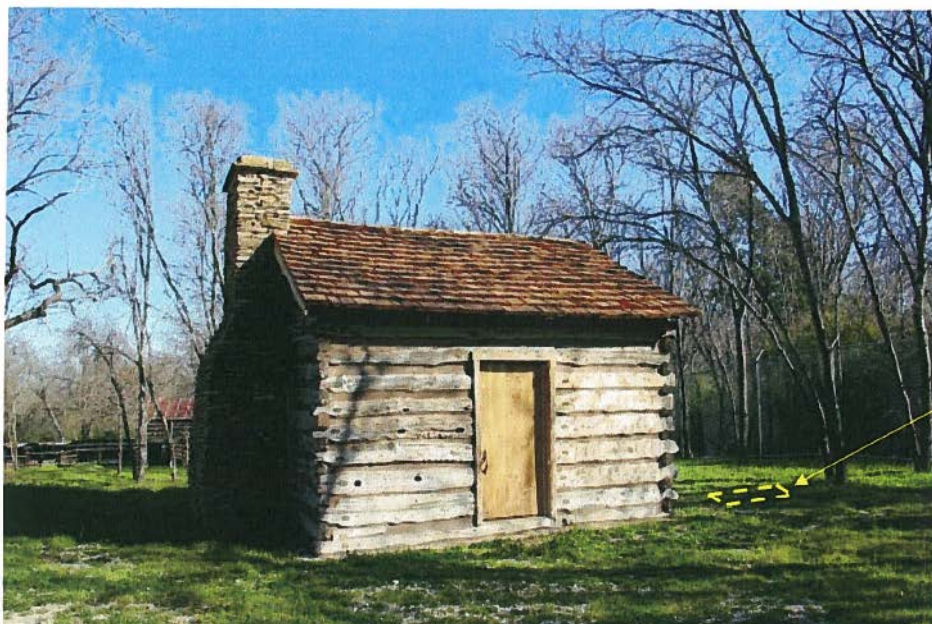
SCALE: 1/4"=1'-0"

3/8 /17



2.16.2017

Proposed South (Front) Elevation



Approximate location of  
proposed markers; refer to  
sketches.

3/8 /17

Proposed historic marker location

CA167-319(LC)

C6-11





## EVERARD SHARROCK, JR. FARMSTEAD

THIS FARMSTEAD WAS PART OF THE FIRST SETTLEMENT IN NORTH TEXAS, THE PETERS COLONY. WILLIAM SMALLING PETERS RECEIVED A LAND GRANT IN 1841 TO HELP POPULATE THE NEWLY-FORMED REPUBLIC OF TEXAS. THE SHARROCK FAMILY MOVED FROM ILLINOIS. AFTER RECEIVING 640 ACRES, EVERARD SHARROCK, JR. (1826-1913) BUILT HIS HOMESTEAD HERE IN 1847.

THE FAMILY LEFT TEXAS IN 1853 AND THE LAND PASSED TO IRISH IMMIGRANT THOMAS J. YOUNG. HIS SON, ANDREW A. YOUNG (1843-1900), BUILT THE FARMHOUSE IN 1872. OTHER OUTBUILDINGS WERE ADDED IN THE EARLY TWENTIETH CENTURY BY SUBSEQUENT OWNERS.

THE FARMSTEAD INCLUDES A LOG CABIN, LOG BARN, HAND-DUG WELL AND ROOT CELLAR BUILT OF EASTERN RED CEDAR AND LIMESTONE, ALL DATING FROM 1847. THE BUILDINGS REPRESENT PRE-RAILROAD FOLK LOG CONSTRUCTION AND DEMONSTRATE HOW SETTLERS USED LOCAL MATERIALS. SETTLERS USED V-NOTCHES AT THE CORNERS TO CONNECT ADJOINING HAND-HEWN LOGS.

RAFTERS WERE CONNECTED AT THE ROOF LINE WITH MORTISE AND TENON JOINTS, THUS ELIMINATING THE NEED FOR A RIDGE BEAM. THIS POPULAR CONSTRUCTION METHOD ORIGINATED WITH GERMAN AND SWEDISH IMMIGRANTS, WHILE THE ONE-ROOM RECTANGULAR DESIGN CAME FROM SCOTS-IRISH AND ENGLISH INFLUENCES.

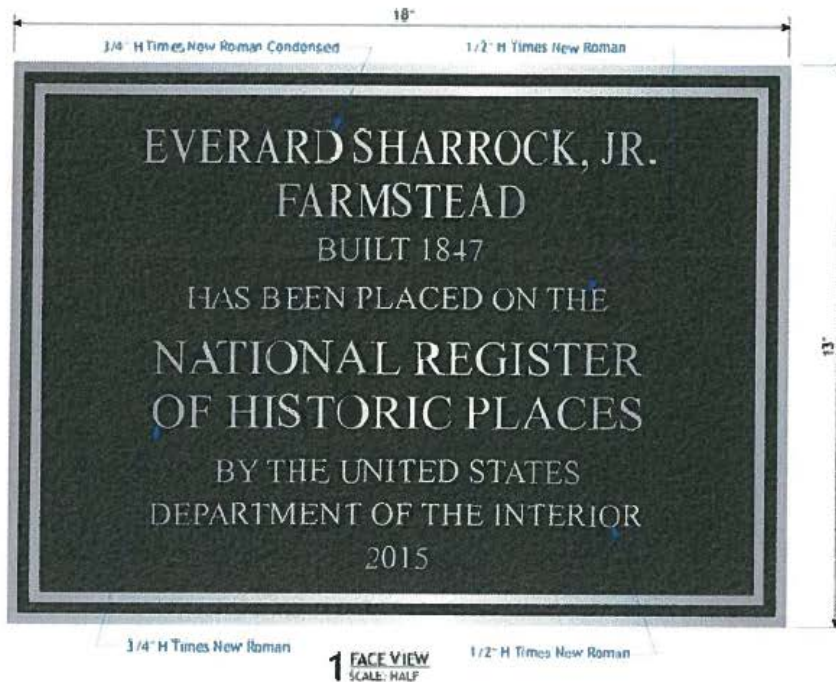
THE CITY OF DALLAS RECEIVED THE PROPERTY IN 2006 AND THE SHARROCK SITE BECAME A CITY OF DALLAS LANDMARK IN 2013. TODAY, THE FARMSTEAD IS THE EARLIEST KNOWN COLLECTION OF LOG STRUCTURES IN THE DALLAS AREA STILL STANDING ON ITS ORIGINAL SITE.

RECORDED TEXAS HISTORIC LANDMARK - 2016

MARKER IS PROPERTY OF THE STATE OF TEXAS

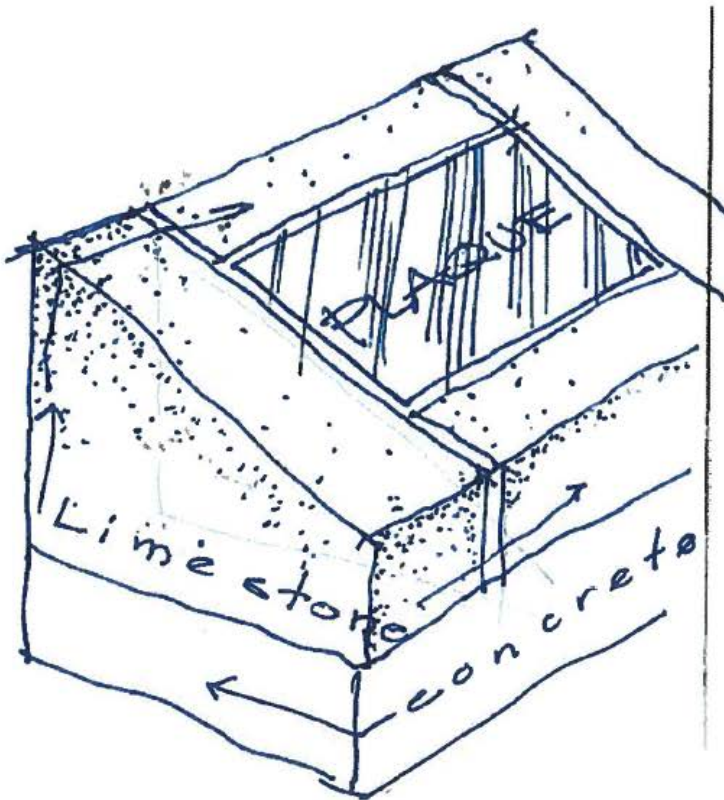
3/8/17





Everard Sharrock Jr. Farmstead National Resister plaque.

3/8 /17



Proposed limestone base (on concrete foundation) for National Register marker.

Proposed National Register Marker

CA167-319(LC)

C6-13



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

DATE: 3/8/2017

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Marcel Quimby

Address: **5429 Kiwanis Rd (H-143; Sharrock/Niblo)**

Date of **CA**/CD/CR Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Task Force is supportive of locations of  
Markers*

**Task force members present**

☒ Gary C. Coffman (Chair)

☒ Jay Firsching (Vice-Chair)

☒ Carolina Pace

☐ Charles Neel

☒ Justin Curtsinger

☐ Cathy Dawson (Alternate)

☐ Anne Stimmel (Alternate)

Ex Officio staff members Present Liz Casso

Simply Majority Quorum: ☐ yes ☒ no (four makes a quorum)

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*J. Curtsinger recused -  
Employed by Architect  
[Signature]*

**CHAIR, Task Force**

**DATE 3/8/2017**

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**

**April 3, 2017**

FILE NUMBER: CA167-325(MP)  
LOCATION: 5823 Columbia Ave  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: March 2, 2017  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 13.01

**APPLICANT:** Norma Guereca Gutierrez

**REPRESENTATIVE:** None

**OWNER:** Norma Guereca

**REQUEST:**

Replace 5 wood windows with single hung multi-light aluminum windows. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

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

**ANALYSIS:**

Although the applicant noted that the windows replaced without a Certificate of Appropriateness were wood, Staff believes the aluminum material and multi-light style are compatible with the era and style of this non-contributing house. The house exhibits an element of the Craftsman style with its rafters, but its simplicity and scale, front gable, and partially inset side elevation appear to better match the Minimal Traditional style, which often displayed multi-light windows. In addition, aluminum was a common material after World War II (per Preservation Tech Notes, Number 22, National Park Service). 5823 Columbia is one of five houses on the 5800 block of which none are contributing, and only one was constructed within the district's period of significance. Furthermore, 5823 Columbia has a park across the street and the Juliette Fowler Communities on the left side. Therefore, with the material and style of windows being compatible with a late 1940s Minimal Traditional house, and the absence of nearby contributing structures, Staff believes that the installed windows are not an adverse impact and are compatible with the historic overlay district.



**STAFF RECOMMENDATION:**

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding the completed work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Replace 5 wood windows with single hung 6/6 aluminum windows. Work completed without a Certificate of Appropriateness – Approve – Approve since it is non-contributing.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA <u>167</u> - <u>325</u> <u>MP</u>
Office Use Only

Name of Applicant: NORMA GUERRICA GUTIERREZ  
Mailing Address: 5823 COLUMBIA AVE.  
City, State and Zip Code: DALLAS, TEXAS 75214  
Daytime Phone: 214-929-2483 Cell: 409-586-9080  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 5823 COLUMBIA AVE  
Historic District: B JUNIUS HEIGHTS

**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.

The goal of this proposal is to inform you of recent changes and additions to our home. We recently added single hung aluminum windows, due to the original windows rotting out. Everytime it rained water would slowly seep in, causing damage to the original wood. The purpose of the new windows was to eliminate the rotted wood and provide our home with eco friendly, and energy efficient isolated glass and give our home a more pleasant look...

Signature of Applicant: Norma Gutierrez Date: MAR 02 2017

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



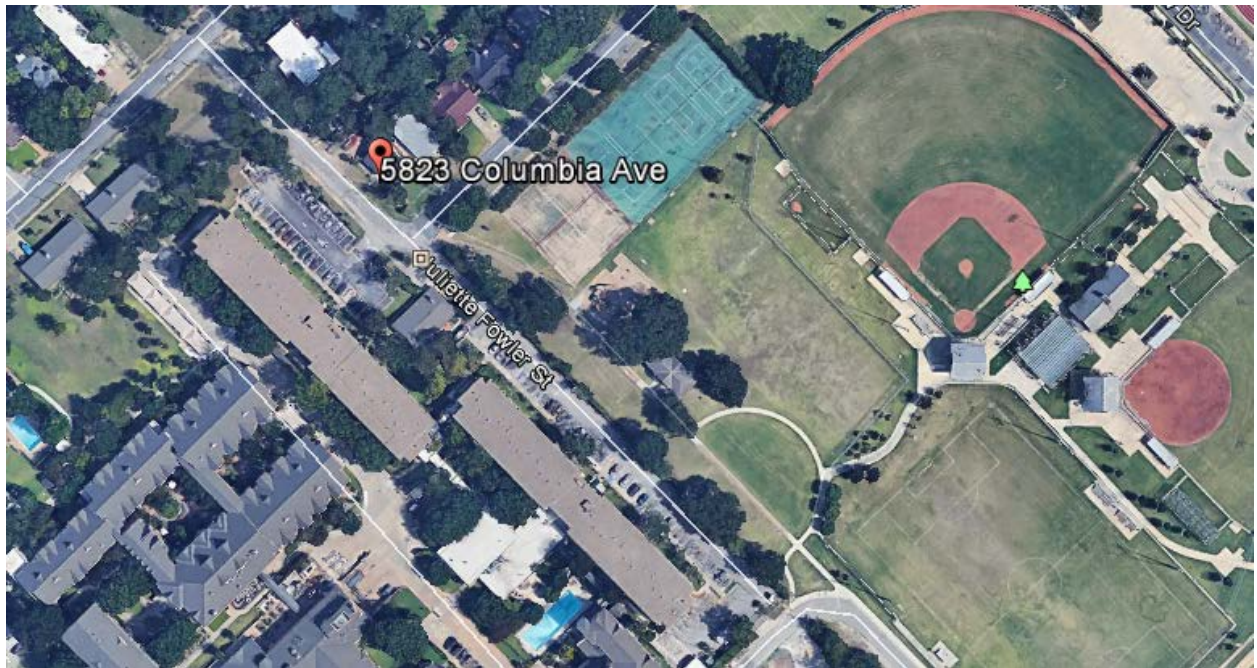
We were never aware our house was located or a part of a historic district, therefore we did not know there were special procedure and or guidelines for repairing or replacing an existing window. Due to the weather here in Texas figured we could replace the windows as a safety precaution to protect our home and our family.

Type of Window : Single Hung Aluminum Window (White)

Count: (4) <sup>35x60</sup>~~32x60~~ Model #310F / Internet #203647792

Paint: BEHR Ultra Pure White 50/50





Aerial view.





Front (South) elevation.





View to left (West) of 5823 Junius.



View to right (East) of 5823 Junius.





View across (South) from 5823 Junius.





Left side of house

Front of house

Photo submitted by applicant, showing front elevation (facing Columbia Ave) and left side elevation (facing Juliette Fowler St).





Left side elevation, photo submitted by applicant.



Rear of house, showing new aluminum window, photo submitted by applicant.





Close up of four new aluminum windows on left side elevation, photo submitted by applicant.





Photo showing window deterioration, submitted by applicant.



Photo showing window deterioration, submitted by applicant.





Photo from Google Maps, August 2007. Note multi-light window.



Photo from Google Maps, October 2008. Note multi-light window.





Photo from Google Maps, October 2008. Note multi-light window.



## 310F Aluminum Single Hung Window



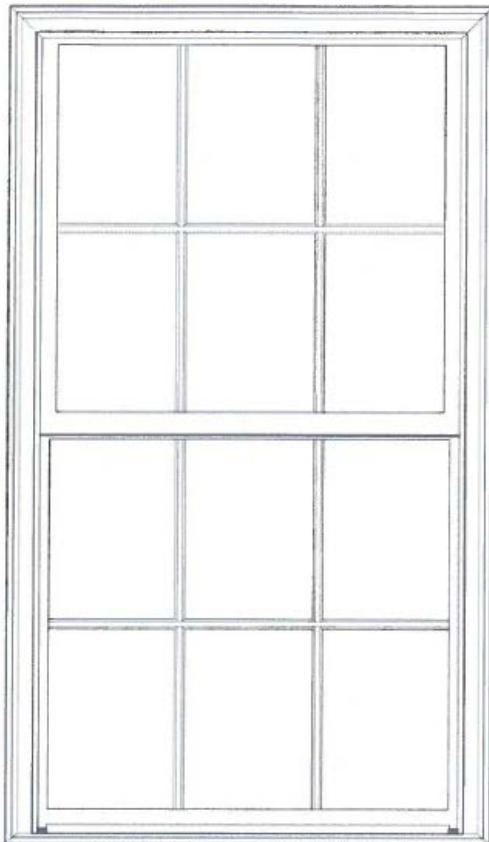
310F Aluminum Single Hung Windows are available in singles, twins, triples and stack options with a wide selection of architectural shapes. They are made to fit all standard size openings and can be ordered to fit custom sizes. These windows feature color-coordinated sash lock hardware, structural meeting rail for a tighter seal, sloped sill drains and an integral nailing fin.

[OverviewGrillesGlass](#)

[http://homedepot.pgwpportal.com/index.php/products/product\\_display/310f-aluminum-single...](http://homedepot.pgwpportal.com/index.php/products/product_display/310f-aluminum-single...) 3/9/2017

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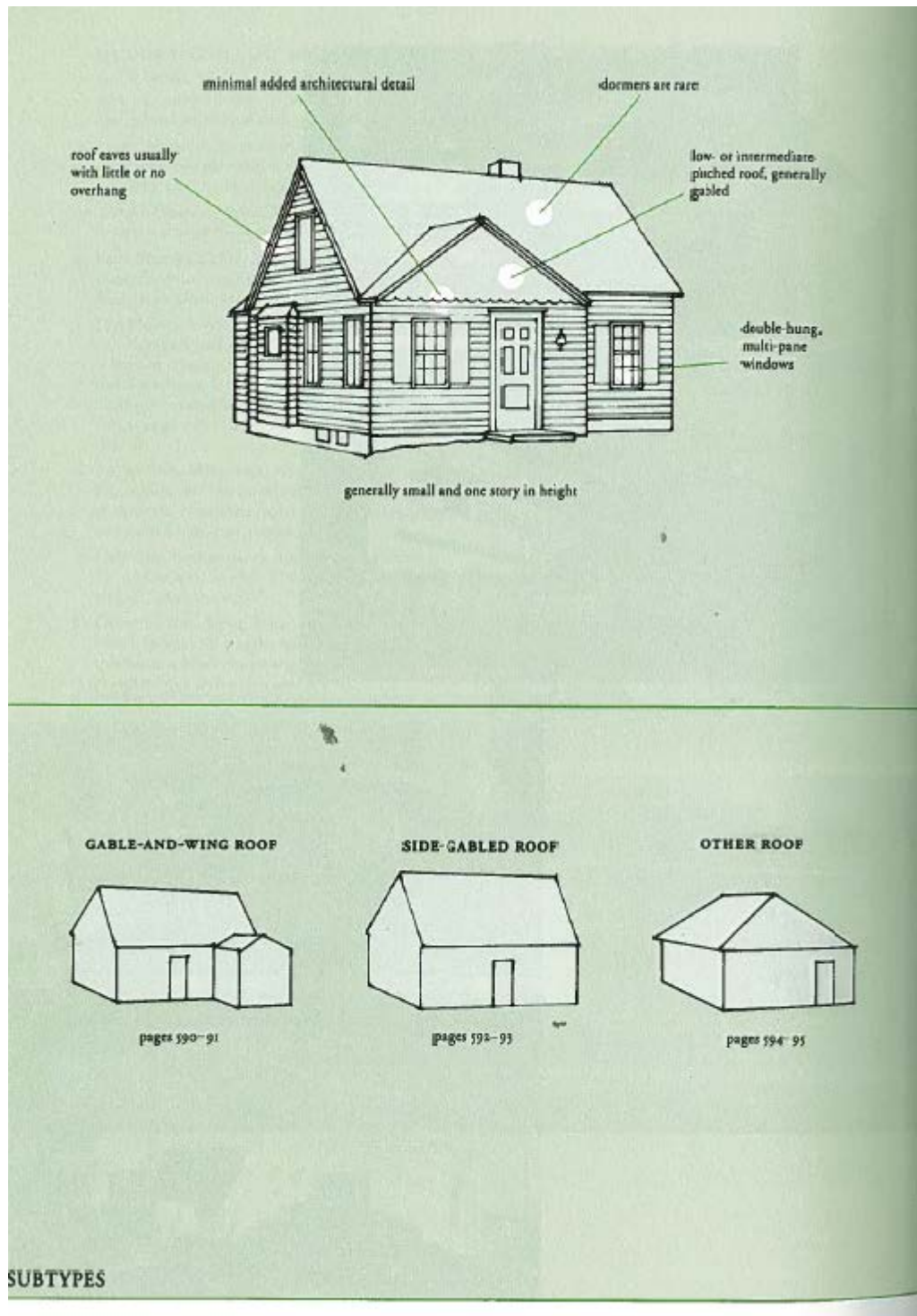
Ply Gem Windows at Home Depot



**Colonial**

Description and illustration of installed aluminum windows.





Drawings showing minimal traditional houses, from *A Field Guide to American Houses* (McAlester 2013:586).



# GABLE-AND-WING ROOF

1. Hamptons, New York; ca. 1940s. Note the double-hung windows and overall cladding. Door faces to side.
2. Portland, Oregon; ca. 1930. This early example is unusual in having the entry in the gable.
3. Chicago, Illinois; ca. 1950. This is beginning to transition to the Ranch with the broader form and the beginnings of a picture window.
4. Alexandria, Virginia; 1950.
5. Phoenix, Arizona; 1940.
6. South San Francisco, California; ca. 1940s. Compare to Figure 7 in same area. The second-story gable could be original or an addition. The window in the first-floor gable appears modified.
7. South San Francisco, California; ca. 1940s. As the FHA suggested, in order to make the house look larger the secondary material in the gable is painted the same color as the house. Note the design of the porch rail.
8. Dallas, Texas; 1946. Two-story examples occur.



Examples of minimal traditional houses, from *A Field Guide to American Houses* (McAlester 2013:590).





Examples of minimal traditional houses, from *A Field Guide to American Houses* (McAlester 2013:591).



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the Junius Heights 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)(ii) –  
(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 3/9/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Norma Guereca Gutierrez  
Address: 5823 Columbia  
Date of CA/CD Request: 3/2/2017

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Approve - Since it is non-contributory  
Morgan/Koppang

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

March 9, 2017

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

APRIL 3, 2017

FILE NUMBER: CA167-322(JKA)  
LOCATION: 305 E 6<sup>TH</sup> Street  
STRUCTURE: Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 468, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Lake Cliff  
MAPSCO: 54-D  
CENSUS TRACT: 0020.00

**APPLICANT:** Jesus Fuentes

**OWNER:** JESUS ALEXANDER FUENTES

**REQUEST:** Install 7' tall 12'x10' treehouse in rear yard.

### BACKGROUND / HISTORY:

02/05/16 – Landmark Commission approved new shingle and paint colors and the construction of a 6' fence (CA156-215(MD)). A Routine Maintenance CA was issued for foundation repair (CA156-273(MD)).

09/01/16 – A Routine Maintenance CA was issued for an 8' wood fence (CA156-777(JKA)).

11/09/16 – A Routine Maintenance CA was issued for matching shingles (CA167-103(JKA)).

01/09/2017 – Landmark approved the removal of an illegal addition in the rear (CA167-129(JKA)).

The structure is considered to be contributing to the Lake Cliff historic district.

### ANALYSIS:

Staff evaluated the treehouse structure as a non-contributing accessory structure since this is also how it will be evaluated by Building Inspection. The treehouse will not be attached to the tree and will have independent supports. The existing rear yard fence is 8' tall. The proposed treehouse will be 1' shorter and 10' away from the fence, so Staff does not believe that the treehouse is in close enough proximity to the neighboring yards to be an issue. The proposal complies with the required rear and side yard setbacks. Staff is recommending approval of the proposed structure with the finding that it meets the preservation criteria and City Code.



**STAFF RECOMMENDATION:** Install 7' tall 12'x10' treehouse in rear yard – Approve – Approve drawings dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:** Install 7' tall 12'x10' treehouse in rear yard – Approve with Conditions – Approval with conditions of letter of approval of neighbors.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 322 (JKA)  
Office Use Only

Name of Applicant: JESUS A FUENTES  
Mailing Address: 701 ELSBETH ST. APT 102 DALLAS, TX  
City, State and Zip Code: DALLAS, TX 75208  
Daytime Phone: 214-317-1744 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 305 E. 6TH ST. DALLAS  
Historic District: LAKE CLIFF PARK

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.

Building tree house in back yard. Tree house measurements:  
10' width x 12' length x 7' height. Tree house is 10'  
away from fence. House consist of 2 wooden platforms.  
One platform on the ground, the other 7' above it. We  
are not digging to construct & no gas lines exist where house  
will be built.

Signature of Applicant: \_\_\_\_\_

Date: 2/2/17

Signature of Owner: \_\_\_\_\_

(IF NOT APPLICANT)

Date: \_\_\_\_\_

RECEIVED BY

MAR 02 2017

**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.

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**OTHER:**

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Please review the enclosed Review and Action Form  
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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☐ **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

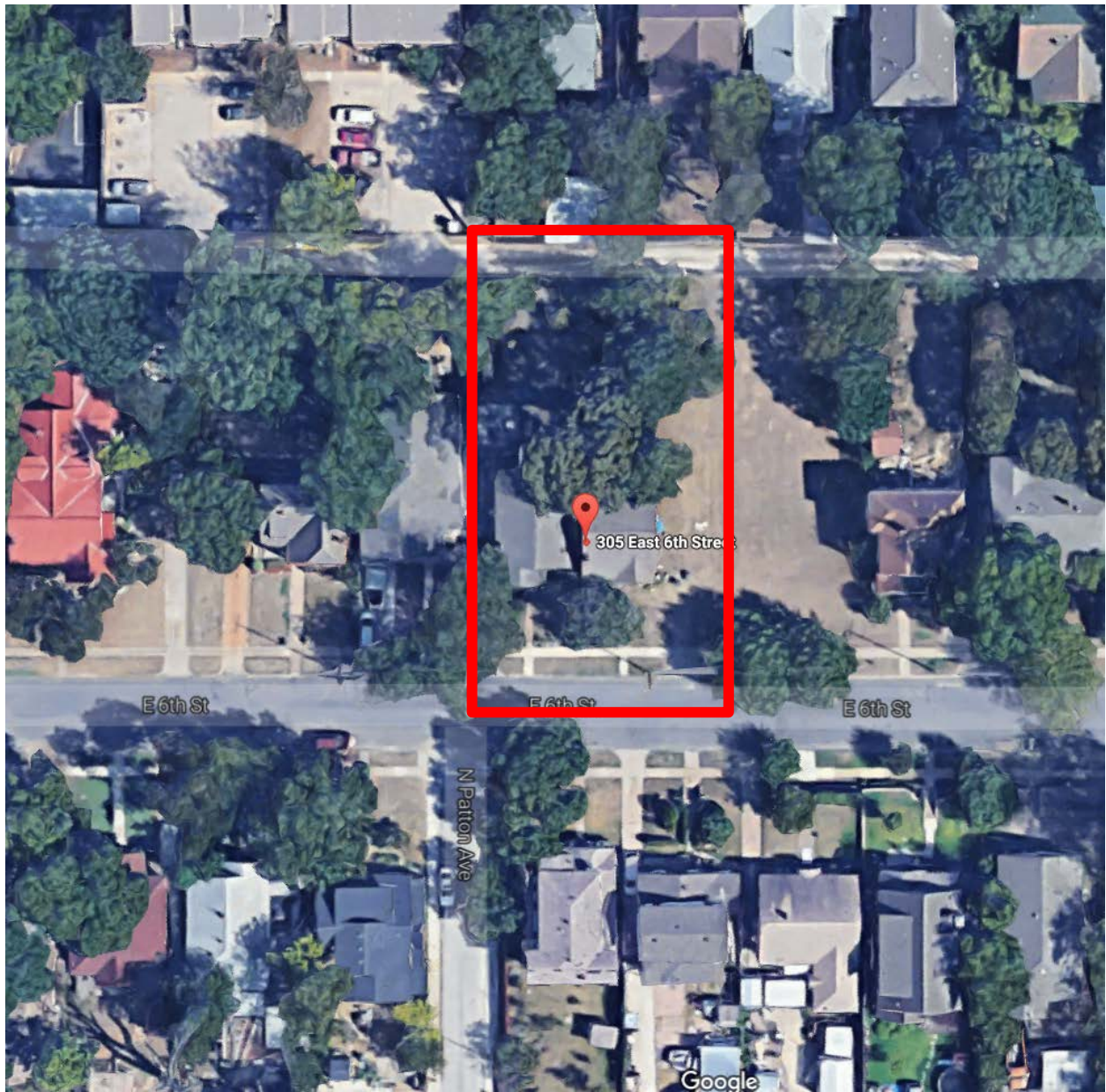
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial image





South (front) elevation





To right



To left





Across street



Across street





North (rear) Elevation



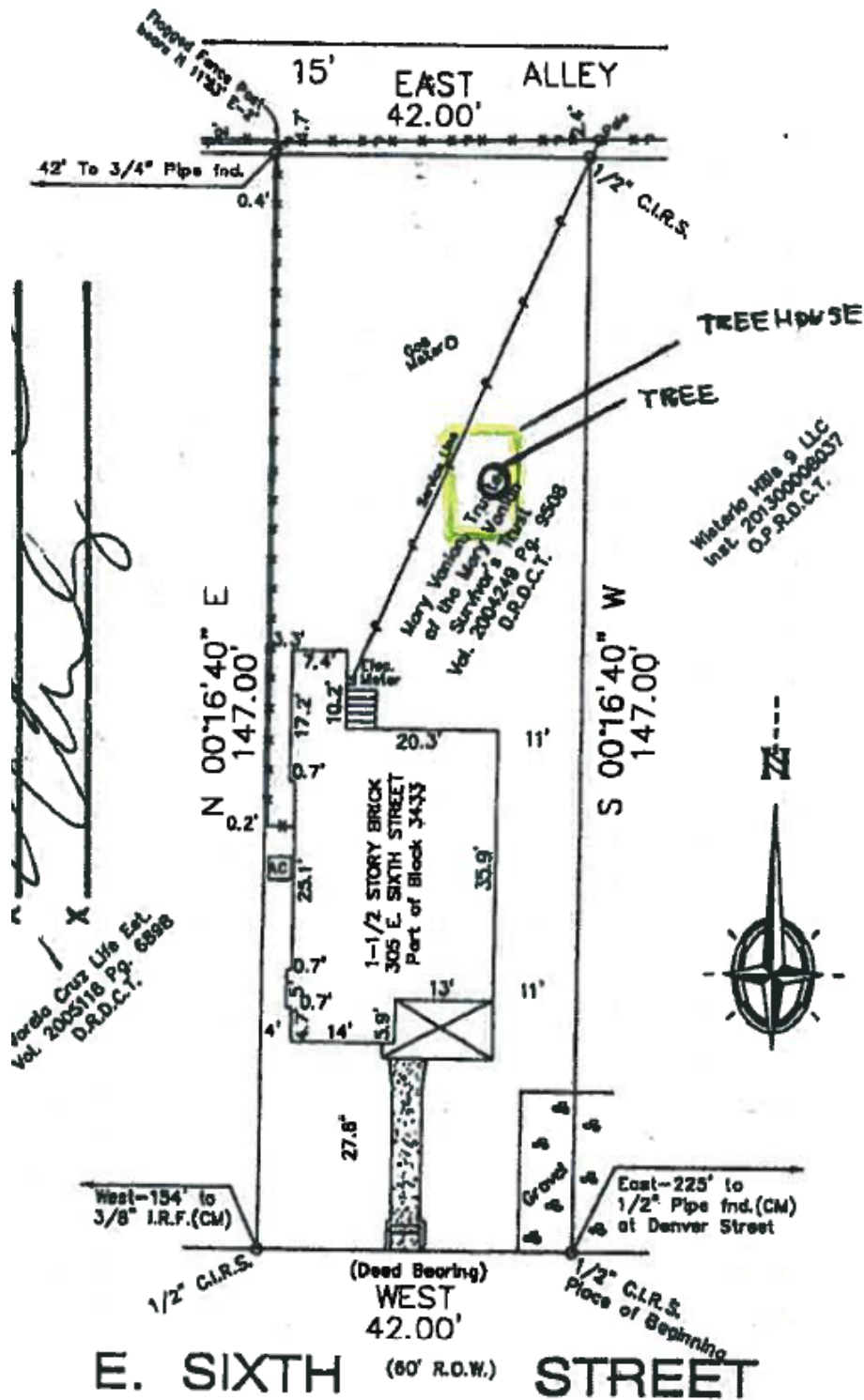


South view of rear yard



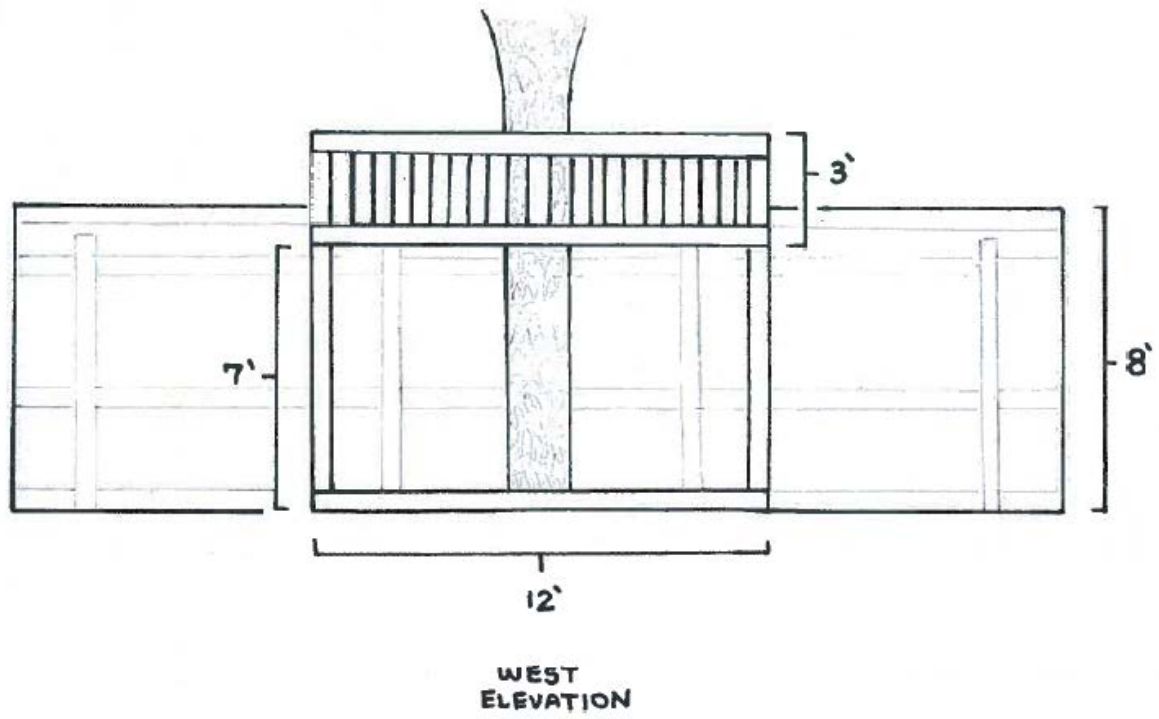
West elevation of rear yard





Site plan

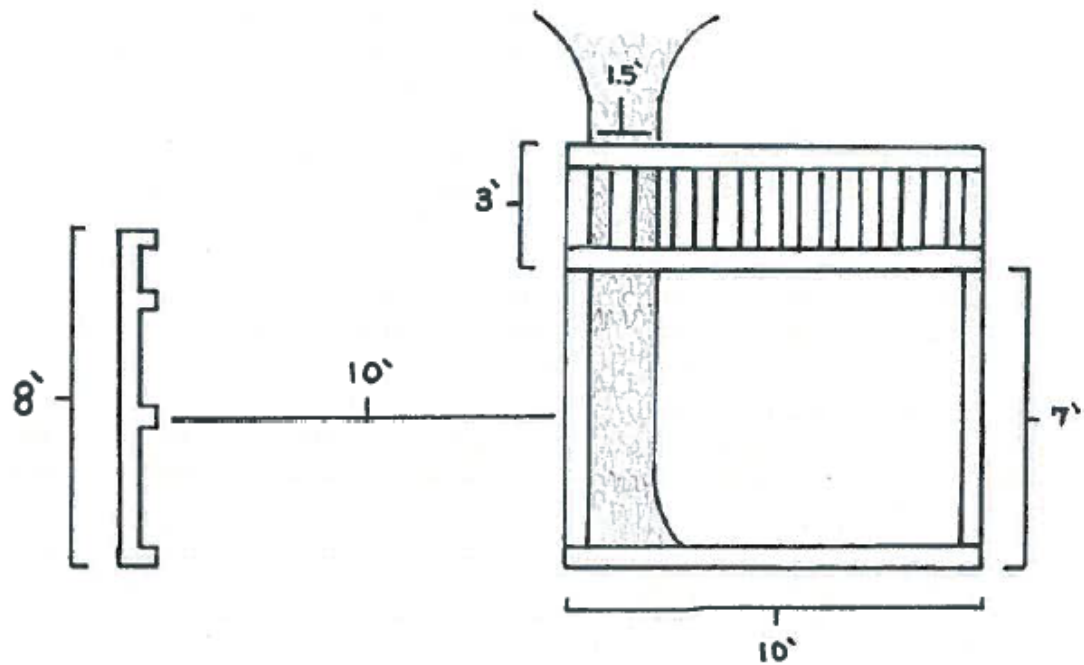




$\frac{1}{4}" = 1'$

Proposed west elevation





NORTH  
ELEVATION

$\frac{1}{4}" = 1'$

Proposed north elevation





Example of proposed treehouse.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Section 9.4

- 9.4. The color, details, form, materials, and general appearance of new construction, including accessory buildings, and additions must be compatible with the existing historic structure.**



# ATASK FORCE RECOMMENDATION REPORT

## WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: JESUS FUENTES

PROPERTY ADDRESS: 305 E 6<sup>TH</sup> STREET

DATE of CA / CD REQUEST: 03/02/2017

### RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

APPROVAL w/ CONDITIONS of LETTER APPROVAL  
OF NEIGHBORS THAT IT BECAME

### Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker: RACHEL

2<sup>nd</sup>: ALFRED

Task Force members in favor: X

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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**

**APRIL 3, 2017**

FILE NUMBER: CA167-338(EH)  
LOCATION: 4936 Junius Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-97

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Munger Place  
MAPSCO: 46-F  
CENSUS TRACT: 0013.02

**APPLICANT:** John Gormley

**REPRESENTATIVE:** None.

**OWNER:** FLORIAN ROBERT J & JOHN W GORMLEY

### **REQUEST:**

- 1) Replace existing wood steps with brush finish concrete steps at front elevation of main structure.
- 2) Extend existing 2' high concrete wall 10' along side to align with front of porch.
- 3) Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till".
- 4) Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green".
- 5) Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard.
- 6) Move existing Holly 15' to the east in front yard.
- 7) Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green".
- 8) Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing.
- 9) Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block.
- 10) Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns.
- 11) Expand existing concrete landing in corner side yard 4' towards back of lot.
- 12) Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till".
- 13) Replace existing non-historic screen with shuttered panel on west side of rear elevation.
- 14) Install landscaping and hardscaping in side and rear yards.



## **BACKGROUND / HISTORY:**

This property was built in 1909 by architect C.D. Hill as his own personal residence. The applicant noted that the home was later converted into a boarding house and later returned back to its original single family configuration.

05-03-2013: Staff approved the installation a new composition shingle roof on the accessory building to match the existing in material and color. CA123-552(MD).

02-27-2014: Staff approved the installation a new 8' tall stained cedar wood board-on-board fence in the rear yard. CA134-186(AA).

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

## **ANALYSIS:**

Request #1: The applicant is proposing to replace the existing wood front porch steps on the front of the main structure with brush finish concrete steps. Historic photos of the property appear to show that the home did originally have wood porch steps; however, the Munger Place ordinance states that "a front porch must have wood or concrete steps". Staff does not believe that changing the material from wood to concrete would be a detriment to the architectural and historic integrity of the structure and believes that concrete steps are appropriate to the style and character of the house. The existing wood steps are of varying heights and the applicant is proposing to use a 6.5" height for all steps.

Request #2: The applicant is proposing to extend the existing 2'-0" high concrete retaining wall 10' alongside yard toward the front yard to align the edge with the setback of the front porch. Staff is recommending approval of this item due to the fact the height of the wall will not block any architectural features of the house.

Request #3: The applicant is proposing to heighten the existing concrete block wall along the Junius Street frontage an additional 18" to allow for all perimeter walls and fencing to be the same height at 7'-6" and cap the wall with cast stone. The applicant is proposing to paint the concrete block wall. Staff is recommending approval of this item as the additional height on the front elevation wall would not have an adverse effect on the structure or future preservation of the property or district.

Request #4: Staff is recommending approval of the installation of a 4' steel pedestrian gate as it will not obscure any historic or architectural features of the house. The applicant is also proposing to install a steel design cap to the top of the proposed gate section with a material that is not original to the house. However staff does not believe that it is intrusive or inappropriate to the style of the property, and therefore is recommending approval as well.



Request #4: Staff is recommending approval of the removal of the Hackberry, Yaupon, and Cedar trees as they are not protected tree species and are not mature trees and the removal of these trees will allow the architectural features of the property to be more visible from the street.

Request #6: Staff is recommending approval of moving the existing 14" diameter Holly approximately 15' to the east in order to align it with the concrete wall extension proposed.

Request #7: The applicant is proposing to remove the 59' long non-original pierced concrete wall along the N Collett Street frontage and replace it with a 7'-0" steel fence. It will be painted a dark green color which is allowed per the Munger Place Historic District Ordinance. Based on the submitted information, Staff is recommending approval.

Request #8: The applicant is proposing to replace the 54' long sidewalk on the N Collett frontage with brushed finish concrete to match the existing dimensions. The existing sidewalk is currently a hazard and the applicant has been notified by the City of Dallas that it must be replaced. Staff is recommending approval of this item as it will match the existing.

Request #9: Staff is recommending approval of the removal of the brushed concrete flooring in the corner side yard around the pool and replacing it with the proposed 2'x3' limestone blocks. Staff believes that this material is appropriate and will not be visible from the public right-of way.

Request #10: The applicant is proposing to reconstruct the pergola which appears to be historic based on historic documentation. The applicant is requesting to remove a section of the existing brick railing to allow for concrete steps into the side yard between the existing piers. Also, the existing concrete porch floor on the side porch will be raised approximately 7" higher than existing to reduce the very large step drop-off from the side pedestrian door entrance. The construction of a wood pergola feature in the original location, and the reconstruction of the two original urns which were damaged over the years are also proposed. Staff is recommending approval of these items as the applicant is proposing to restore original architectural features of the house.

Request #11: The applicant is proposing to extend the raised concrete landing in the corner side yard 4' towards the back of the lot. Staff is recommending approval of this item due to the fact the area is not visible from the street and it will not have an adverse effect on the architectural integrity of the structure or its future preservation.

Request #12: Staff is recommending approval of the construction of a secondary pergola on the rear elevation of the main structure. The structure would be built on the existing raised concrete landing and would run the entire width of the house. The structure will be the height of the first floor and will have an open roof and have columns slightly narrower in order to fit. The applicant would like to paint the pergola the "Glacial Till" color to match the other proposed pergola. Staff is recommending approval of the



pergola as it is both architecturally appropriate to the structure and will also not be seen from the public right-of-way.

Request #13: Staff is recommending approval of the removal of the existing non-original privacy screen on the west side of the rear elevation. The applicant is requesting to replace the screen with a shuttered panel on the same side which would enclose the side wall of the proposed pergola between the two columns. Staff is recommending approval as the feature appears to be appropriate to the structure and will not be visible from the street.

Request #14: Staff is recommending approval of the additional landscaping and hardscaping items which include: planting a Japanese Yew/Podocarpus hedge between the hedge and retaining wall on the side yard, installing limestone stepping stones in the rear cornerside yard, installing boxwood hedges and mondo-grass to the side and rear yards, and the planting of a red bud tree in the rear corner side yard between the alley and the property fence.

#### **STAFF RECOMMENDATION:**

- 1) Replace existing wood steps with brush finish concrete steps at front elevation of main structure – Approve with conditions - Approve elevation dated 03-16-17 with the condition that the steps are a brushed finished concrete and match the existing footprint, with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(N), and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Extend existing 2' high concrete wall 10' along side to align with front of porch – Approve with conditions - Approve plans dated 03-16-17 with the condition that the concrete matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B), that states a fence must be constructed of metal or plastic-coated chain link, wrought iron, wood, or stucco, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.
- 3) Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve with conditions - Approve plans dated 03-16-17 with the condition that the concrete block matches the existing in material, profile, dimensions and color with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard may not be directly in front of the cornerside facade, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.



- 4) Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that while the proposed work is inconsistent with Preservation Criteria Section 51P-97.111(c)(2)(B) which states a fence in the cornerside yard may not be directly in front of the cornerside yard, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work 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.
- 5) Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Move existing Holly 15' to the east in front yard – Approve - Approve plans dated 03-16-17 with the finding it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green" – Approve - Approve drawings dated 03-16-17 with the finding that the while the proposed work does not strictly comply with the preservation criteria Section 51P-97.111(c)(2)(B), that states a fence in the cornerside yard must be set back a minimum of two feet from a public sidewalk, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 8) Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing – Approve - Approve site plan dated 03-16-17 with the finding that it is consistent with the preservation criteria Section 51P-97.111(c)(2)(I) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block – Approve - Approve site plan dated 03-16-2017 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns – Approve with conditions - Approve drawings dated 03-16-17 with the condition that the porch floor and steps are a brushed concrete finish, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 11) Expand existing concrete landing in corner side yard 4' towards back of lot – Approve - Approve site plan dated 03-16-17 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 12) Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve - Approve drawings dated 03-16-17



with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

- 13) Replace existing non-historic screen with shuttered panel on west side of rear elevation – Approve - Approve elevations dated 03-16-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 14) Install landscaping and hardscaping in side and rear yards – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Replace existing wood steps with brush finish concrete steps at front elevation of main structure – Approve.
- 2) Extend existing 2' high concrete wall 10' along side to align with front of porch – Approve with conditions - Concrete block to match existing in size, pattern and color.
- 3) Add 18" to height of existing concrete block wall facing Junius Street and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve with conditions - Concrete block to match existing in size, pattern and color.
- 4) Install 4' steel pedestrian gate and paint. Brand: Benjamin Moore. Color: H.C. 134. "Tarry Town Green" – Approve.
- 5) Remove Volunteer Hackberry, Yaupon and Cedar trees from front yard – Approve.
- 6) Move existing Holly 15' to the east in front yard – Approve.
- 7) Replace non-original pierced concrete wall along N Carroll Avenue with 7' tall steel fence along 59' of side yard and paint. Brand: Benjamin Moore. Color: HC 134 "Tarry Town Green" – Approve.
- 8) Replace 54' of brushed concrete sidewalk on N Collett frontage to match existing – Approve.
- 9) Remove brushed finish concrete flooring in corner side yard and replace with 2'x3' limestone block – Approve.
- 10) Construct new side porch on east side facade, including the removal of existing brick railing between piers, repour concrete porch floor 7" higher than existing, construction of a wood pergola and the reconstruction of the two urns – Approve.
- 11) Extend existing 5" retaining wall in rear cornerside yard 4' toward back of lot – Approve.
- 12) Construct pergola on rear elevation of main structure and paint. Brand: Benjamin Moore. Color: AF 390 "Glacial Till" – Approve.
- 13) Replace existing non-historic screen with shuttered panel on west side of rear elevation – Approve.
- 14) Install landscaping and hardscaping in side and rear yards – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 338 (EH)  
Office Use Only

Name of Applicant: John Gormley  
Mailing Address: 4936 Junius  
City, State and Zip Code: Dallas TX 75214  
Daytime Phone: 214 629-7569 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: co owner

PROPERTY ADDRESS: 4936 Junius  
Historic District: Munger Place

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Planner's Initials

**PROPOSED WORK:**

Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

RECEIVED BY  
Eric Hill  
MAR 02 2017

Current Planning

Signature of Applicant: [Signature] Date: 2-23-17  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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 214/670-4538 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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



JOHN GORMLEY  
INTERIOR DESIGN

4936 JUNIUS  
DALLAS, TEXAS 75214  
214 • 824 • 3406

Proposal Work • 4936 Junius.

Front.

1. Replace existing wooden steps w/ brush finish concrete steps. Tripping hazard. 1st step is 2" h, all others are 6<sup>3</sup>/<sub>4</sub>".
2. Extend 2ft. high concrete retaining wall 10 feet, to align w/ front of porch.
3. Remove volunteer Hackberry, yaupon & cedar trees. Move existing 14" dia Holly 15' east, center in retaining wall extension.
4. Install 4' h. steel gate w/ 15 in h extension. Constructed of 2 in sq. steel tubing and incorporating vintage bronze panels in Greek Key pattern. Paint Benjamin Moore H.C. #134 "Tartan Green". Existing Abelia shrubs screen view from street. Current gate violates building code re: swimming pools.
5. Add 18" to height of existing concrete block wall 5" cast stone cap & 13" concrete block. Paint: Benjamin Moore AF 390 "Glacial Till". Wall to align w/ existing cast stone cap below chamfer.



## Corner Side Yard.

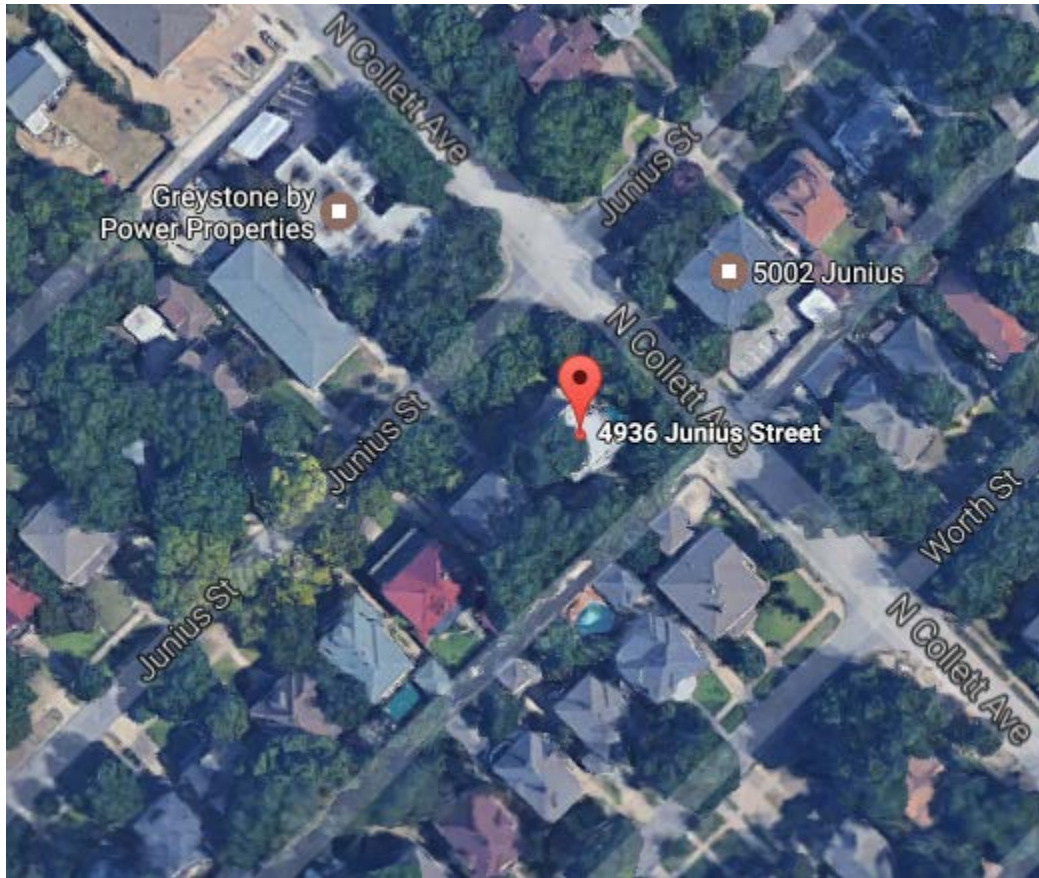
6. Demolish 59 linear feet of poured concrete wall. (Circa 1957) leaving retaining wall. Current wall violates building code re: swimming pool enclosures. Install 59ft of steel fencing constructed of  $\frac{3}{4}$ " sq. tubing (as shown) approx 7ft high 30" from sidewalk. Paint Benjamin Moore HC 134 "Tarrytown Green".
7. Plant Japanese Yew / Podocarpus Hedge between fence & retaining wall.
8. Demolish & Replace 54' of sidewalk as required by city.
9. Demolish all concrete in corner side yard. Dry lay 2'x3" "Lueders" limestone blocks over tamped road base / decomposed granite as new pool deck.
10. Demolish brick railing between piers on East side of house. Clean & save brick for repairs. Brick cannot be matched.
11. Construct Pergola from smooth sanded Cedar / cypress or equivalent to match as closely as practical the original.
12. Demolish Concrete side porch. Re-lay concrete w/ steps to pool deck. New porch to be 7" higher than the original to avoid tripping hazard from door.



13. Using original (broken) urn, construct 2 new urns.
14. Install Limestone stepping stones as shown.
15. Extend existing 5" retaining wall 4 feet toward back of lot.
16. Install box wood hedges / pittosporum + mondo grass as shown.
17. Install red bud tree / vinca ground cover on street / alley side of fence.
18. Build pergola as shown on rear of house. Detailing / materials to be identical to side pergola. Columns will be less wide because of space considerations. Paint Benjamin Moore AF #390 "Glacial Till".
19. At west end of pergola: demolish existing screen (circa 1972) + replace with lowered panel.

Note: The circled items are included in the overall landscaping plan (Request #14).





Aerial View.





Front façade of main structure.





Adjacent property, to right.





Non-contributing apartments across Junius Street.





Non-contributing apartments directly across Junius Street.





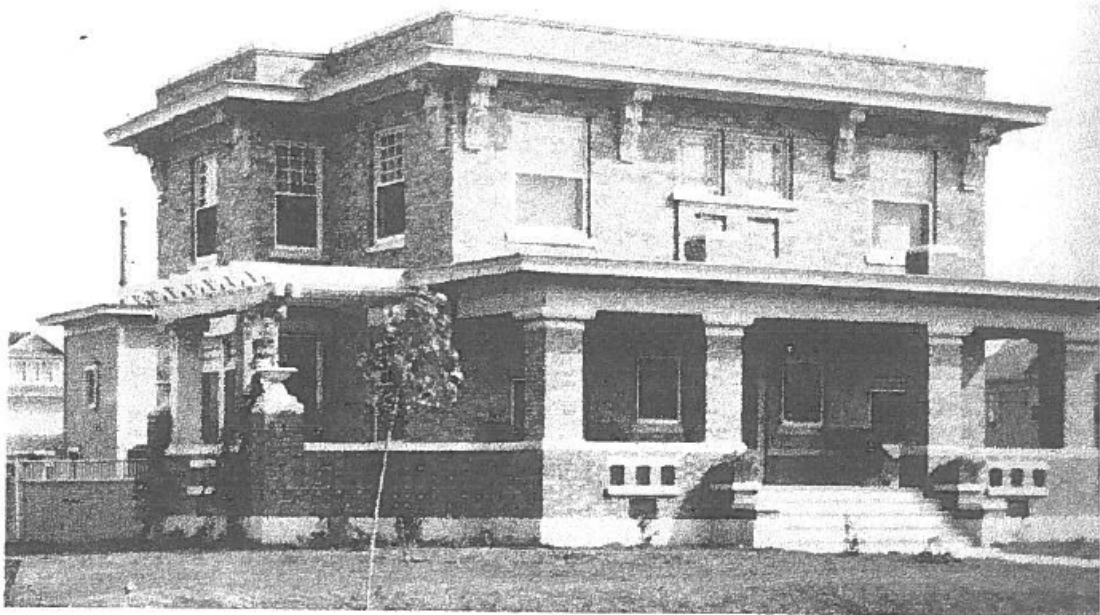
Large contributing single family house diagonal to 4936 Junius.





Non-contributing apartments across N. Collett from 4936 Junius.





177. RESIDENCE OF C. D. HILL — MUNGER PLACE, 1910  
Charles Hill, one of Dallas' most prominent, early  
20th-century architects, built his home, a strong,  
starkly modernistic structure, in 1909 at the corner  
of Junius and Collett. The house, which stands  
within the Munger Place Historic District, has been  
restored. *Dallas Historical Society Archives*

166

Historic photo of property listed in "*Dallas Rediscovered*" (1978).









Request #1: Existing wood front porch steps requested to be replaced with brushed concrete. All steps will be the same height (6.5").





Request #2: Existing 2' concrete side yard wall. Applicant proposing to extend 10' towards front yard to align with front porch setback.





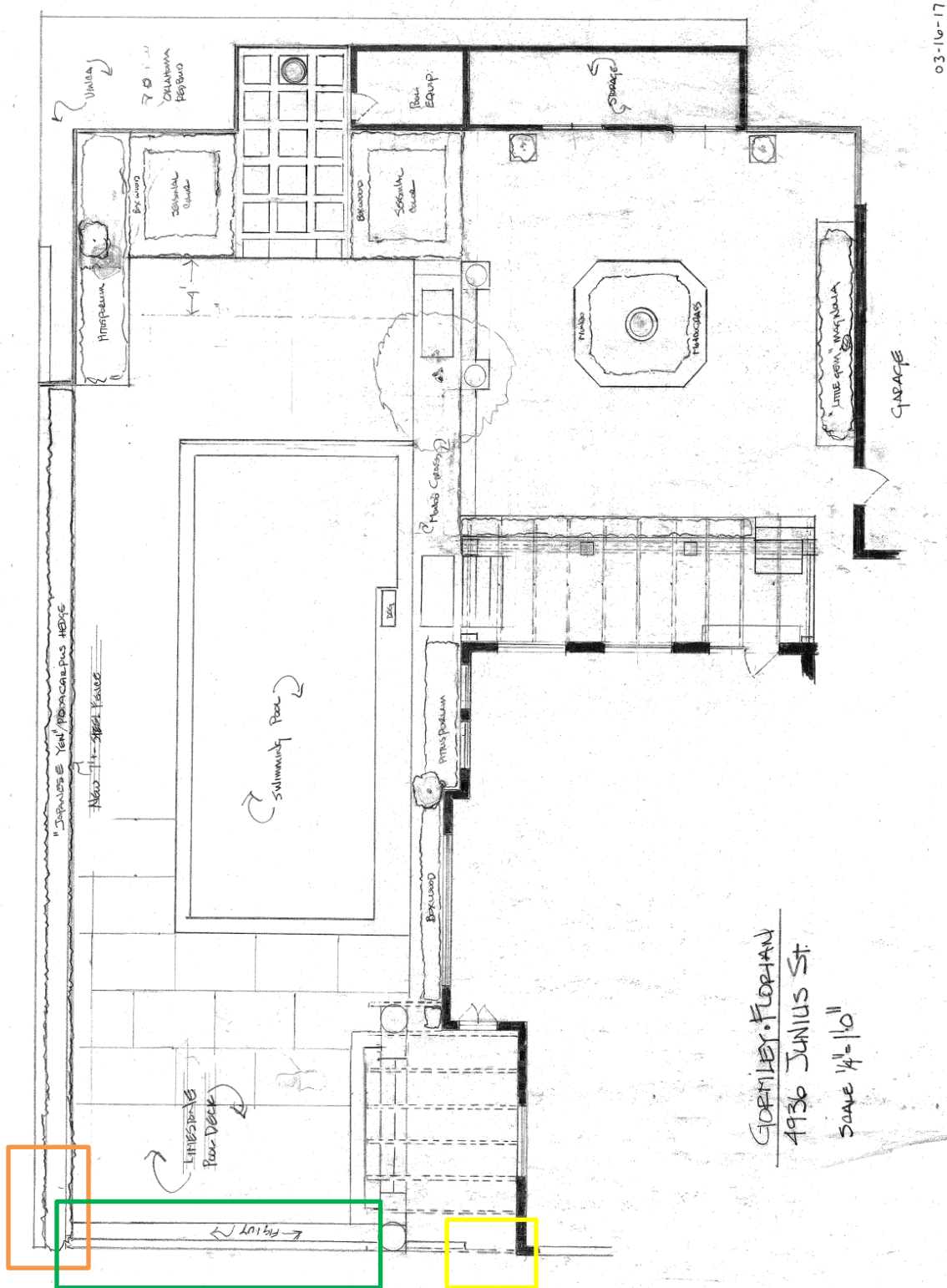
Request #3: Existing block concrete wall to be heightened 18".





Request #3: Existing block concrete wall to be heightened 18" (viewed from inside side yard, facing Junius Street).

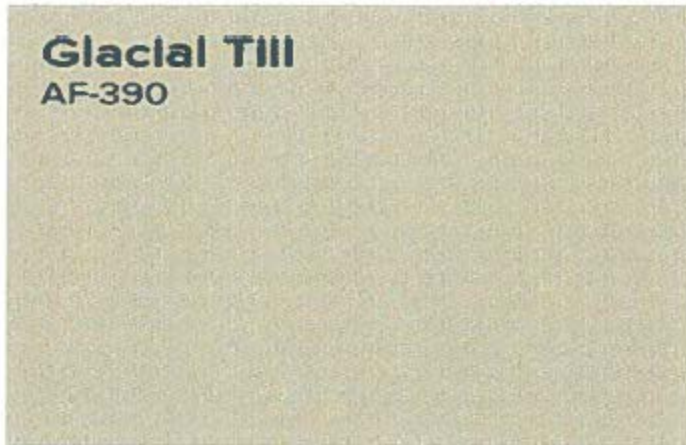




Requests #2-4: Request #2 (orange), Request #3 (green) and Request #4 (yellow).



**4936 Junius Street Paint Specifications:**



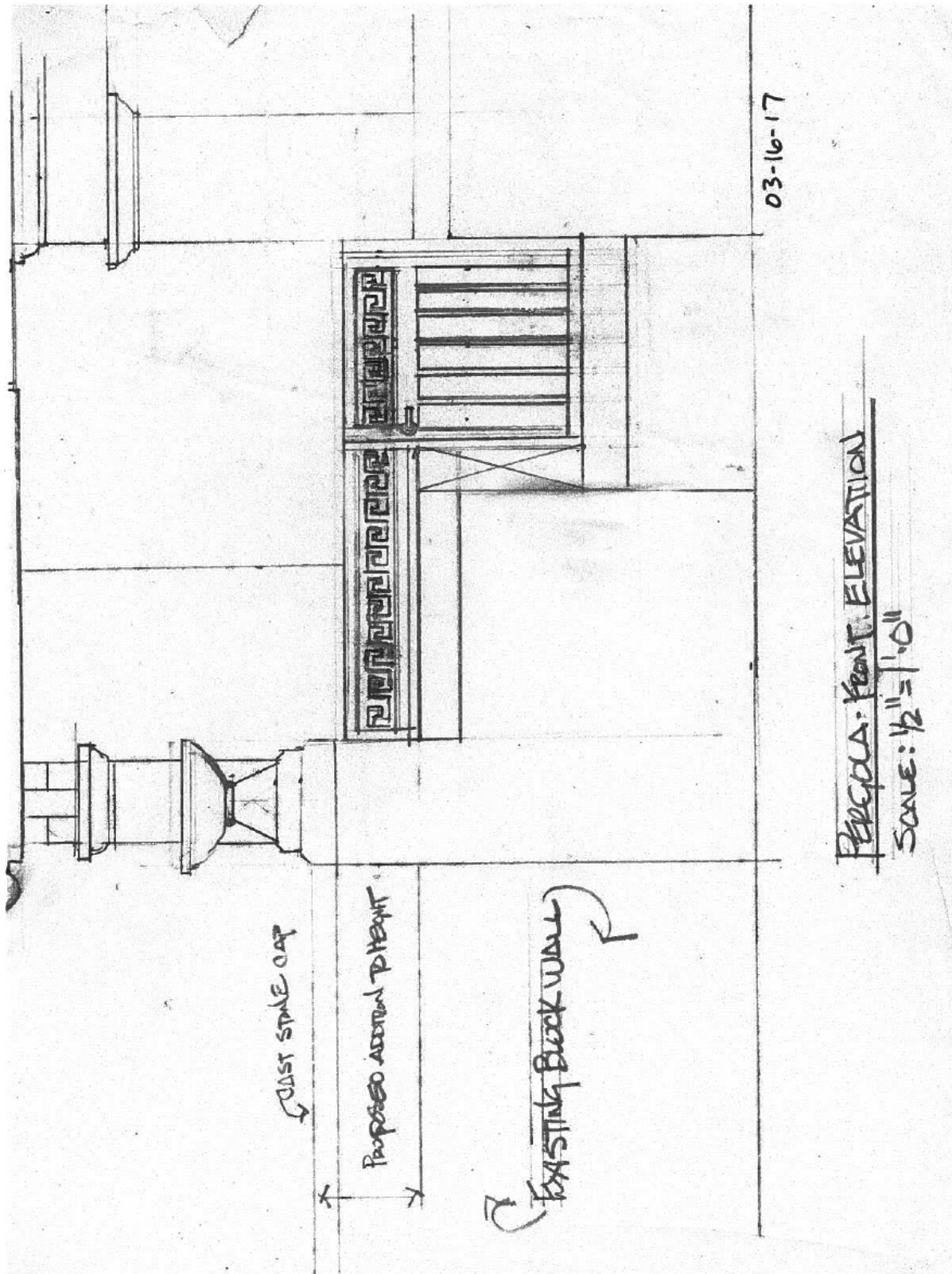
03-16-17

Requests #1,3,7,10,12: Proposed paint specifications.

Glacial Till: All concrete block and wood features of pergolas.

Tarrytown Green: All steel fencing and gates.





Requests #3 & #4: Proposed pedestrian gate to face Junius Street.





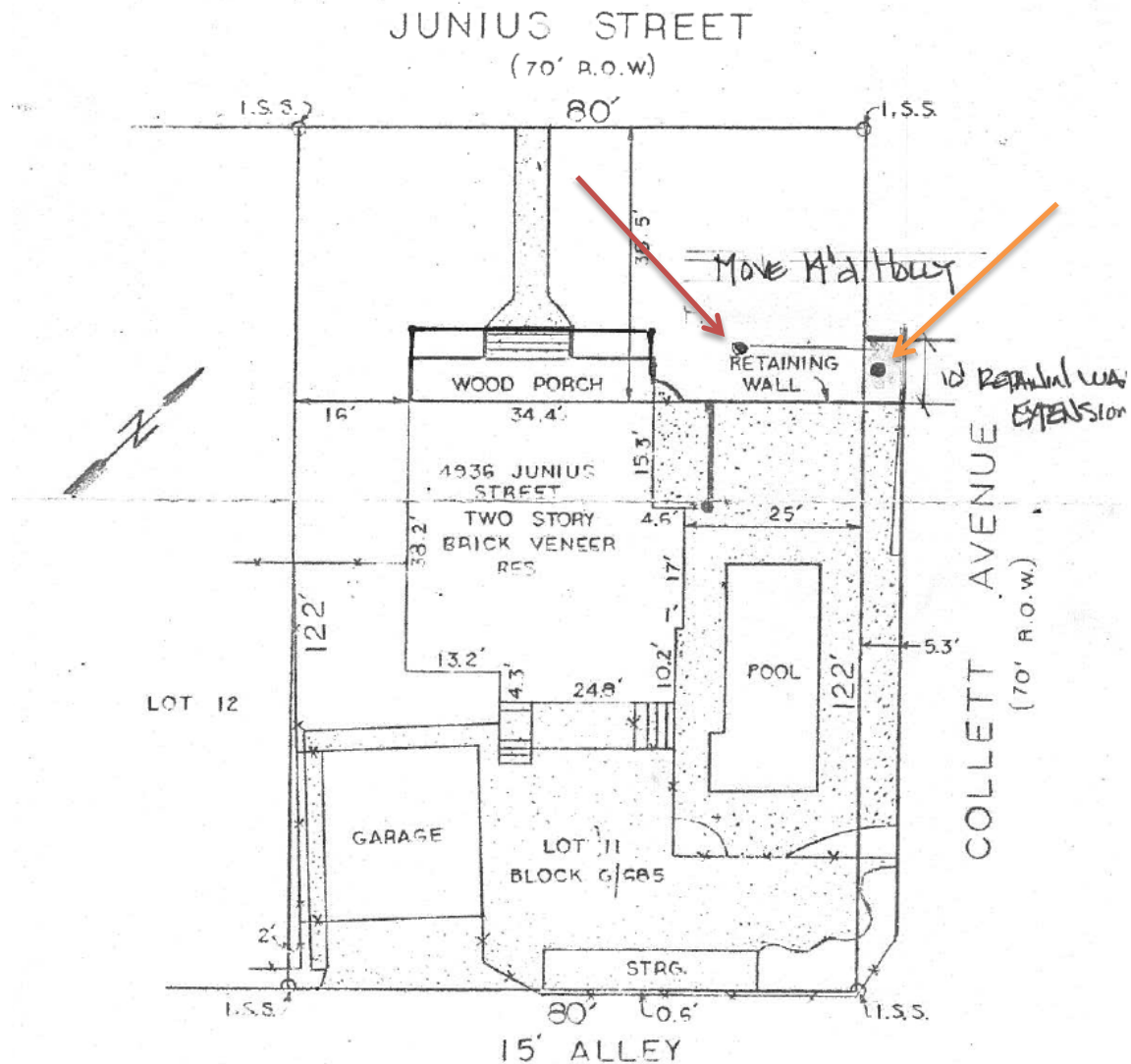
Request #4: Proposed gate detail.





Request #5: Existing Holly proposed to be moved.





**\*\*THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF DALLAS COMMUNITY PANEL NUMBER 480171 0135 C, MAP DATED 3/16/83.**

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

**THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.**

03-16-17

Scale 1" = 20'

Date 8-22-91

JOB # 8529

REGISTERED PROFESSIONAL  
LAND SURVEYOR

*E. J. Wilson*

Request #5: Existing Holly location (red) and proposed location (orange).





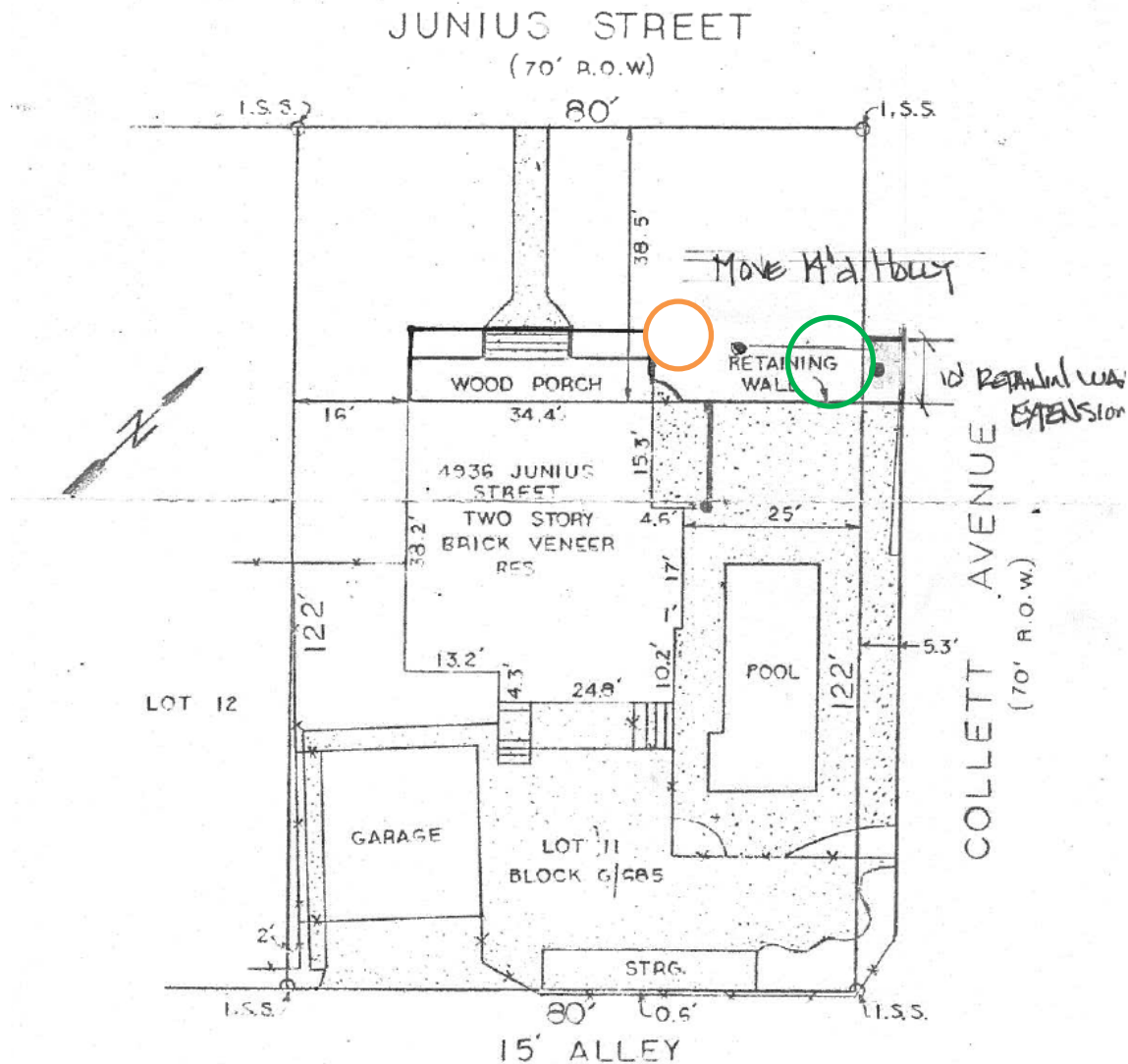
Request #5 & #6: Proposed Cedar to be removed (left) and Holly to be moved (right).





Request #6: Existing Yaupon and Hackberry to be removed for extension of side wall.





**\*\*THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF DALLAS COMMUNITY PANEL NUMBER 480171 0135 C, MAP DATED 3/16/83.**

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

**THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.**

03-16-17

Scale 1" = 20'

Date 8-22-91

JOB # 8529

REGISTERED PROFESSIONAL  
LAND SURVEYOR

*E. J. Wilson*

Request #6: Approximate location of existing Hackberry and Yaupon (green) and Cedar (orange) to be removed.





Request #7: Existing pierced concrete wall.





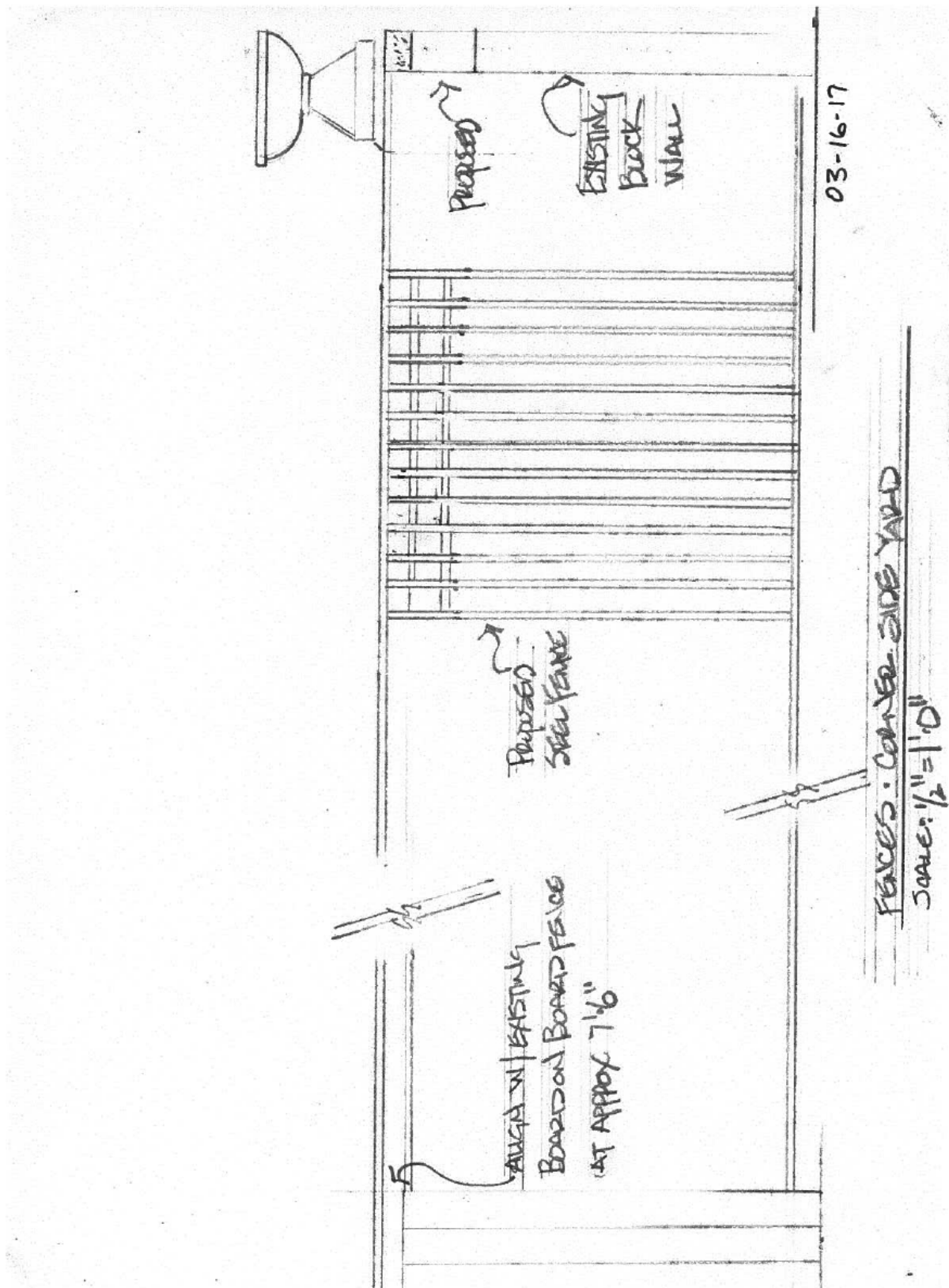
Request #7: Existing pierced concrete wall as viewed from near rear alley (facing northwest/Junius Street).





Request #7: Existing pierced concrete wall.





Request #7: Proposed side yard fence. Note: Will be painted dark green.



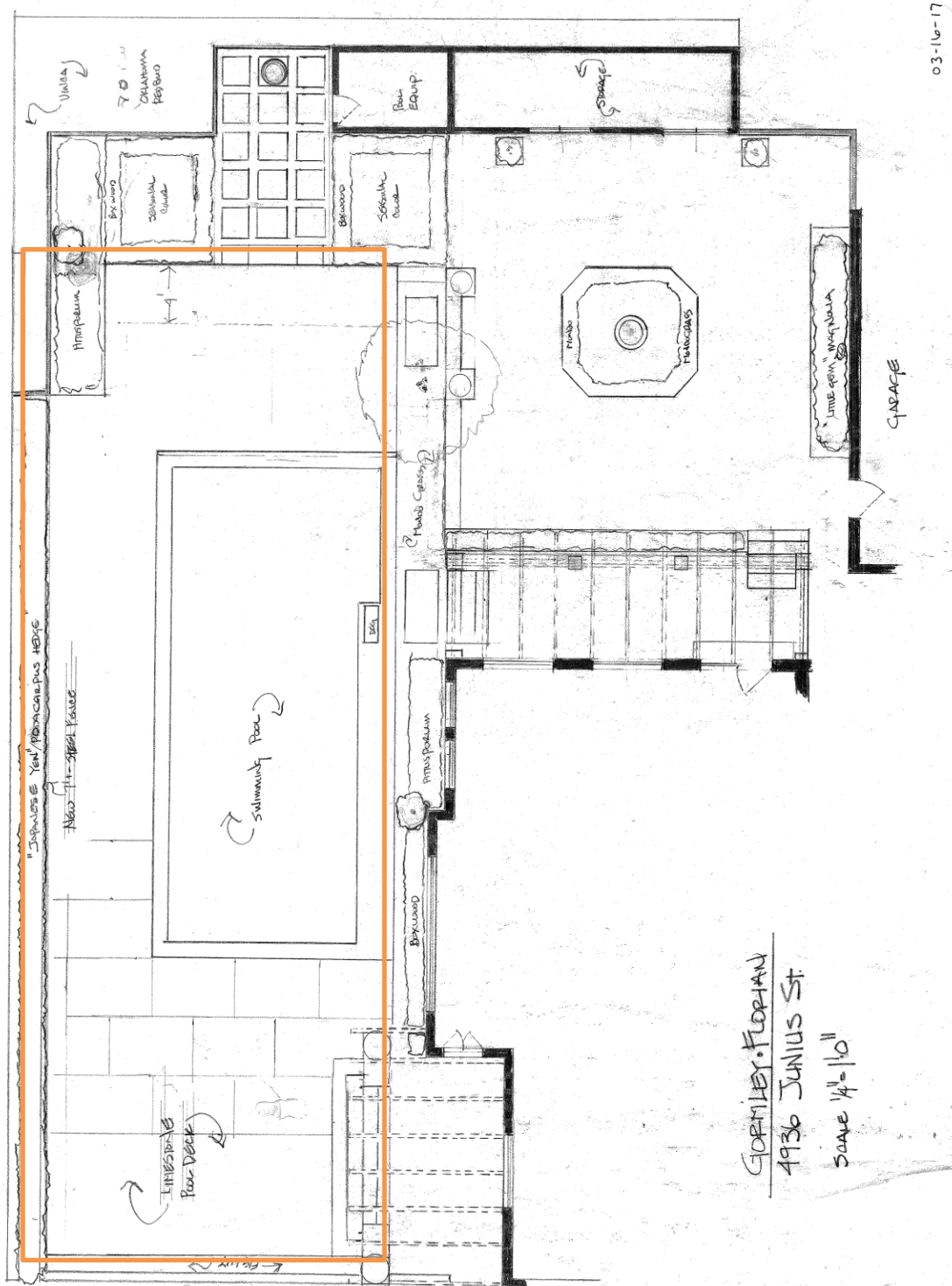






Request #8: Existing sidewalk on N. Collett to be replaced.





Request #9: Proposed areas for limestone block.





Request #9: Example of Limestone block proposed for pool area.









Request #10: Railing proposed to be removed for installation of concrete steps.





Request #10: Railing proposed to be removed for installation of concrete steps.





Request #10: Side door entering house (looking towards back of property) from location of proposed pergola. Note: large step, applicant requesting to raise concrete porch floor.





Request #10: Arrow pointing to existing side door.





Request #10: Approximate location of pergola from Junius Street.

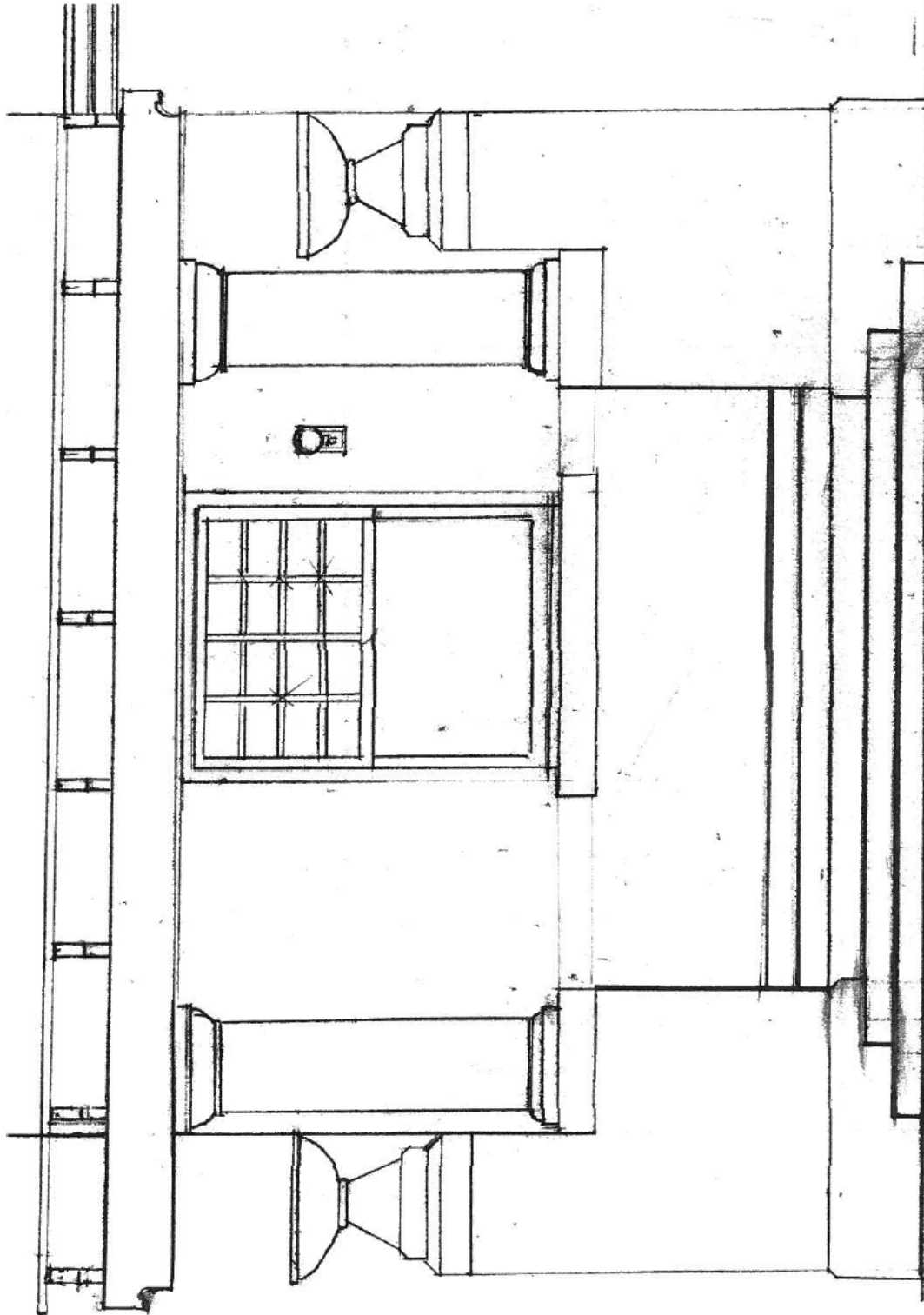




GORMLEY, FLORIAN  
4936 JUNIUS ST.  
SCALE 1/4" = 1'-0"

C9-47



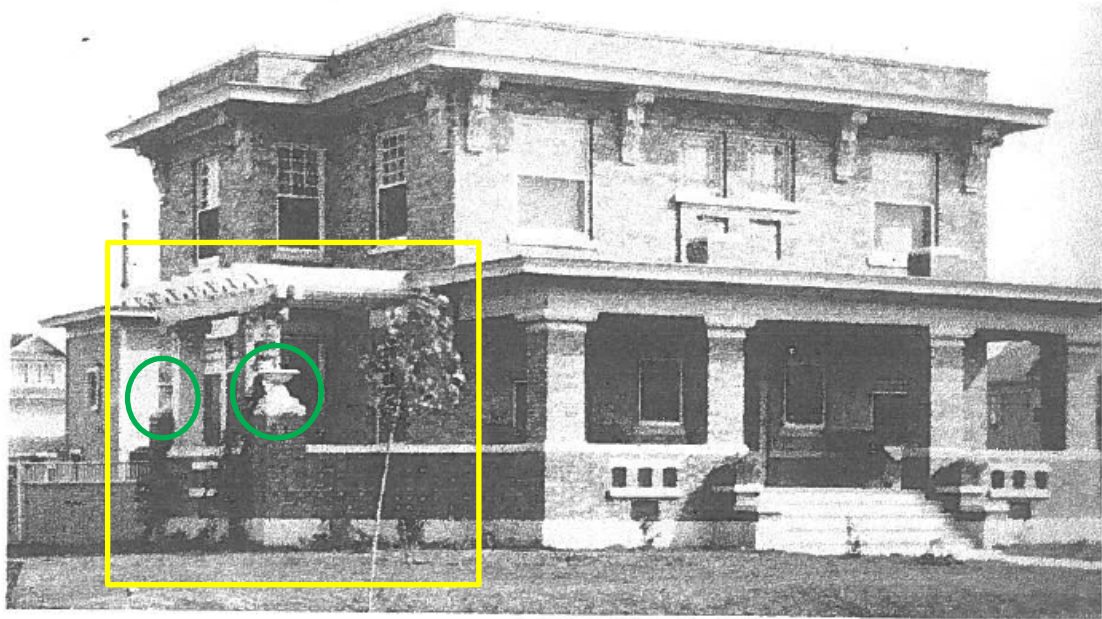


PERGOLA CORNER SIDE ELEVATION  
 SCALE: 1/2" = 1'-0"

03-16-17

Request #10: Proposed pergola area side elevation.



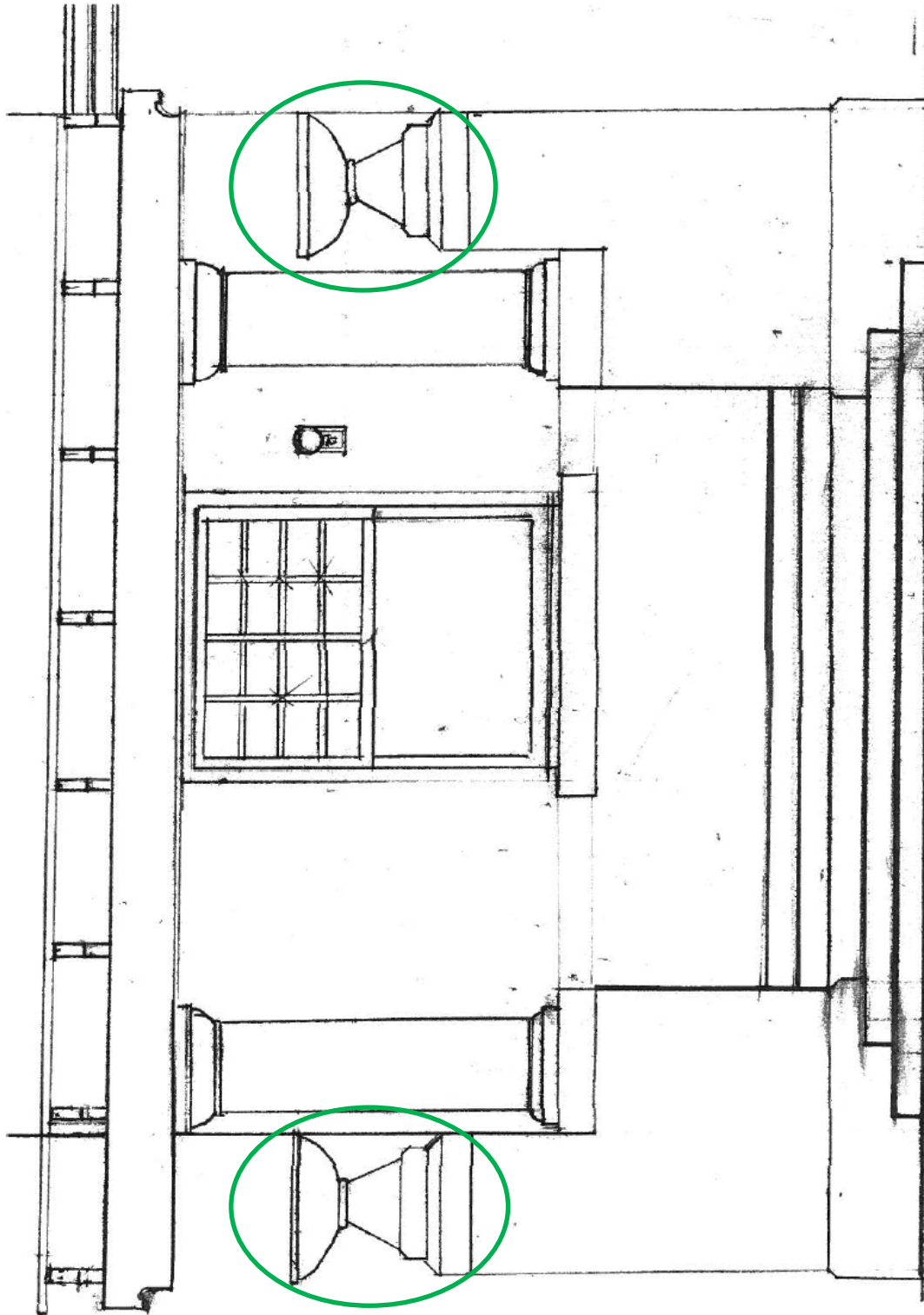


177. RESIDENCE OF C. D. HILL — MUNGER PLACE, 1910  
Charles Hill, one of Dallas' most prominent, early  
20th-century architects, built his home, a strong,  
starkly modernistic structure, in 1909 at the corner  
of Junius and Collett. The house, which stands  
within the Munger Place Historic District, has been  
restored. *Dallas Historical Society Archives*

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Request #10: Historic photo of property with pergola and urns highlighted.





Proposed corner and elevation  
 Same:  $\frac{1}{2}'' = 1'-0''$

03-16-17

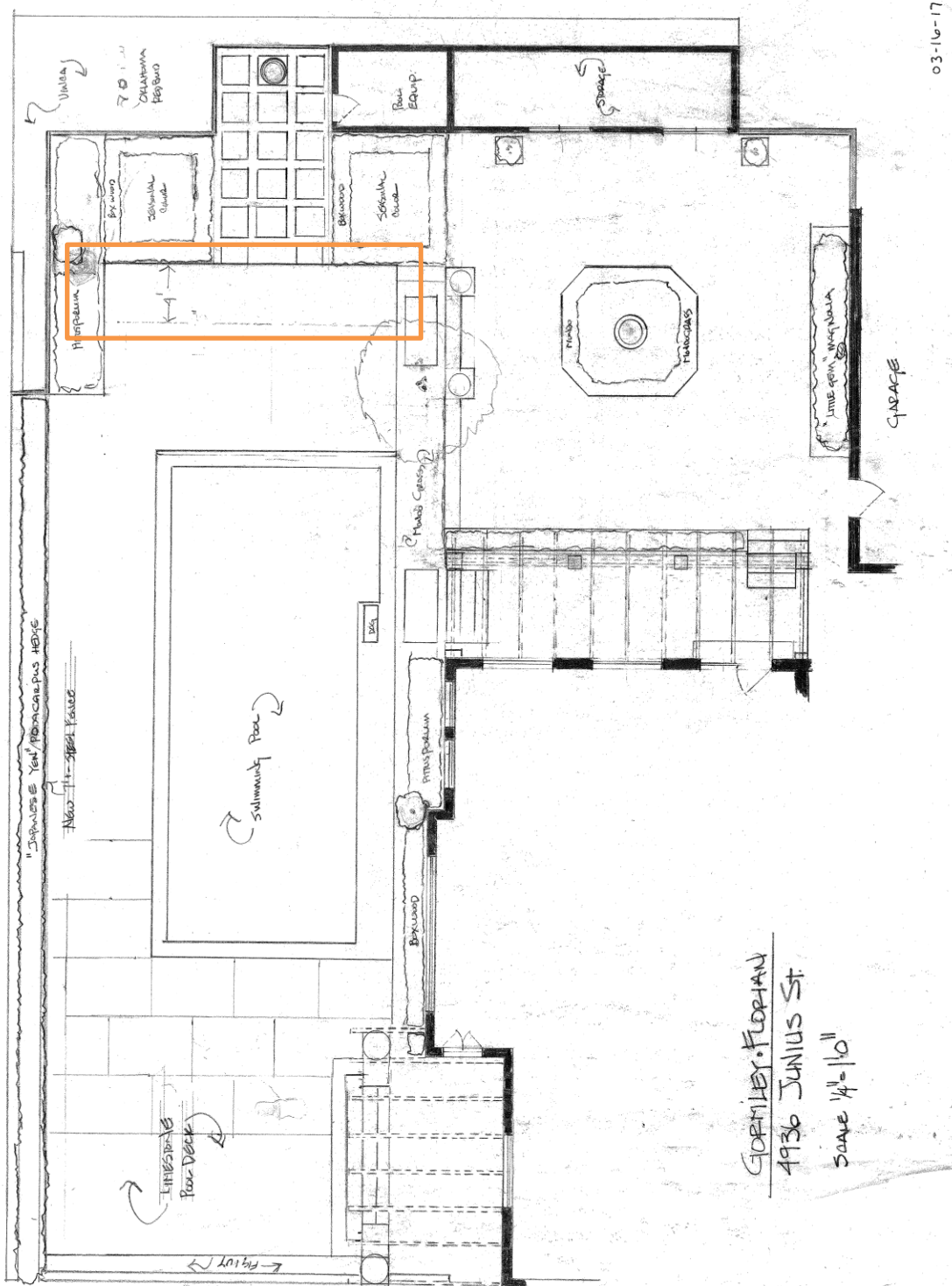
Request #10: Proposed urns to be reconstructed to match historic.





Request #10: Locations of historic urns where applicant is requesting to reconstruct.





Request #11: Proposed extension of raised pool decking area.



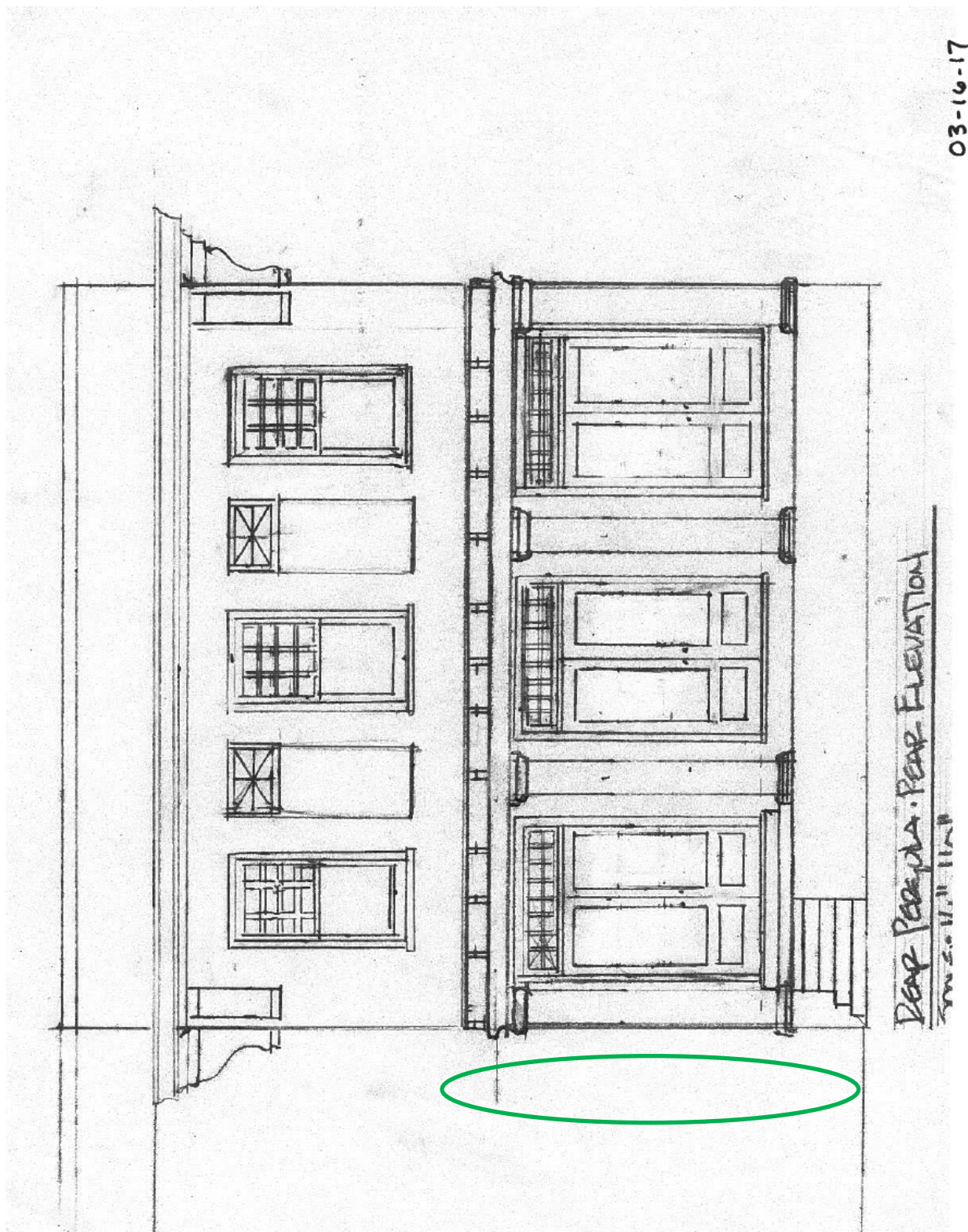


Requests #12 & #13: Proposed location of rear yard pergola. Existing privacy screen highlighted. Note: Raised pool decking.









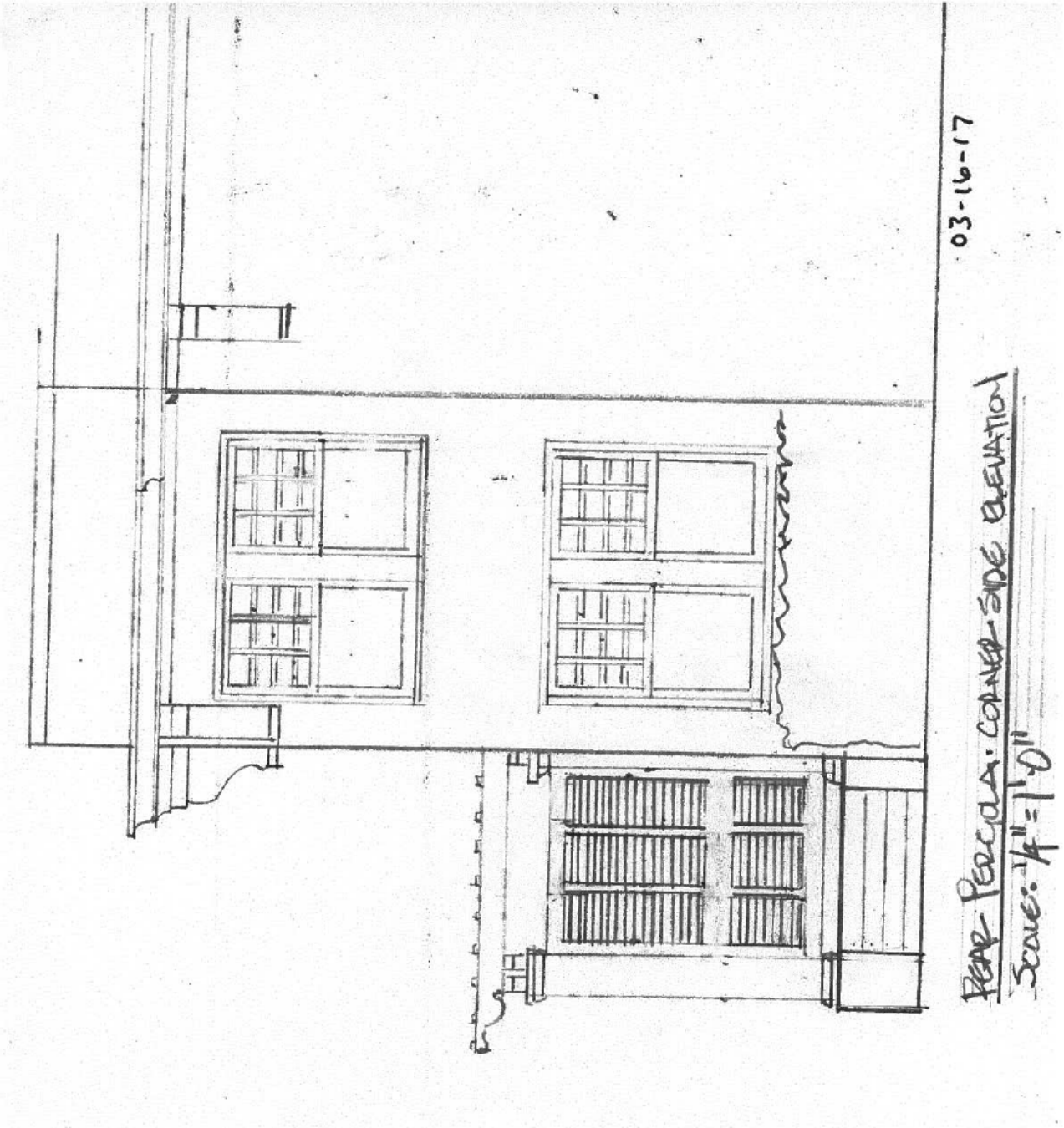
Requests #12 & #13: Proposed rear elevation of structure with new pergola. The existing location of the privacy screen is circled highlighted. The proposed shutter screen will be on the left elevation, enclosing the left side of the proposed pergola.





Request #13: Existing non-original privacy screen from N. Collett.





Requests #12 & #13: Proposed pergola and shuttered screen. The proposed privacy screen is shown as the rear side wall of the pergola.









Copyright © Robert O'Brien

<b>Common Name:</b>	Texas Redbud
<b>Latin Name:</b>	<i>Cercis canadensis</i> var. <i>texensis</i>
<b>Tree Size:</b>	Small
<b>Leaf Type:</b>	Deciduous
<b>Growth Rate:</b>	Rapid
<b>Water Needs:</b>	Moderate
<b>Tolerances:</b>	Drought, alkaline soils (pH > 7.5)
<b>Attributes:</b>	Texas native, showy or fragrant flower, attractive seeds or fruit
<b>Features:</b>	Glossy green leaves, purple flowers, and brown seed pods provide year round interest.
<b>Comments:</b>	Good choice for Central and West Texas.
<b>Problems:</b>	Short-lived, often due to stem cankers.
<b>Firewise:</b>	Yes

[Back](#) | [Print Results](#) | [Tree Planting Tools](#)



Japanese Yew Podocarpus

Request #14: Proposed plantings.



Model # 0609Q

Internet #205065091



### Southern Living Plant Collection

## 2.5 Qt. Boxwood Baby Gem

- Compact and slow growth habit for easy maintenance
- Finely textured evergreen foliage
- USDA zone 5-9

**\$19.98** /each



Dwarf Pittosporum

### Mondo Grass, Monkey Grass



- **Botanical Name:** Ophiopogon japonicus
- **Plant Type:** Groundcover
- **Light Requirement:** Partial Shade, Full Shade
- **Water Demand:** Low, Medium
- **Landscape Use:** Border - Edge, Erosion Control, Lawn substitute
- **Ornamental Value:** White
- **Native/Adapted:** Adapted
- **Wildlife Value:**
- **Season:** Summer
- **Deciduous/Evergreen:** Evergreen
- **Plant Form:** Spreading
- **Plant Spread:** 1'
- **Plant Height:** 0.5' - 1'

Request #14: Proposed plantings.





Request #14: Rear yard fountain facing towards rear alley (southeast).





Existing rear perimeter board-on-board fence from alley and N. Collett. Note: rear and side yards are not visible.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

### (N) Front entrances and porches.

(i) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.

(cc) have wood or concrete steps.

### (B) Fences.

#### (iii) Location.

(aa) Fences are not permitted in the front yard.

(iv) Materials. A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, or stucco. The use of brick or stucco in a fence is not permitted except as part of a structural column, or a base that is two feet or less in height. Exposed concrete blocks are not permitted.

#### (vi) Metal fences.

(aa) Wrought iron and metal fences must be compatible with the style and period of the main building.

(bb) If a wrought iron or metal fence is painted or colored, the color must be black, dark green, or dark brown and must complement the color of the main building.

### (I) Sidewalks, driveways, and curbing.

#### (i) Materials.

(aa) No exposed aggregate, asphalt, artificially colored concrete, or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(bb) All public sidewalks and curbing must be constructed of brush-finish concrete.

### (C) Foundation plantings. Foundation plantings may not:

(i) screen significant architectural features of the main building; or

(ii) exceed three feet in height unless they are part of an overall landscape plan approved by the commission.

(H) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope. The height of a retaining wall may not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building.



(C) Standard for approval. 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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 03/08/17

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: John Gormley

Address: 4936 Junius Street

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☒ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. FRONT STEPS: APPROVE AS SUBMITTED
2. CO : SIDE YARD GATE/WALL: SIZE OF CONCRETE BLOCK TO MATCH EXIST.  
SIZE, PATTERN ETC.
- 7-9 : SIDE ~~YARD~~ YARD FENCE/SIDEWALK/ POOL DECK : APPROVE AS  
SUBMITTED
- 10-13 : FRONT SIDE YARD VERGOLA : TO MATCH EXISTING/ HISTORICAL  
ELEMENTS FROM HISTORIC PHOTO DOCUMENTATION. APPROVE AS  
SUBMITTED

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

SUBMITTED  
→  
OVER

Ex Officio staff members present : Eric Hill ☒

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: WES POWELL  
2<sup>nd</sup>: GREG JOHNSTON  
Task Force members in favor: AM  
Task Force members opposed:  
Basis for opposition:

NOT PRESENT  
FOR DISCUSSION

CHAIR, Task Force

*John Gormley*

DATE

07 MARCH 2017

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.



14. EXTENSION OF POOL DECK: APPROVE AS SUBMITTED.

15-16: REAR PERGOLA & SCREEN:

REVIEW DETAILS TO BE SYMPATHETIC TO HISTORIC FRONT  
PERGOLA BUT DIFFERENTIATE BETWEEN OLD & NEW

17: LANDSCAPE: APPROVE AS SUBMITTED.





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**LANDMARK COMMISSION****APRIL 3, 2017**

---

FILE NUMBER: CA167-337(EH)  
LOCATION: 5006 Reiger Avenue  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-97

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Munger Place  
MAPSCO: 46-F  
CENSUS TRACT: 0013.02

---

**APPLICANT:** Billie Haggard

**REPRESENTATIVE:** None.

**OWNER:** HAGGARD BILLIE R & STEPHENSON TRAVIS D

**REQUEST:**

- 1) Remove two trees in rear yard.
- 2) Install in-ground swimming pool in rear yard.

**BACKGROUND / HISTORY:**

05-03-2013: Staff approved the installation of a wrought iron driveway gate and the repair of the existing sidewalk and steps in the front yard. CA123-471(CH).

03-08-2017: Staff approved the installation of 4 12"x12" drains in the side and rear yard and one 4" pop-up drain in the side yard and also approved the construction of a 6' rear yard perimeter board-on-board wood fence. CA167-357(EH).

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

**ANALYSIS:**

Request # 1: Staff is recommending approval of the removal of the two trees in the rear yard of the property. The first tree, located at the rear property line which is surrounded by fencing appears to be a Hackberry and the City Arborist determined that it is in poor shape and should be removed. The second tree in the middle of the rear yard, is a Mulberry tree which is indeed a protected tree species, but Article X does not govern removal of trees on residential lots under 2 acres so mitigation is not required.

Request # 2: Staff is recommending approval of the installation of the pool in the rear yard; however, its approval is contingent on the removal of the live tree in the rear yard.



Staff believes that the pool will be completely screened from the street and thus, not impact the historic or architectural integrity of the property or historic overlay district.

**STAFF RECOMMENDATION:**

- 1) Remove two trees in rear yard – Approve - Approve site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install in-ground swimming pool in rear yard – Approve - Approve plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Remove two trees in rear yard – Approve with conditions - Suggest rear live tree to remain or replacement tree in rear yard.
- 2) Install in-ground swimming pool in rear yard – Approve with conditions - Suggest reduction of deck area to provide additional landscaping.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-337 (EH)  
Office Use Only

Name of Applicant: Billie Haggard  
Mailing Address: 5006 Reiger Ave  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 303-552-6225 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Same

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 5006 Reiger Ave  
Historic District: Munger

**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.

Remove two trees - one at back of property that  
is deteriorating. Second one is in middle of  
back yard and is needed for future pool.  
Install pool in rear yard.

Signature of Applicant: Billie Haggard Date: 2/27/17

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 BBN, 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

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111428

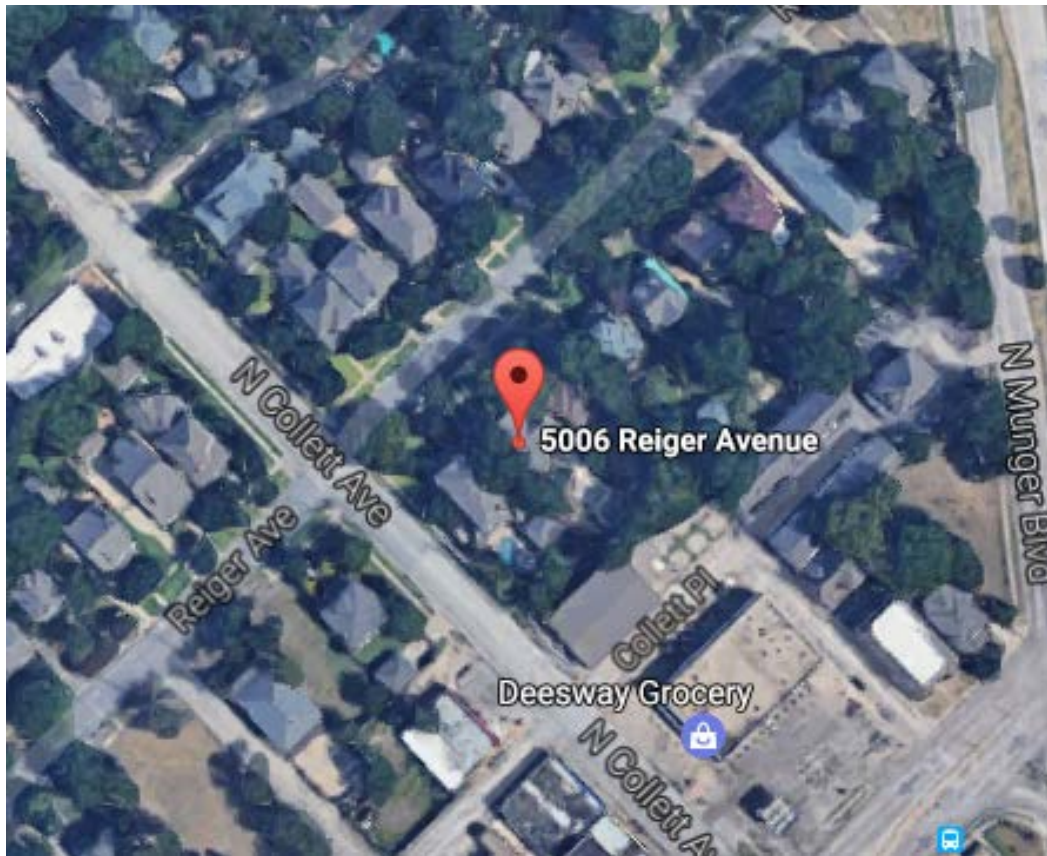
RECEIVED BY

Eric Will

MAR 02 2017

Current Planning





Aerial View.





Front façade of main structure.





Adjacent property, to right.





Adjacent properties, to left.





Properties across Reiger Avenue.









Top: Existing Hackberry tree on rear property line, facing west.

Bottom: Existing Hackberry tree on rear property line, facing south.





Top: Existing Mulberry tree in center of rear yard, facing northwest.

Bottom: Existing Mulberry tree in center of rear yard, facing southwest.



**Hill, Eric**

---

**From:** Standeford, Tina  
**Sent:** Tuesday, March 21, 2017 9:58 AM  
**To:** Hill, Eric  
**Subject:** RE: Tree removal request\_5006 Reiger\_Munger Place

The tree along the rear property line is a Hackberry in poor shape. The tree in the backyard is a Mulberry. It is a protected species and would require mitigation under Article X. Article X does not govern tree removal on residential lots under 2 acres, so the Mulberry would not be protected under Article X.

Tina Standeford  
SE District Arborist, City of Dallas  
214-948-4484

---

**From:** Hill, Eric  
**Sent:** Tuesday, March 21, 2017 9:52 AM  
**To:** Standeford, Tina  
**Subject:** Tree removal request\_5006 Reiger\_Munger Place

Good morning Tina,

I was wondering if you could offer your expertise on a request which is going to the Landmark Commission. The applicant is proposing to remove two trees from the rear yard (see attached photos). The one at the rear property line (surrounded by a fence) looks to be dead, and the other looks to be healthy, but I cannot tell if it is a protected tree or not. The live tree removal is contingent on the installation of a rear yard in-ground pool so that is the one which the property owner is wanting removed mostly... Please let me know if you have any questions.

**Eric J. Hill**  
Historic Preservation Planner, City of Dallas  
1500 Marilla Street, Dallas, Texas 75201  
Office 5BN, 5th Floor  
Phone: (214) 671-5094

Request #1: Email correspondence with City Arborist on trees to be removed.





Request #2: General location of proposed pool in rear yard.



CUSTOMER INFORMATION	
NAME: Billie Menden	ADDRESS: 5005 Foxglove Ave
CITY: Dallas	ZIP: 75214
PHONE: 303.523.2225	PHONE:
EMAIL: lisa@billie@comcast.com	
DESIGNER: Adam Johnson	CONTRACT DATE: 3-3-17

POOL SPECIFICATIONS	
LENGTH: 31'	WIDTH: 14'
PERIMETER: 90'	SOFT: 45'
GALLONS: 16,445	DEPTH: 3'3"
NOTES: Junctions Color: Quarantaine Super Blue Interior: Sil.	

SPA SPECIFICATIONS	
LENGTH: 8'	WIDTH: 6'
PERIMETER: 28'	SOFT: 18'
HEIGHT: 12"	DEPTH: 3'3"
GALLONS: 474	BENCH: 3.444
JETS: 6	SPILLWAY: 5.114
NOTES: Junctions Color: Quarantaine Super Blue Interior:	

PLUMBING SPECIFICATIONS	
POOL DRAINS: AISC	SPA DRAINS: AISC
SHIMMERS: 2 Eco Shim	CLEANING SYS: AIA QuickClean
P-TRAP/BACKWASH: Yes	
WATERFEATURE:	
WATERFEATURE:	
NOTES:	

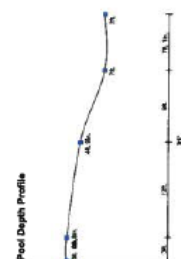
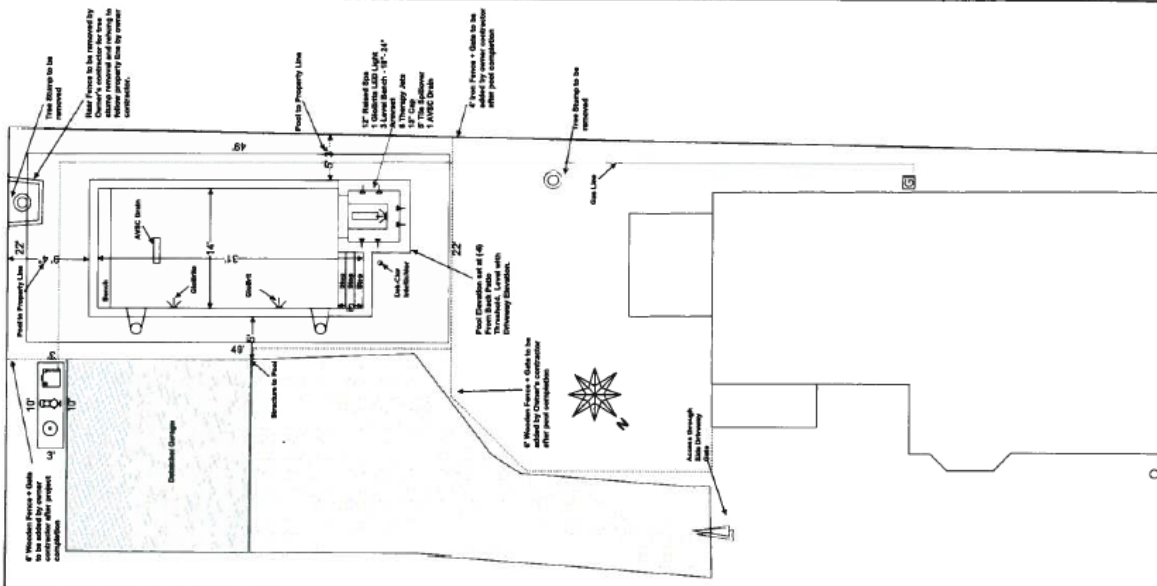
DECKING SPECIFICATIONS	
TOTAL SOFT: \$19	CAP SOFT: 0
STEP LENGTH:	DRAINAGE: Standard
DRAINAGE:	
NOTES: Transition Fences	

MISC. LIST	
FENCE PANELS: 0 - Homestead (Responsible for footing)	
GATE SPRINGSLATCH: 1 - Gate-Side Gate Post	
CLIMB RAILS: Not Included	
EQUIPMENT SCREEN: Not Included	
LOAM: 4	
IRRIGATION RE-ROUTE: Not Included	
SOD REPLACEMENT: Not Included	
FILL LINE: Home BB	
DRAINAGE: Standard	
TYPE of DND: TWO MACHINE DRAINAGE (Trust Hwa will submit)	
PRE-GRADE: 2.000 S/S, FI	

EQUIPMENT LIST	
PUMP: EDEL 1/2	PUMPS:
FILTER: EDEL QUAD DE 150	HEATER: EDEL Master Time
GAS: Natural	CHL: AIA Industries
CONTROLLER: Easy Touch 4 Pool/Spa - Screen Logic	
POOL LIGHTS: EDEL QUAD DE 150	
SPA LIGHTS: EDEL QUAD DE 150	
WATERFALL LIGHTS: NONE	
SANITIZER:	
CODE: Gula Para 1 - 1 Bath	
NOTES:	



03-16-17

Request #2: Proposed site plan.

CA167-337(EH)

C10-14



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(C) Standard for approval. 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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 03/08/17

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Billie Haggard

Address: 5006 Reiger Avenue

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

REMOVE TREES: SUGGEST REAR YARD (LIVE) TREE TO REMAIN,  
ADJUST POOL DECK AS POSSIBLE OR PROVIDE REPLACEMENT TREE,  
NO EXCEPTION FOR REMOVAL OF IDEAL TREE & MUGBY,  
CONSTRUCT NEW POOL: SUGGEST PERIODIC OF DECK AREA TO  
PROVIDE ADDITIONAL LANDSCAPE

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: JOANNA HAMPTON

2<sup>nd</sup>: VIRGINIA BONIFIELD

Task Force members in favor: ☒

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*Joanna Hampton*

DATE

07 MAR 2017

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-336(EH)  
LOCATION: 621 N Carroll Avenue  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: PD-98

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-B  
CENSUS TRACT: 0015.02

---

**APPLICANT:** Juliana Zavala

**REPRESENTATIVE:** None.

**OWNER:** ZAVALA JULIANA & ZAVALA RAUL

**REQUEST:**

Replace skirting on main structure.

**BACKGROUND / HISTORY:**

02/07/2017 – Staff approved the repair of the foundation on the main structure with the condition that the “overall vertical elevation of the structure does not visibly change and that no existing skirting on the structure is removed”. CA156-276(EH).

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

**ANALYSIS:**

The applicant began work on the foundation without paying fees and removing the skirting/siding around the main structure; the property was given a notice of violation by Building Inspection on 01-31-17. Staff approved the foundation work on 02-07-17 with the condition that the existing skirting was not to be removed or replaced, however, it was noted that the skirting was later thrown away. Staff allowed the owners to secure their property by installing temporary boards to close off all openings and gaps that left the property open after the skirting was removed, with the condition that the applicant later applies for a CA to replace the skirting.

The applicant is proposing to install Hardieboard siding as the siding material for the bottom two laps of the property and have the remainder be wood siding to match existing on the structure. The Hardie material will be painted to match the body of the main structure. Staff is recommending approval of the request as the Landmark Commission has often allowed Hardie material on the bottom two laps of historic



properties and that the installation of the Hardieboard will not have an adverse effect on the structure or historic overlay district.

**STAFF RECOMMENDATION:**

Replace skirting on main structure with Hardieboard – Approve with conditions - Approve specifications dated 03-16-17 with the condition that only the bottom two laps use Hardieboard material, that a smooth Hardie material is used and the remainder to be wood siding matching existing in dimensions, profile and color, with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Replace skirting on main structure with Hardieboard – Approve with conditions - Approve with condition that only portion up to existing wood siding is replaced with Hardieboard.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 336 (EH)  
Office Use Only

Name of Applicant: Juliana ZAVALA  
Mailing Address: 4401 Cabell Dr  
City, State and Zip Code: DALLAS, TX 75204  
Daytime Phone: 214) 566-4381 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Historic Planner's  
Initials:

PROPERTY ADDRESS: 6711 N Carroll Ave Dallas, TX 75216  
Historic District: PS

**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.

Replacing SKIRTS outside - Foundation work removed  
(material - Softie) color match old paint

RECEIVED BY

Eric Hall

MAR 02 2017

Front DOORS - Paint (Fired brick)

Current Planning

Signature of Applicant: [Signature] Date: 2-20-17

Signature of Owner: [Signature] Date: 2-20-17  
(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 Form

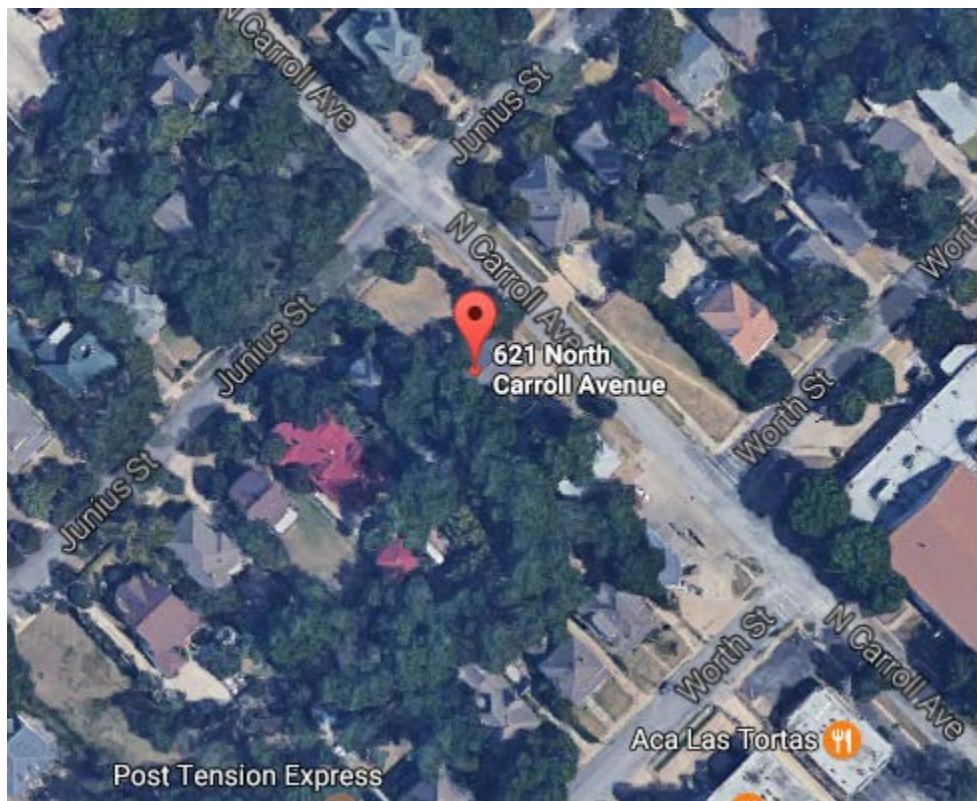
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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





Aerial View.





Front elevation.





Adjacent (right of) 621 N Carroll, vacant.





Adjacent (left of) 621 N Carroll.





Across from 621 N Carroll (east).





Across from 621 N Carroll (north).





Side elevation of 621 N Carroll.





Side elevation detail.





Front elevation detail. Note: wood has been used as a temporary fix to enclose the foundation of the structure.





Skirting photo taken by Building Inspector. Dated 02-01-2017.

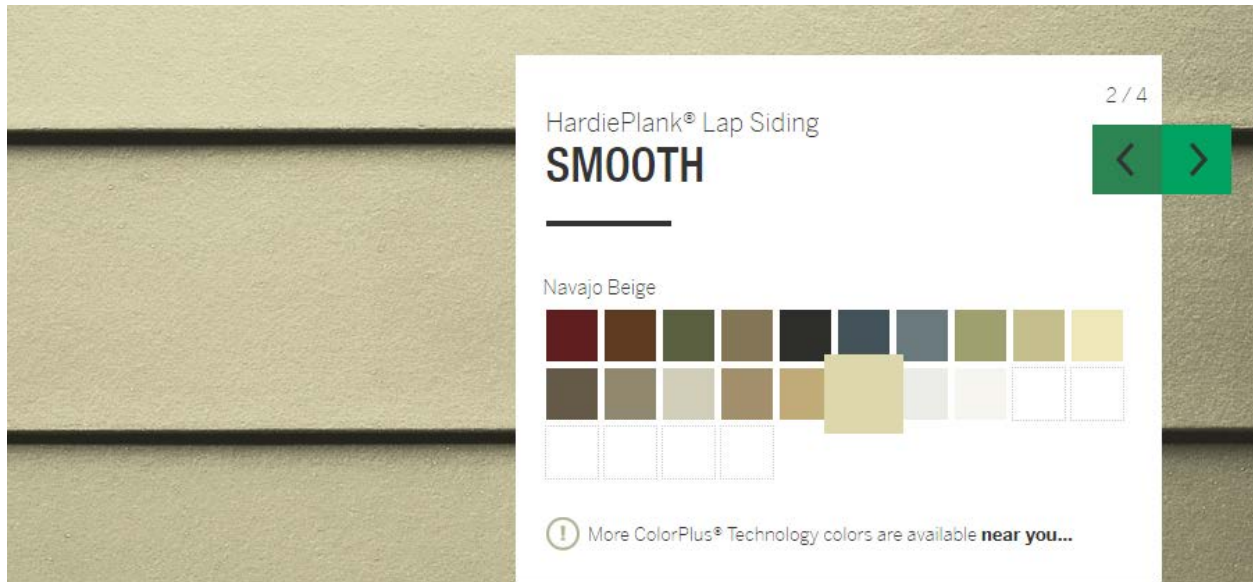




Skirting photo taken by Building Inspector. Dated 02-01-2017.

Proposed window specifications (white).





Proposed Hardie material.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

SEC.51A-4.501(g)(6)(C)(i):

(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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 03/09/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Juliana Zavala

Address: 621 N. Carroll Avenue

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☒ Approve    ☒ Approve with conditions    ☐ Deny    ☐ Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE W/CONDITION THAT ONLY ~~BE~~ PORTION UP TO EXIST  
WOOD SIDING IS REPAIRED.

**Task force members present**

<input type="checkbox"/> VACANT (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☐ Eric Hill

Simply Majority Quorum: ☒ yes    ☐ no (four makes a quorum)

Maker: HIDDEN ✓

2<sup>nd</sup>: SIMON

Task Force members in favor:

Task Force members opposed: UNANIMOUS

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI    DATE 3/9/2017

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**

**APRIL 3, 2017**

FILE NUMBER: CA167-333(EH)  
LOCATION: 4300 Junius Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: PD-98

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.04

**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

**REQUEST:**

- 1) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 2) Install landscaping stone around perimeter of main structure.
- 3) Install 9 A/C units on side and rear of main structure.
- 4) Reconfigure curb-cut on N. Peak street frontage.
- 5) Install telecommunications box in side-yard fence.

**BACKGROUND / HISTORY:**

06-09-2016: Staff approved the repair of the soffits and fascia boards on the structure and the painting of the trim of the structure "Decorator's White". CA156-598(EH).

11-11-2016: The Landmark Commission approved the replacement of all 48 aluminum and vinyl windows on the structure to wood, the replacement of two sets of patio doors on the rear elevation, the replacement of a rear pedestrian door on the rear elevation, and the installation of nine light fixtures on the property. CA167-027(EH).

03-20-2017: Staff approved the installation of downspouts on the rear of the structure, painting of the previously painted brick siding (Decorator's White), and the installation of an 8' board-on-board fence along the property line in the side and rear yards of all three properties. CA167-373(EH).

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



**ANALYSIS:**

Request #1: The applicant is proposing to install four washer/dryer vents (two on each side) at the 50% mark of both the left and right side facades of the structure. The proposed vents would be inserted into the brick and would be drilled into the mortar as to not unnecessarily damage additional brick. The vents will be painted to match the approved paint and exactly match the siding. Staff is recommending approval of the installation of these vents as they are located at roughly the 50% of the side elevations and will be painted to match the siding of the structures.

Request #2: Staff is recommending approval of the installation of small landscaping stones to the front and side yards of the property. We are recommending approval with the condition that the landscaping stones are installed with an edging material to separate that feature from the front yard and the walkways and driveway. Staff does not view this proposal as a "rock garden" as there is no design or specific layout of the proposed rocks.

Request #3: Staff is recommending approval of nine small A/C units to be located on the side and rear of the main structure. These units will be properly screened from the street and are all located in the rear 50% of the property. The nine units are a smaller variation compared to the typical larger box units for complexes.

Request #4: The applicant is proposing to reconfigure the curb-cut of the entrance to the rear parking lot on the N. Peak Street frontage. After speaking with Building Inspection, staffs as well as the applicant were notified that besides the CA approval, both a paving permit as well as a curb cut permit will be required before the work would ultimately be allowed. The applicant is requesting the change to allow for easier access for both future residents as well as for easier access for the dumpster. Staff is recommending approval of this item as it will not impact the future preservation of the site with the condition that they receive all other necessary approvals and permits from the City.

Request #5: The applicant is proposing to install a small telecommunications box into the wrought iron side fence to allow for access for AT&T personnel to use the equipment. Staff does not see an issue with the proposed work as it will be located on the fence towards the ground and will not block any architectural features of the structure.

**STAFF RECOMMENDATION:**

- 1) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install landscaping stone around perimeter of main structure – Approve with conditions - Approve proposed site plan and specifications dated 03-16-2017



with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install 9 A/C units on side and rear of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Reconfigure curb-cut on N. Peak street frontage – Approve with conditions - Approve site plan dated 03-16-17 with the condition that the applicant receives all other required permits from the City for altering the curb-cuts with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install telecommunications box in side-yard fence – Approve - Approve drawings dated 03-16-2017 with the finding that it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Install 4 vents on side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
- 2) Install landscaping stone around perimeter of main structure – Approve.
- 3) Install 9 A/C units on side and rear of main structure – Approve.
- 4) Reconfigure curb-cut on N. Peak street frontage – Approve.
- 5) Install telecommunications box in side-yard fence – Approve.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167 - 333 (EH)  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address: 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials:

PROPERTY ADDRESS: 4300 4304, 4310 Junius St, Dallas, TX 75246  
Historic District: Peak's Suburban

**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.

1. Add downspouts to back of building and paint with Benjamin Moore Decorator's White (PM-3)
2. Paint existing painted masonry with Benjamin Moore Decorator's White (PM-3)
3. Add Air Conditioning units to sides and back of building
4. Add exhaust vents to sides of building and paint with Benjamin Moore Decorator's White (PM-3)
5. Remove existing shrubs and add landscaping rocks to up to 5' perimeter around building

**RECEIVED BY**

*Eric Hill*  
MAR 02 2017

**Current Planning**

Signature of Applicant: David Malekan Date: 3/2/17

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 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

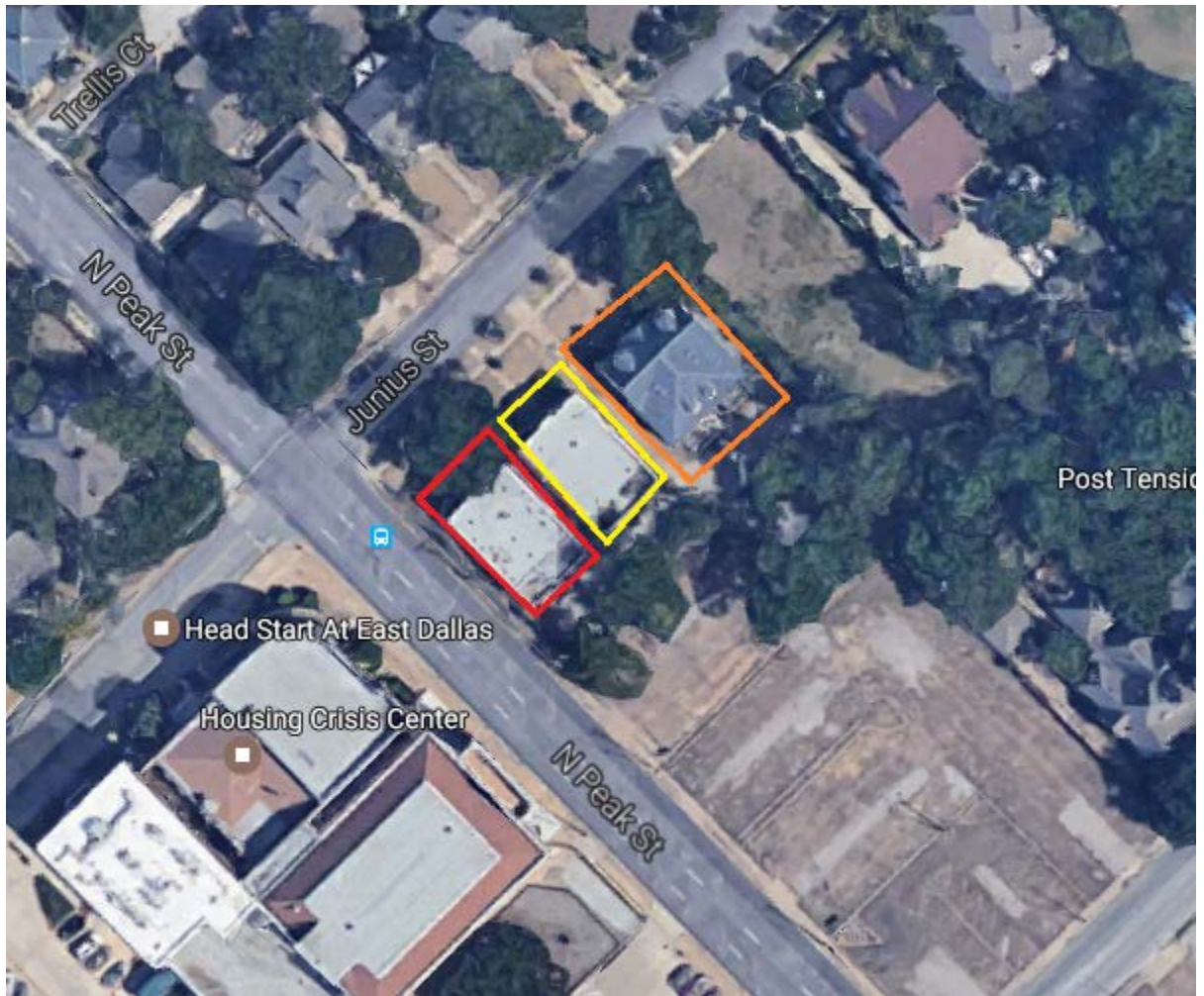
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial View, 4300 (Red) 4304 (Yellow) and 4310 (Orange) Junius Street.





Front elevation.





East Dallas Christian Church located across N. Peak Street.





Contributing properties located diagonal from 4300 Junius.





Properties across Junius Street.





Adjacent contributing apartments (4303 and 4310 Junius Street).





Parking lot of EDCC behind 4300, 4304 & 4310 Junius Street.



**4300 JUNIUS - SW FACADE**



03-16-17

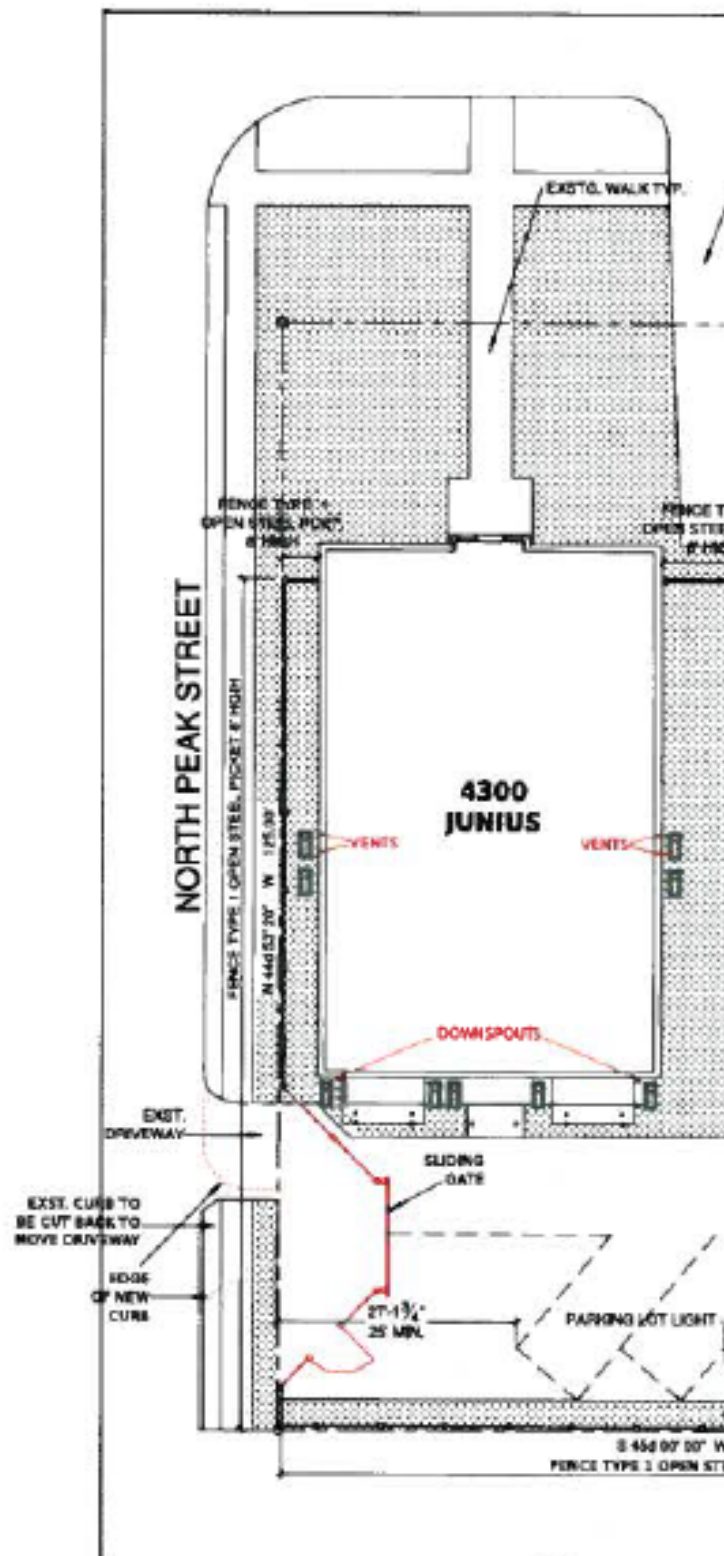
Request #1: Proposed locations of vents on N. Peak Street frontage side.





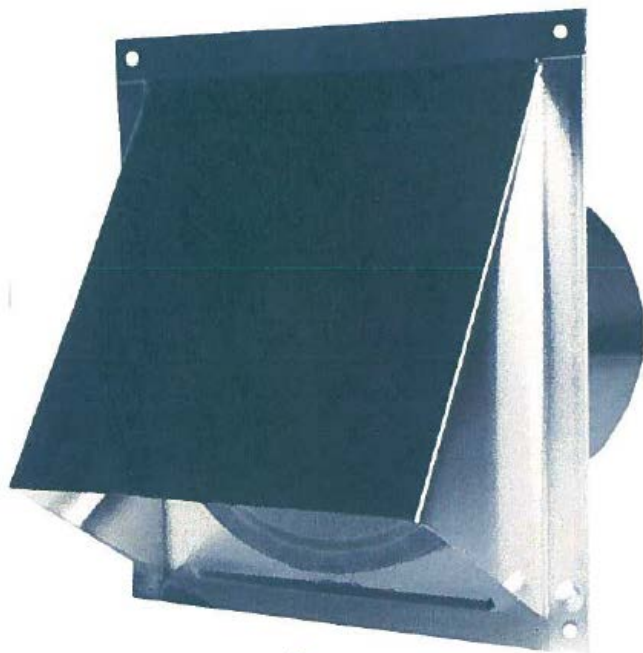
Request #1: Proposed locations of vents on interior side façade.





Request #1: Proposed locations of vents.





03-16-17

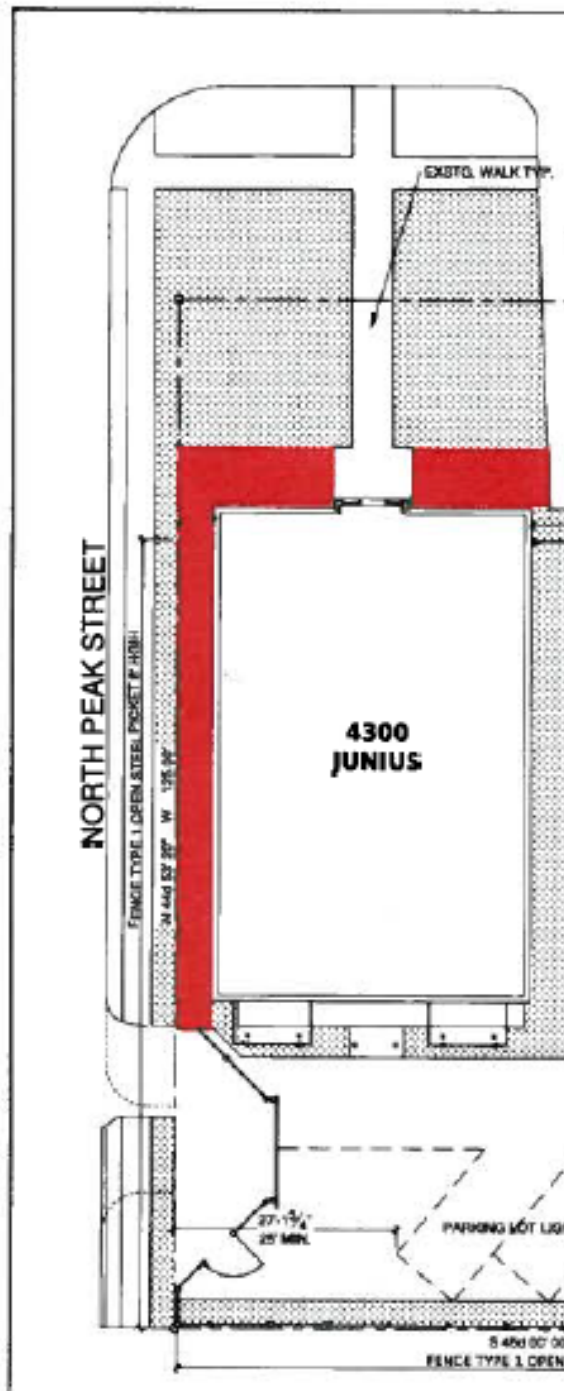
**Decorator's White**  
PM-3

03-16-17

Proposed paint.  
**Vents**

Request #1: Proposed vent and paint specifications.





Request #2: Proposed location of landscaping stones (highlighted in red).

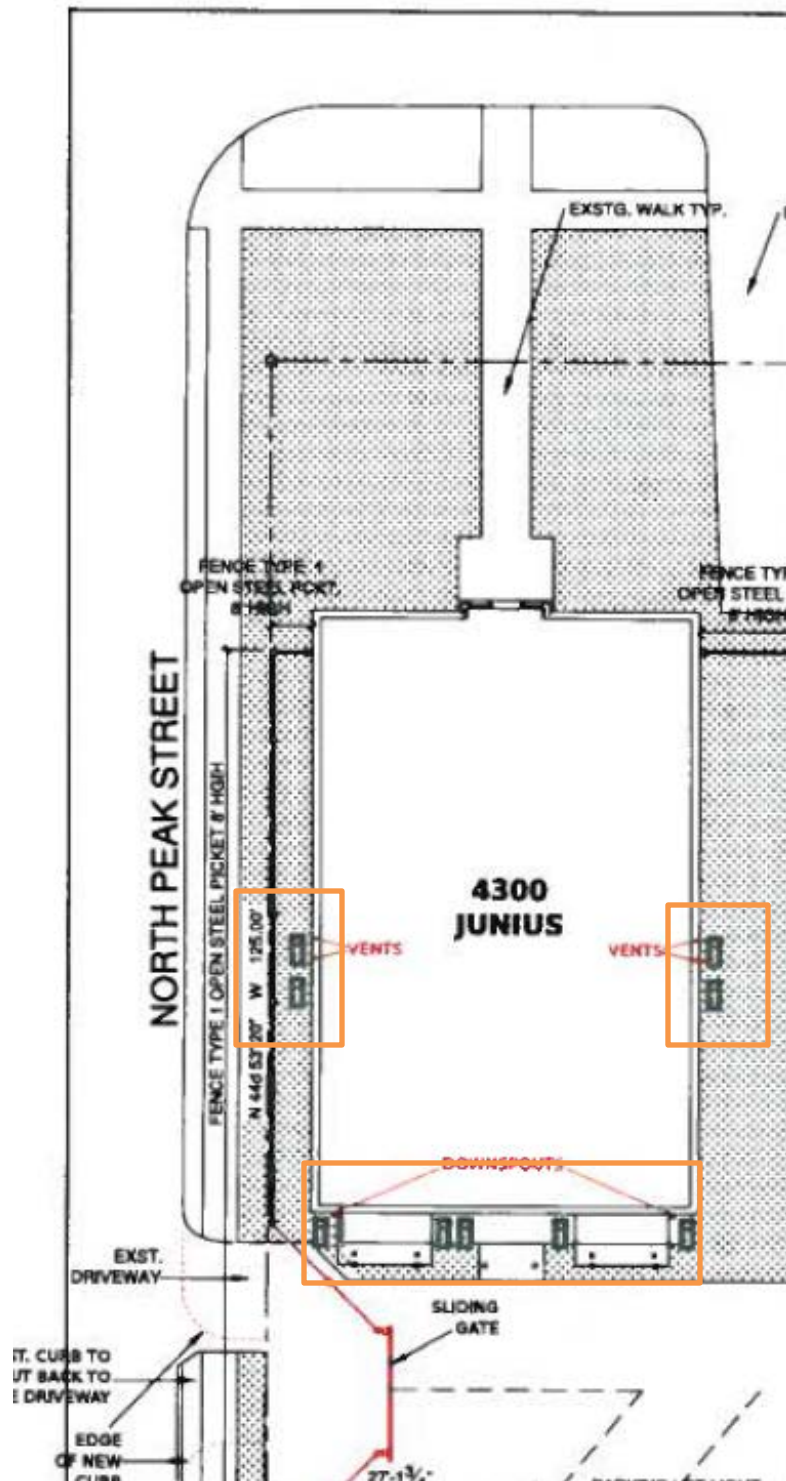




03-16-17

Request #2: Proposed landscaping stone.





Request #3: Proposed locations for A/C units.



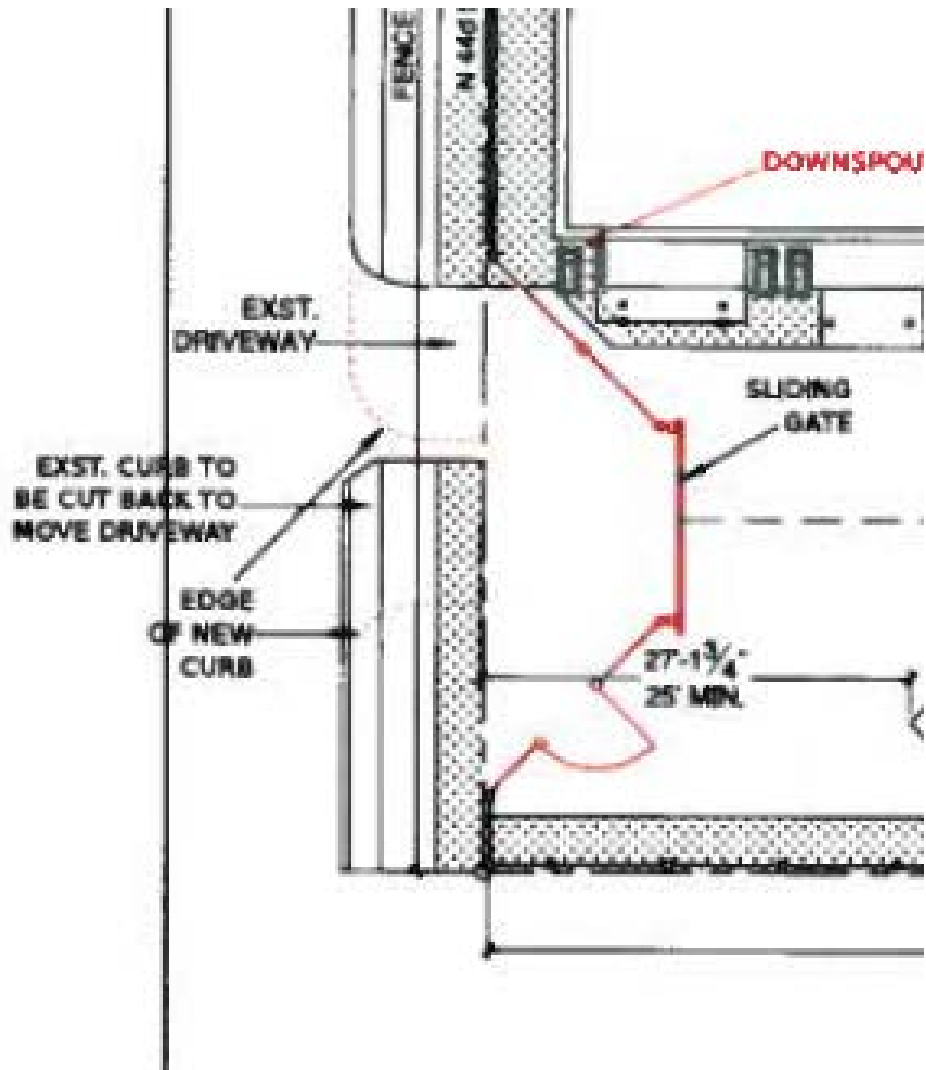
03-16-17



Model		MCH4U-36PNH2
Performance		
Nominal Cooling	BTU/H	36000(5630-38510)
Nominal Heating	BTU/H	36000(4960-42660)
Cooling Operating Range	F ° Degrees	-13~122
Heating Operating Range	F ° Degrees	-13~86
Outdoor Type		Hyper*/Low + High Ambient
Electrical		
Voltage / Phase / Frequency		208-230V~ 60Hz, 1Ph
Recommended In / Out Cable		16AWG/4 Stranded, Unshielded
Minimum Circuit Ampacity	Amps	30
Recommended Fuse Size	Amps	45
Specification		
Outdoor Noise Level	DBa	62.3
Connection	Type	Flare
Combined Minimum Length	Feet	10
Combined Maximum Length	Feet	197
Maximum Line Length Each	Feet	98
Maximum Vertical Differential	Feet	33
Connection Pipe Size Suction	Inches	1/4
Connection Pipe Size Discharge	Inches	3/8
Physical		
Net Weight	lbs	156.53
Net Dimensions (WxDxH)	Inches	37.24x16.14x31.89
Refrigerant	Oz	R410A/105.8
Refrigerant piping - Liquid side/ Gas side	mm(inch)	3 x 6.35/9.52(1/4"/3/8")+1 6.35/12.7(1/4"/1/2")

Request #3: Proposed A/C Units





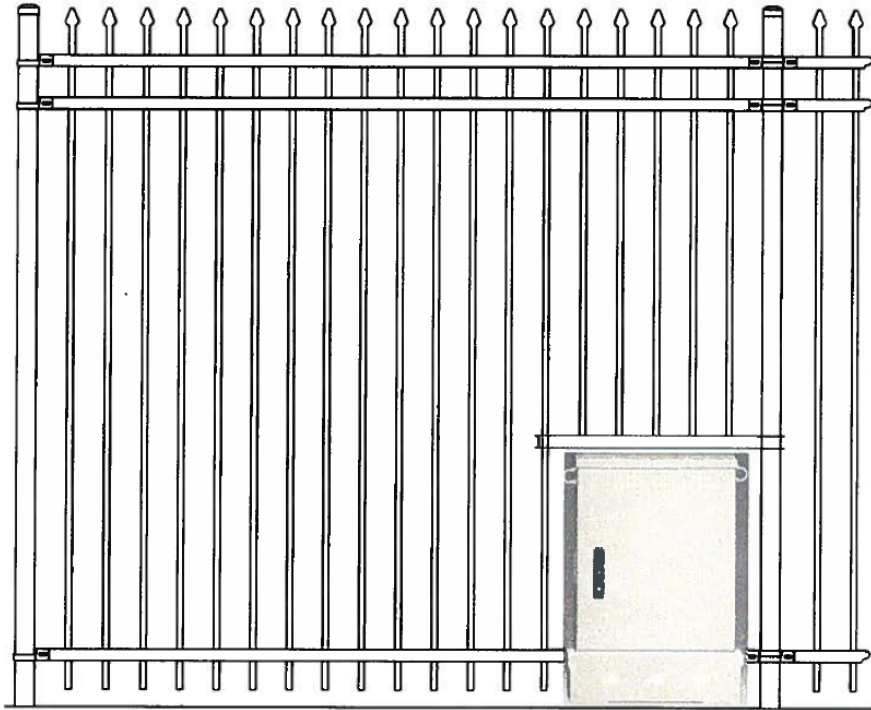
Request #4: Proposed curb cut change (dotted red line proposed).



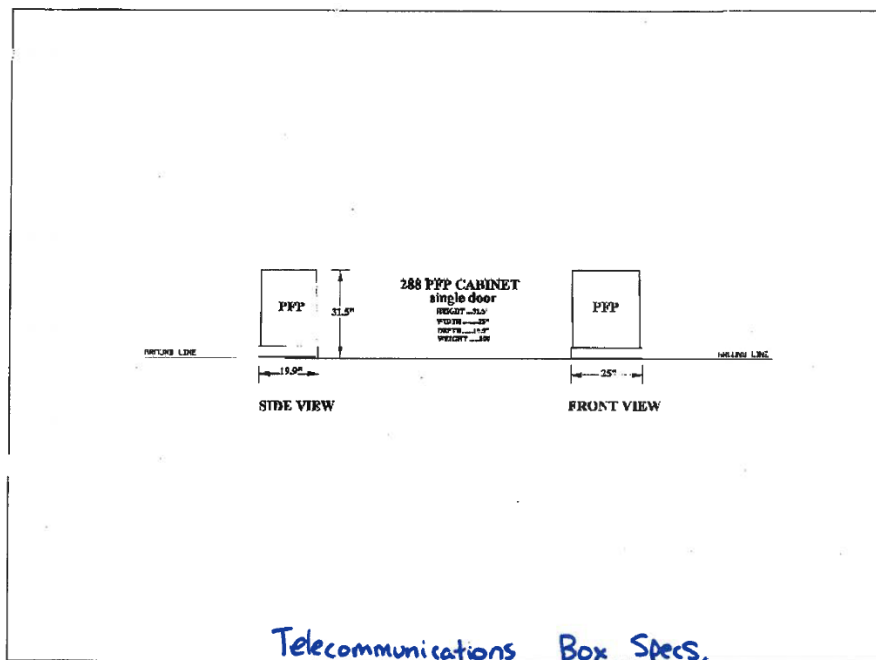


Request #4: Existing curb cut/rear parking off N. Peak Street.





03-16-17



Telecommunications Box Specs.  
03-16-17

Request #5: Proposed telecommunications box.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.7 Any new mechanical equipment must be erected in side or rear yards and must be screened from the street.
- 3.1 The front and side facades are protected facades.

(C) Standard for approval. 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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 03/09/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan

Address: 4300 Junius Street

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments / basis:

1. APPROVE, INSTALL ANCHORS TO MORTAR JOINTS & BRICK COURSES, ATTEMPT TO ATTACH THROUGH MORTAR & PAINT TO MATCH BRICK.

2. APPROVE

3. APPROVE

4. APPROVE

5. APPROVE

**Task force members present**

☐ VACANT (Chair)

☒ Michael Karnowski

☒ Jennifer Hidden

☒ Jim Anderson

☒ Kathy Finch

☐ William Hersch

☐ VACANT (Edison/LaVista Res)

☒ Patricia Simon (Peak's Alt.)

☐ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: ANDERSON

2nd: HIDDEN

Task Force members in favor: UNANIMOUS

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 3/9/2017

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-334(EH)  
LOCATION: 4304 Junius Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: PD-98

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.04

---

**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

**REQUEST:**

- 1) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 2) Install landscaping stone around perimeter of main structure.
- 3) Install 9 A/C units on side and rear of main structure.

**BACKGROUND / HISTORY:**

10-11-2016: The Landmark Commission approved the replacement of all 48 aluminum and vinyl windows on the structure to wood, the replacement of two sets of patio doors on the rear elevation, the replacement of a rear pedestrian door on the rear elevation, and the installation of nine light fixtures on the property. CA167-027(EH).

02-02-2017: The Landmark Commission approved the construction of four new porches on the rear of the main structure to replace the existing wood porches. Also, the Commission approved the construction of a small pent roof over the rear entry of the property with a tile roof to match that on the main structure. CA167-173(EH).

03-20-2017: Staff approved the installation of downspouts on the rear of the structure, painting of the previously painted brick siding (Decorator's White), and the installation of an 8' board-on-board fence along the property line in the side and rear yards of all three properties. CA167-374(EH).

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



**ANALYSIS:**

Request #1: The applicant is proposing to install four washer/dryer vents (two on each side) at the 50% mark of both the left and right side facades of the structure. The proposed vents would be inserted into the brick and would be drilled into the mortar as to not unnecessarily damage additional brick. The vents will be painted to match the approved paint and exactly match the siding. Staff is recommending approval of the installation of these vents as they are located at roughly the 50% of the side elevations and will be painted to match the siding of the structures.

Request #2: Staff is recommending approval of the installation of small landscaping stones to the front and side yards of the property. We are recommending approval with the condition that the landscaping stones are installed with an edging material to separate that feature from the front yard and the walkways and driveway. Staff does not view this proposal as a "rock garden" as there is no design or specific layout of the proposed rocks.

Request #3: Staff is recommending approval of nine small A/C units to be located on the side and rear of the main structure. These units will be properly screened from the street and are all located in the rear 50% of the property. The nine units are a smaller variation compared to the typical larger box units for complexes.

**STAFF RECOMMENDATION:**

- 1) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-2017 with the condition that proper edging is installed with the finding the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install 9 A/C units on side and rear of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Install 4 vents on side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
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**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167 - 334 (EH)  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address : 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner : Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_ No \_\_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 4300, 4304, 4310 Junius St, Dallas, TX 75246  
Historic District: Peak's Suburban

**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.

1. Add downspouts to back of building and paint with Benjamin Moore Decorator's White (PM-3)
2. Paint existing painted masonry with Benjamin Moore Decorator's White (PM-3)
3. Add Air Conditioning units to sides and back of building
4. Add exhaust vents to sides of building and paint with Benjamin Moore Decorator's White (PM-3)
5. Remove existing shrubs and add landscaping rocks to up to 5' perimeter around building

**RECEIVED BY**

*Eric Hill*  
MAR 02 2017

**Current Planning**

Signature of Applicant: *David Malekan* Date: 3/2/17

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.  
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Sustainable Construction and Development

Date

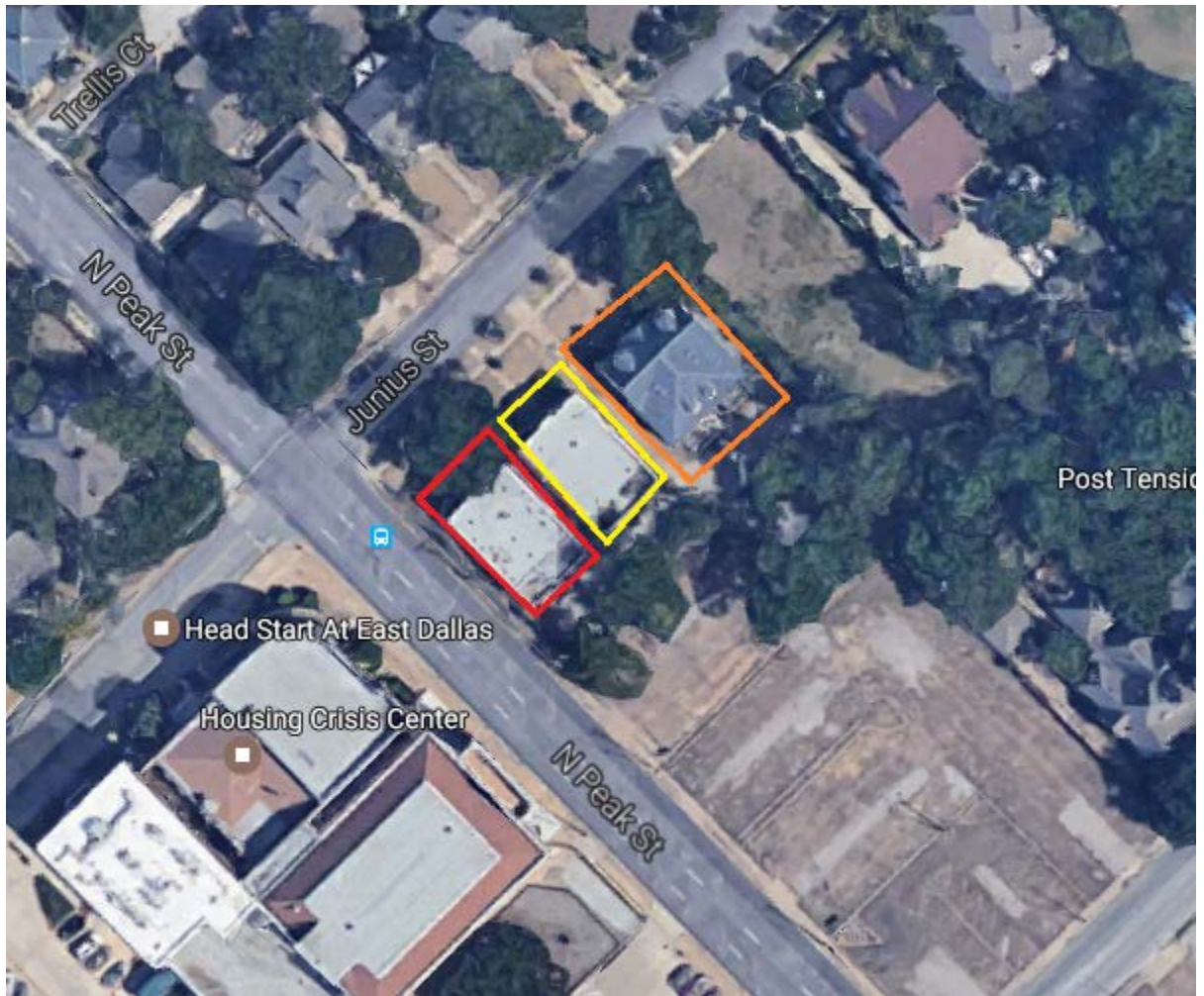
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408





Aerial View, 4300 (Red) 4304 (Yellow) and 4310 (Orange) Junius Street.





Front elevation.





East Dallas Christian Church located across N. Peak Street.





Contributing properties located diagonal from 4304 Junius.





Properties across Junius Street.





4300 Junius (right), 4304 Junius (middle) and 4310 Junius (left).





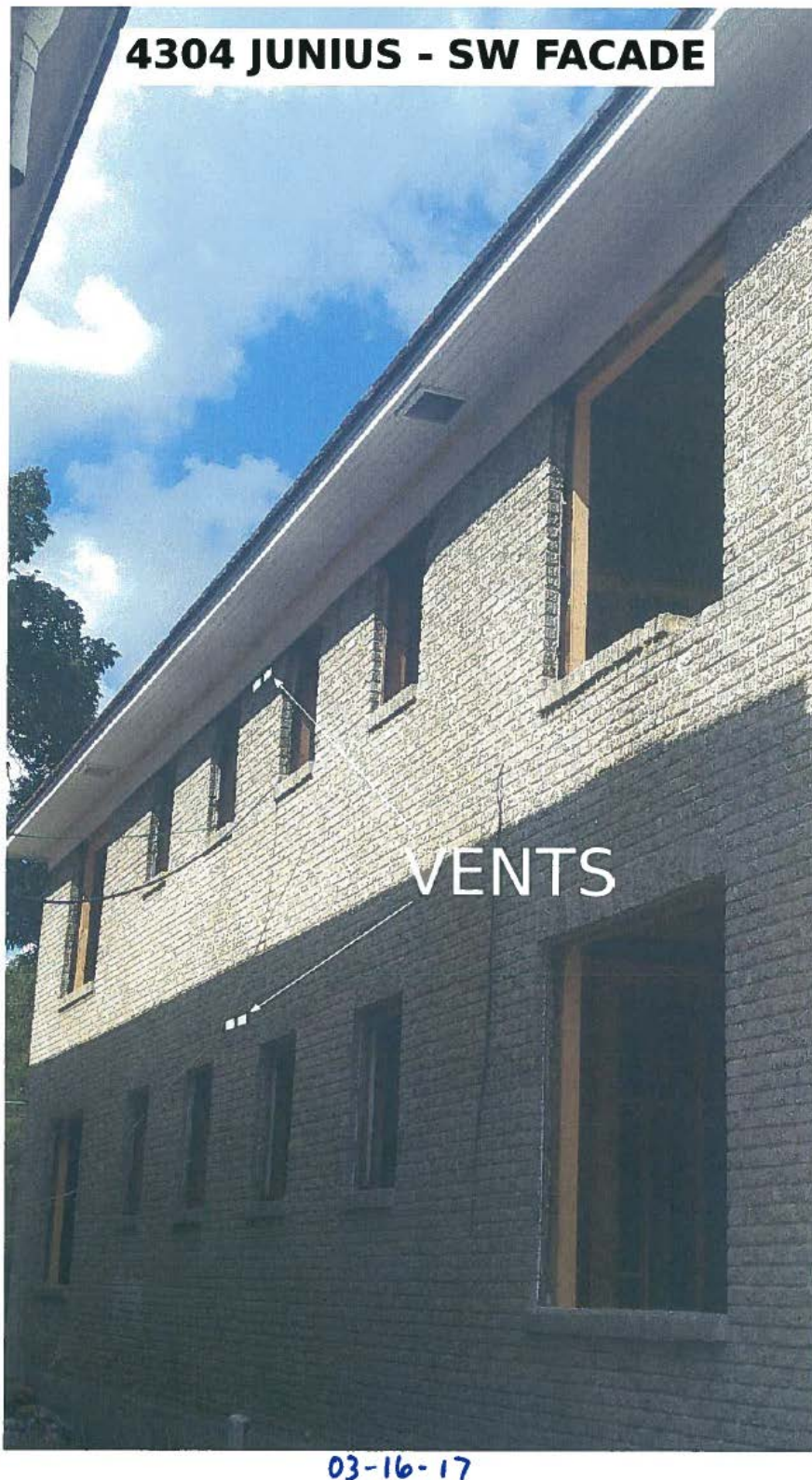
Parking lot of EDCC behind 4300, 4304 & 4310 Junius Street.





Rear elevation of 4304 Junius from EDCC church parking lot.

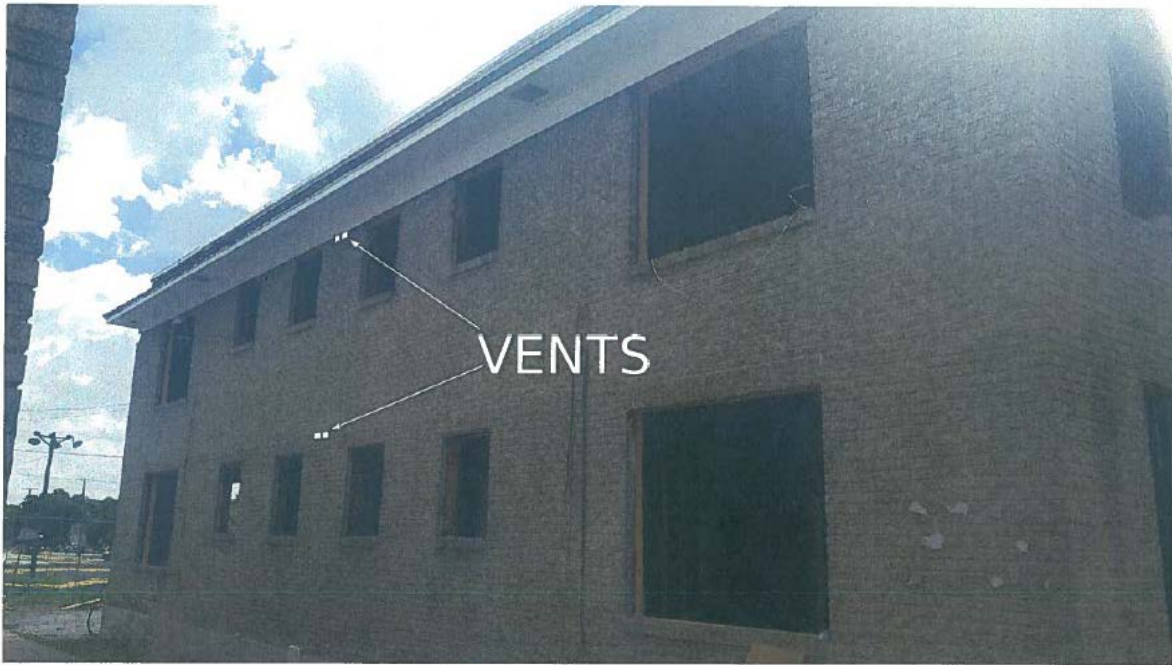




Request #1: Proposed locations of vents on interior side facade.



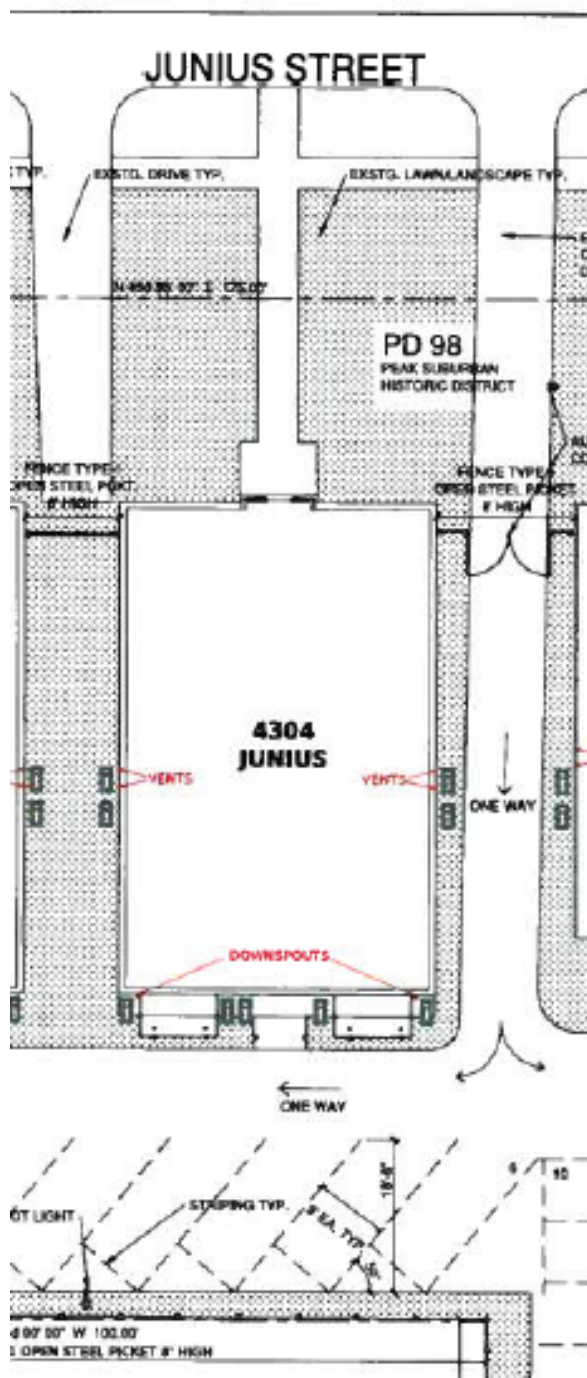
## 4304 JUNIUS - NE FACADE



03-16-17

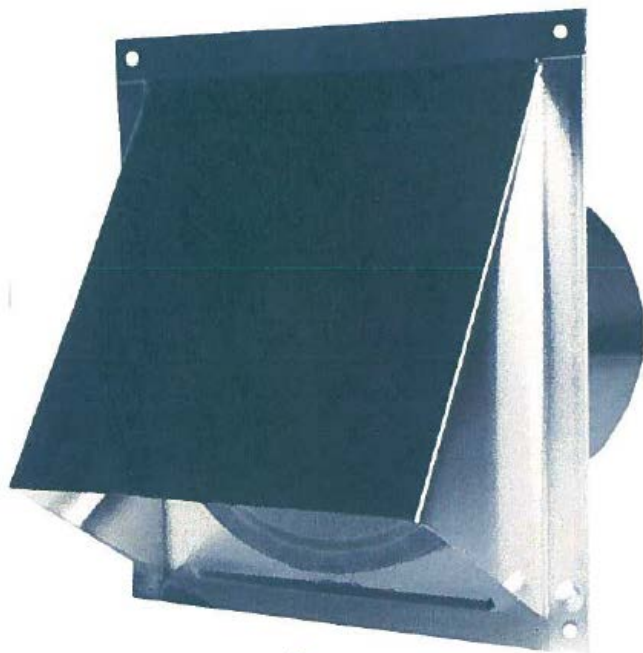
Request #1: Proposed locations of vents on interior side façade.





Request #1: Proposed locations of vents.





03-16-17

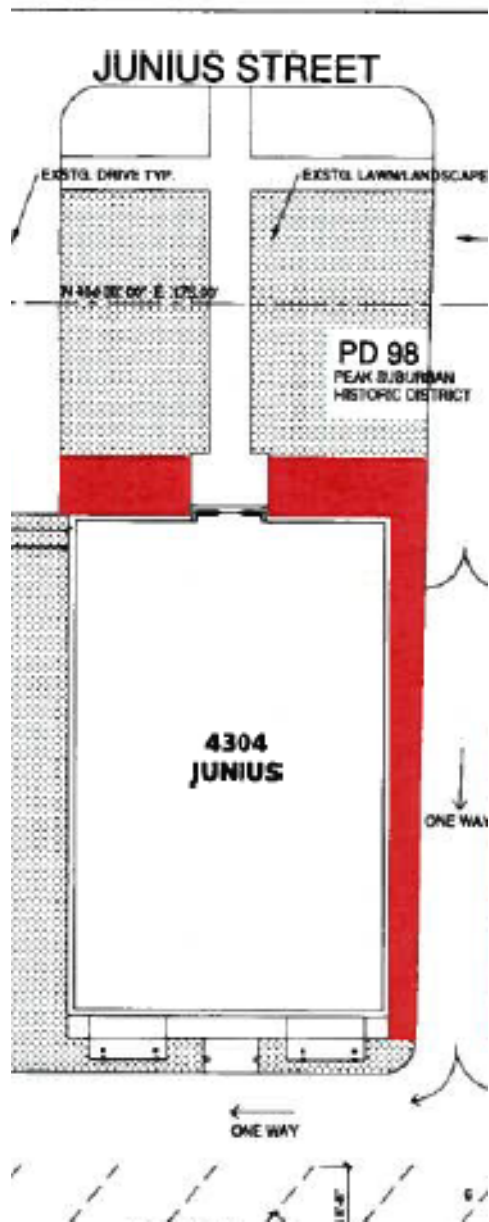
**Decorator's White**  
PM-3

03-16-17

Proposed paint.  
**Vents**

Request #1: Proposed vent and paint specifications.





Request #2: Proposed location of landscaping stones (highlighted in red).

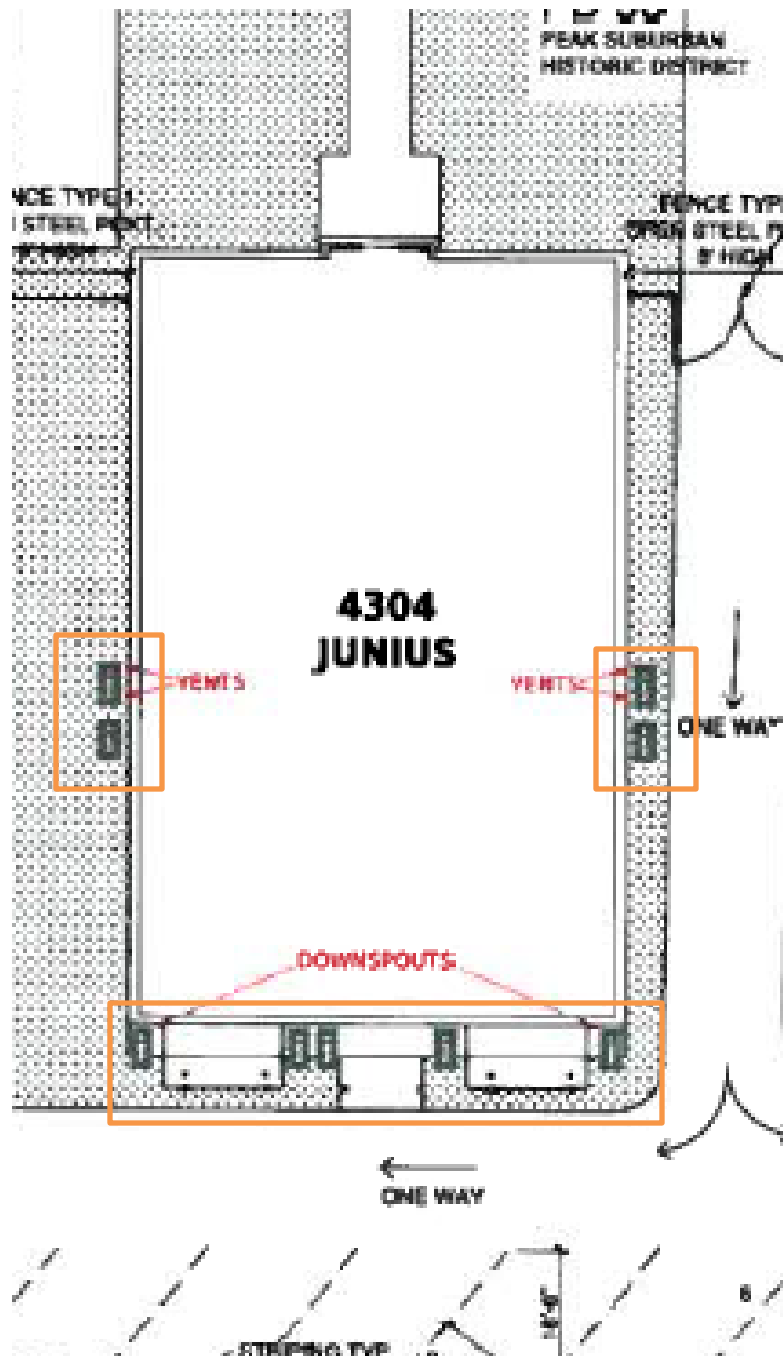




03-16-17

Request #2: Proposed landscaping stone.





Request #3: Proposed locations for A/C units.



03-16-17



Model		MCH4U-36PNH2
Performance		
Nominal Cooling	BTU/H	36000(5630-38510)
Nominal Heating	BTU/H	36000(4960-42660)
Cooling Operating Range	F ° Degrees	-13~122
Heating Operating Range	F ° Degrees	-13~86
Outdoor Type		Hyper*/Low + High Ambient
Electrical		
Voltage / Phase / Frequency		208-230V~ 60Hz, 1Ph
Recommended In / Out Cable		16AWG/4 Stranded, Unshielded
Minimum Circuit Ampacity	Amps	30
Recommended Fuse Size	Amps	45
Specification		
Outdoor Noise Level	DBa	62.3
Connection	Type	Flare
Combined Minimum Length	Feet	10
Combined Maximum Length	Feet	197
Maximum Line Length Each	Feet	98
Maximum Vertical Differential	Feet	33
Connection Pipe Size Suction	Inches	1/4
Connection Pipe Size Discharge	Inches	3/8
Physical		
Net Weight	lbs	156.53
Net Dimensions (WxDxH)	Inches	37.24x16.14x31.89
Refrigerant	Oz	R410A/105.8
Refrigerant piping - Liquid side/ Gas side	mm(inch)	3 x 6.35/9.52(1/4"/3/8")+1 6.35/12.7(1/4"/1/2")

Request #3: Proposed A/C Units



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
  - 2.7 Any new mechanical equipment must be erected in side or rear yards and must be screened from the street.
- 3.1 The front and side facades are protected facades.

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- (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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 03/09/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan

Address: 4304 Junius Street

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments / basis:

APPROVE w/ SAME CONDITIONS AS 4300

**Task force members present**

<input type="checkbox"/> VACANT (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: ANDERSON

2<sup>nd</sup>: HIDDEN

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 3/4/2017

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-335(EH)  
LOCATION: 4310 Junius Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: PD-98

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.04

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**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

**REQUEST:**

- 1) Rebuild wood porches on rear of main structure.
- 2) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 3) Install landscaping stone around perimeter of main structure.
- 4) Install 9 A/C units on side and rear of main structure.

**BACKGROUND / HISTORY:**

10-11-2016: The Landmark Commission approved the replacement of all 59 aluminum and vinyl windows on the structure to wood, the replacement of four sets of patio doors on the rear elevation, the replacement of a rear pedestrian door on the rear elevation, and the installation of eleven light fixtures on the property. CA167-025(EH).

01-18-2017: Staff approved the repair of the four wood porches on the rear of the main structure and to paint Decorator's White. CA167-199(EH).

03-02-2017: The Landmark Commission approved the construction of a wood covered entryway on the rear elevation of the main structure and the enlarging of the concrete steps leading to it. The Commission also approved the conversion of a 2<sup>nd</sup> story pedestrian door which opened to the outside to be converted to a window of the same size and lite-configuration as that seen on the structure. CA167-251(EH).

03-20-2017: Staff approved the painting of the previously painted brick siding (Decorator's White), and the removal of small shrubs in the front yard of the main structure. CA167-375(EH).



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

**ANALYSIS:**

Item 1: The applicant notified staff that after approval for restoring the rear porches at 4310 Junius (CA167-199(EH)), work was initiated and the contractors noted that the porches were free-standing and not connected to the structure. The porches pulled away from the structure and staff noted they were located detached from the structure and were sitting in the rear parking lot behind the structure. Staff is recommending approval of the reconstruction of the porches with the condition that they match the existing in material, dimensions, profile and color. The rear façade in Peak's Suburban is considered a non-protected façade.

Item 2: The applicant is proposing to install four washer/dryer vents (two on each side) at the 50% mark of both the left and right side facades of the structure. The proposed vents would be inserted into the brick and would be drilled into the mortar as to not unnecessarily damage additional brick. The vents will be painted to match the approved paint and exactly match the siding. Staff is recommending approval of the installation of these vents as they are located at roughly the 50% of the side elevations and will be painted to match the siding of the structures.

Item 3: Staff is recommending approval of the installation of small landscaping stones to the front and side yards of the property. We are recommending approval with the condition that the landscaping stones are installed with an edging material to separate that feature from the front yard and the walkways and driveway. Staff does not view this proposal as a "rock garden" as there is no design or specific layout of the proposed rocks.

Item 4: Staff is recommending approval of nine small A/C units to be located on the side and rear of the main structure. These units will be properly screened from the street and are all located in the rear 50% of the property. The nine units are a smaller variation compared to the typical larger box units for complexes.

**STAFF RECOMMENDATION:**

- 1) Rebuild wood porches on rear of main structure – Approve with conditions - Approve specifications dated 03-16-17 with the condition that the porches exactly match the existing in materials, dimensions, profile and color with the finding the proposed work is consistent with the preservation criteria Section 3.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install 4 vents on both side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve proposed site plan and specifications dated 03-16-17 with the condition



| that the vents are installed centered and installed into the mortar and that they are painted to match the main structure with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install landscaping stone around perimeter of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-2017 with the condition that proper edging is installed. The proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install 9 A/C units on side and rear of main structure – Approve with conditions - Approve site plan and specifications dated 03-16-17 with the condition that the A/C units are fully screened from the street with the finding the proposed work is consistent with the preservation criteria Section 2.7 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Rebuild wood porches on rear of main structure – Approve with conditions – Approve with condition that cross bracing at railing be removed if feasible.
- 2) Install 4 vents on side elevations of main structure and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that vent is aligned at mortar joint/brick courses. Paint to match brick.
- 3) Install landscaping stone around perimeter of main structure – Approve.
- 4) Install 9 A/C units on side and rear of main structure – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 335 (EH)  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address: 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 4300, 4304, 4310 Junius St, Dallas, TX 75246  
Historic District: Peak's Suburban

**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.

1. Rebuild back porches to match existing and paint with Benjamin Moore Decorator's White (PM-3)
2. Paint existing painted masonry with Benjamin Moore Decorator's White (PM-3)
3. Add Air Conditioning units to sides and back of building
4. Replace existing and add new exhaust vents to sides of building and paint with Benjamin Moore Decorator's White (PM-3)
5. Remove existing shrubs and add landscaping rocks to up to 5' perimeter around building

Signature of Applicant: David Malekan Date: 3/2/17

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 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

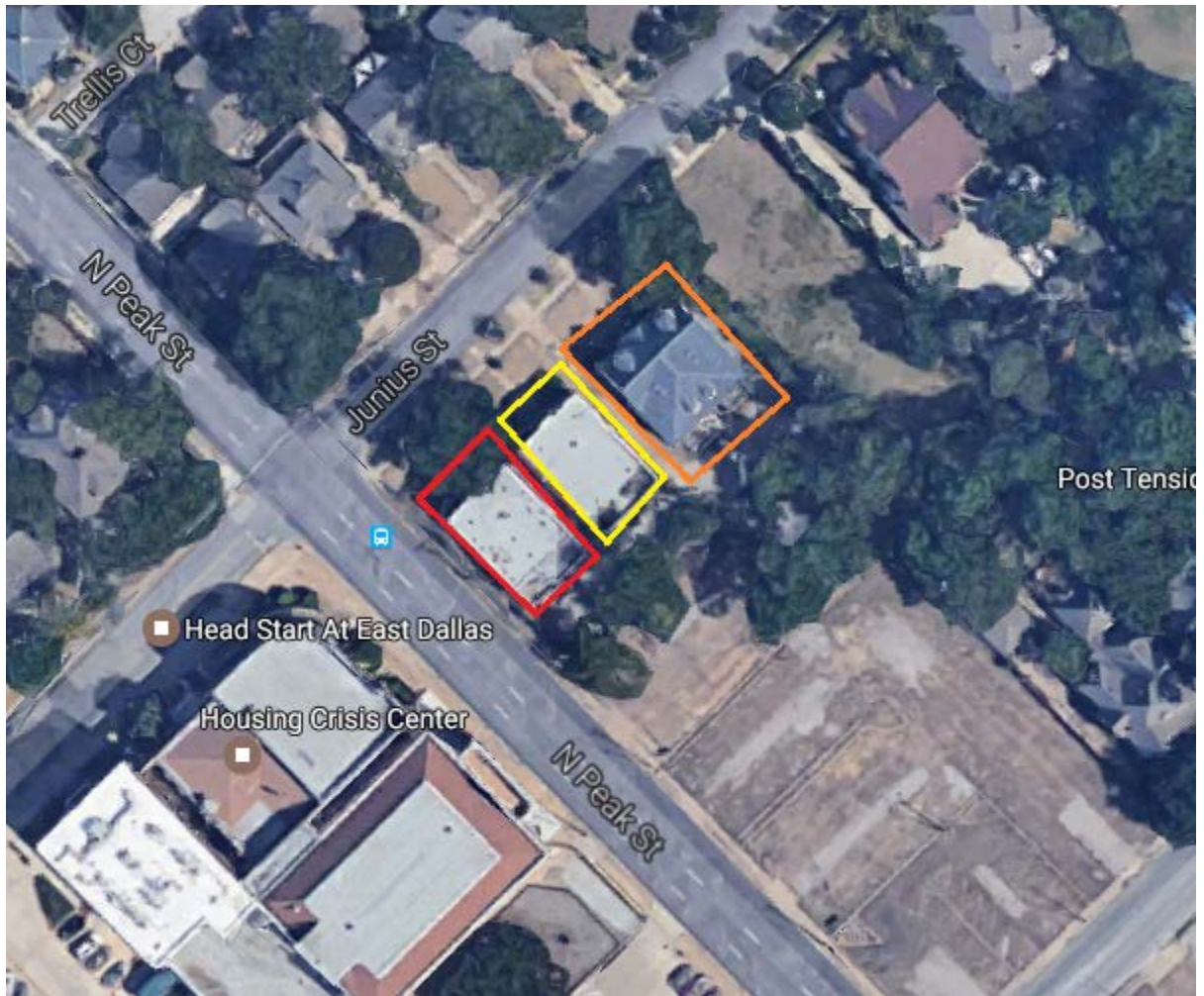
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial View, 4300 (Red) 4304 (Yellow) and 4310 (Orange) Junius Street.





Front elevation.





Properties across Junius Street.





4300 Junius (right), 4304 Junius (middle) and 4310 Junius (left).





Parking lot of EDCC behind 4300, 4304 & 4310 Junius Street.





Vacant lot adjacent to 4310 Junius Street.





Request #1: Rear elevation of 4310 Junius from EDCC church parking lot.





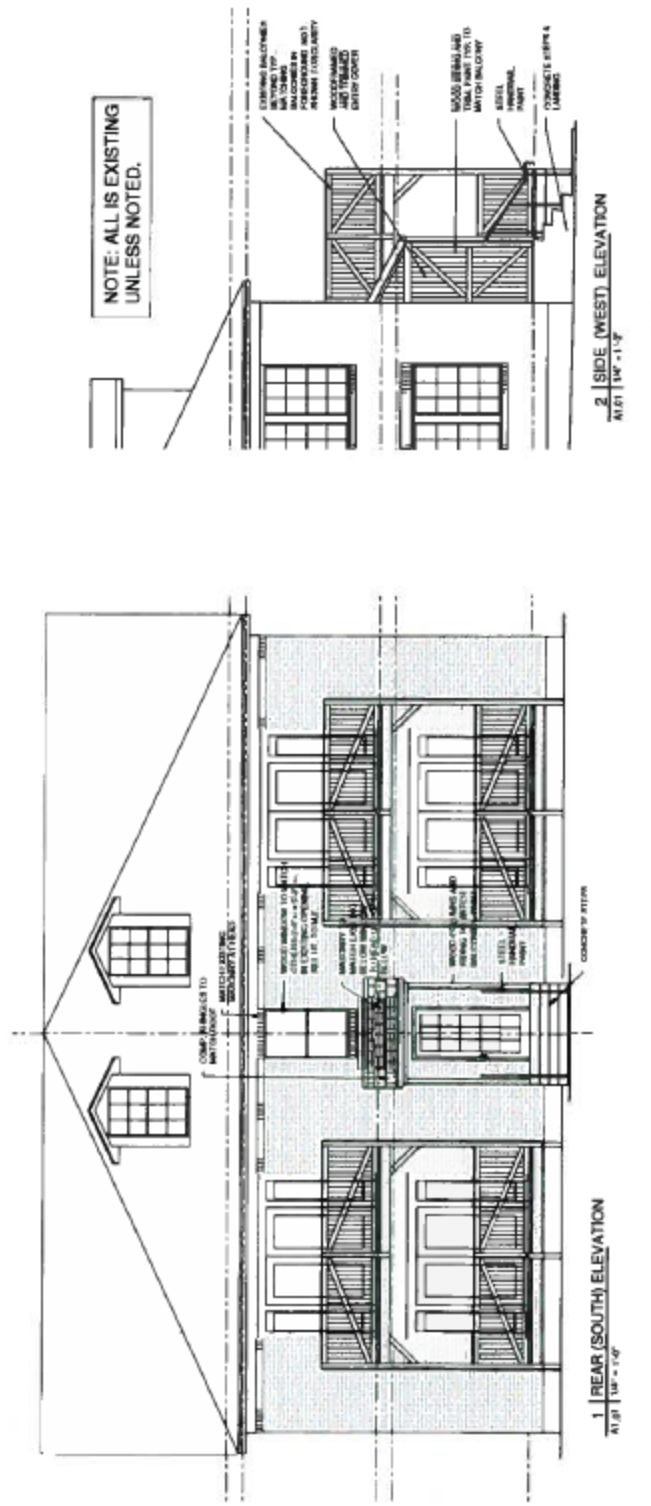
Request #1: Detached two-story porches on eastern side of structure, dated 03-14-17.





Request #1: Photos of rear elevation of 4310 Junius dated 10-19-16.

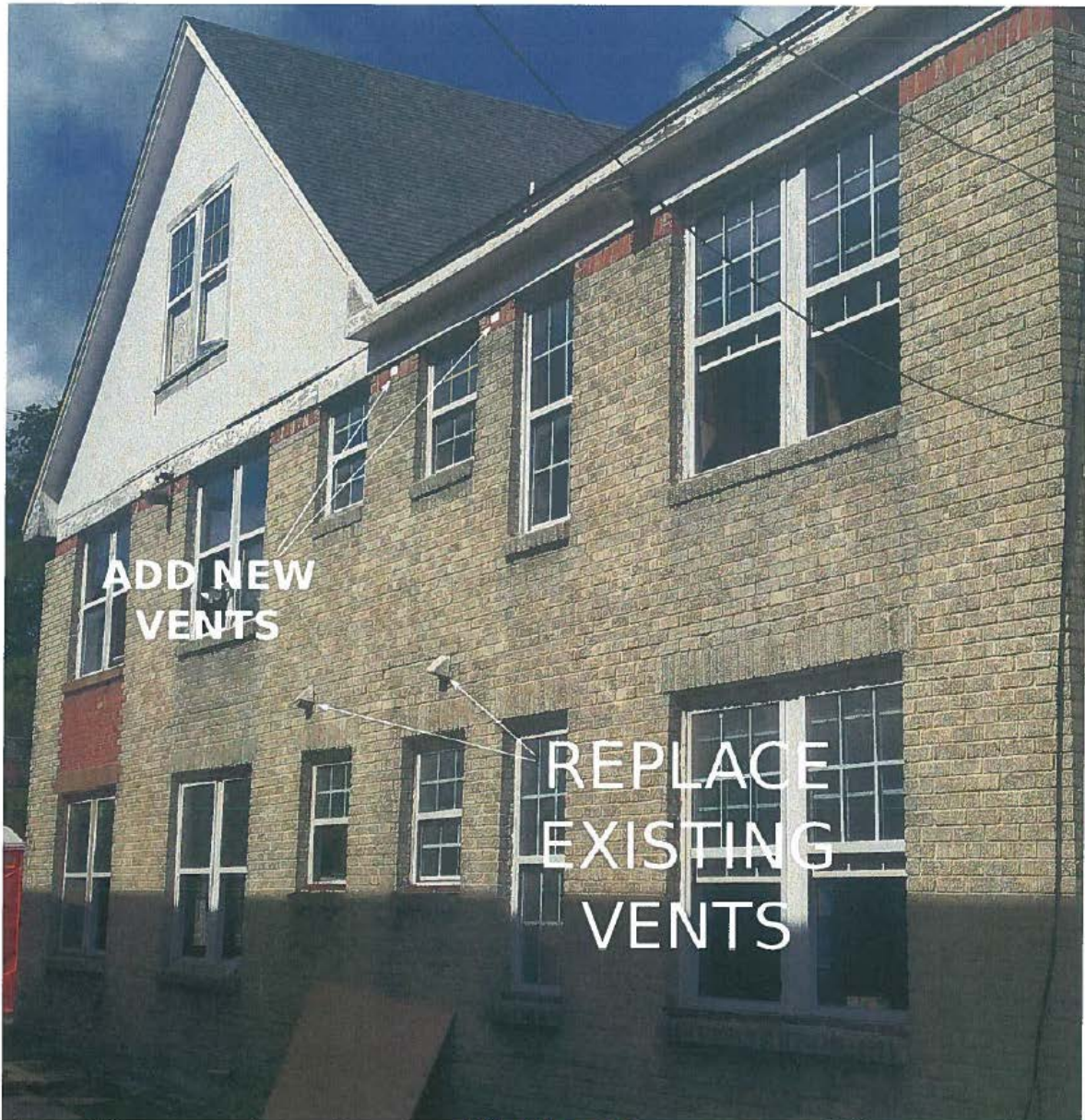




Request #1: Proposed rear porches.



## 4310 JUNIUS - SW FACADE



03-16-17

Request #2: Proposed locations of vents on interior side facade.

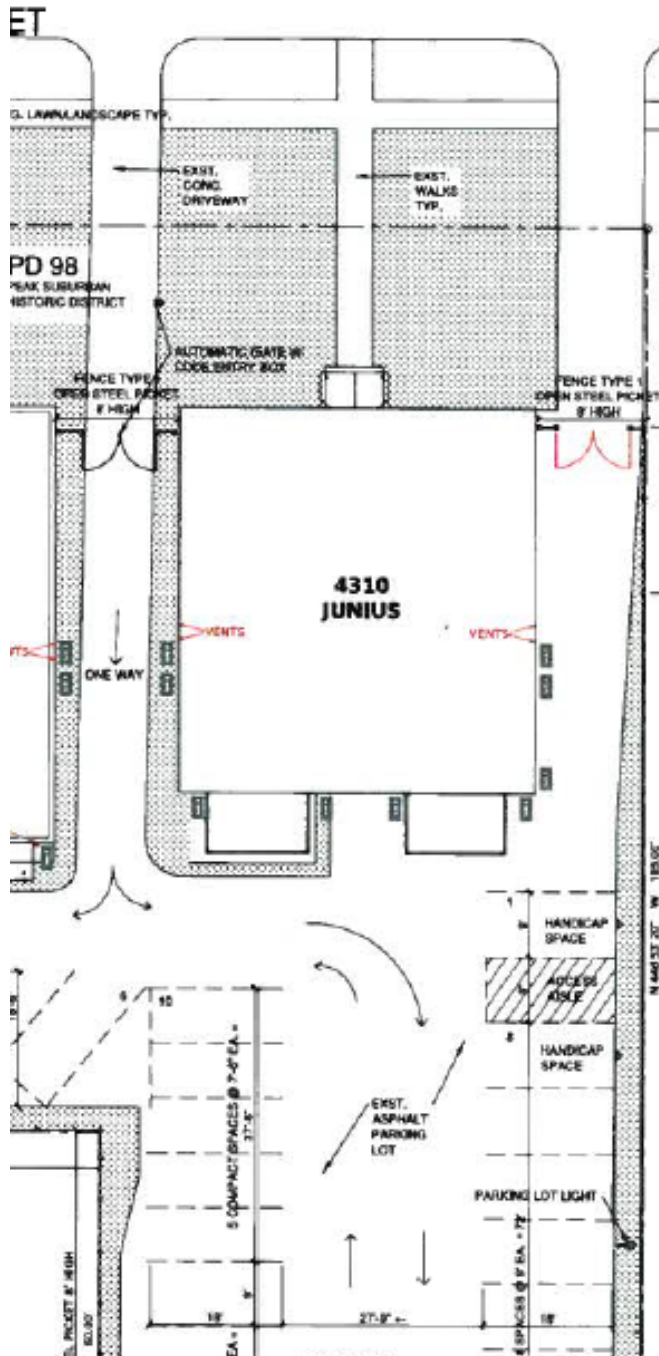


## 4310 JUNIUS - NE FACADE



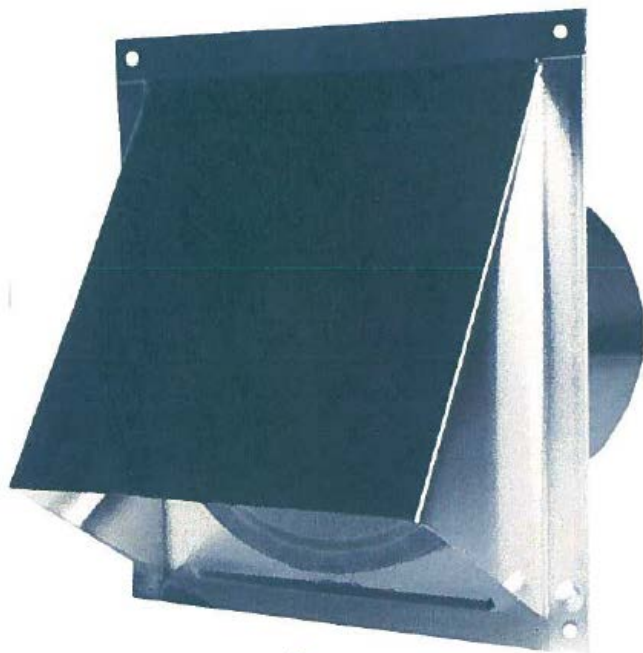
Request #2: Proposed locations of vents on exterior side façade (facing vacant lot).





Request #2: Proposed locations of vents.





03-16-17

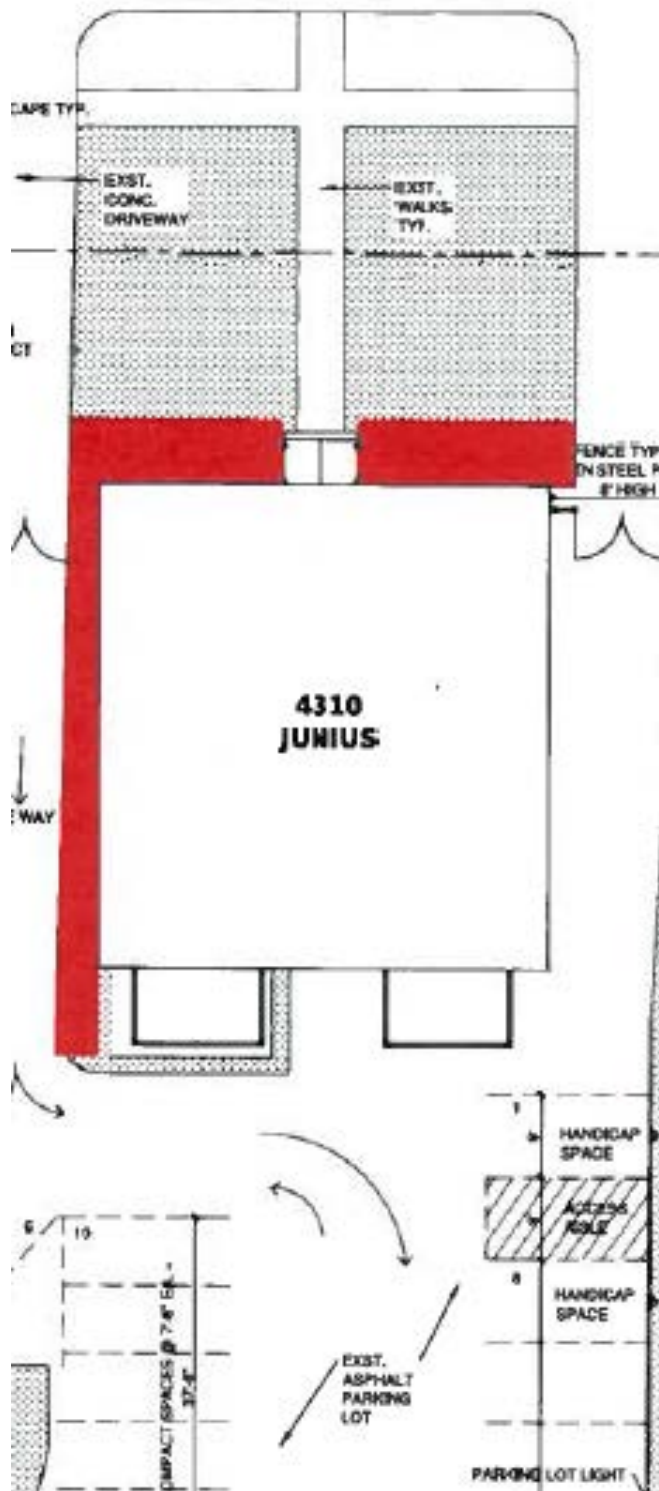
**Decorator's White**  
PM-3

03-16-17

Proposed paint.  
**Vents**

Request #2: Proposed vent and paint specifications.





Request #3: Proposed location of landscaping stones (highlighted in red).

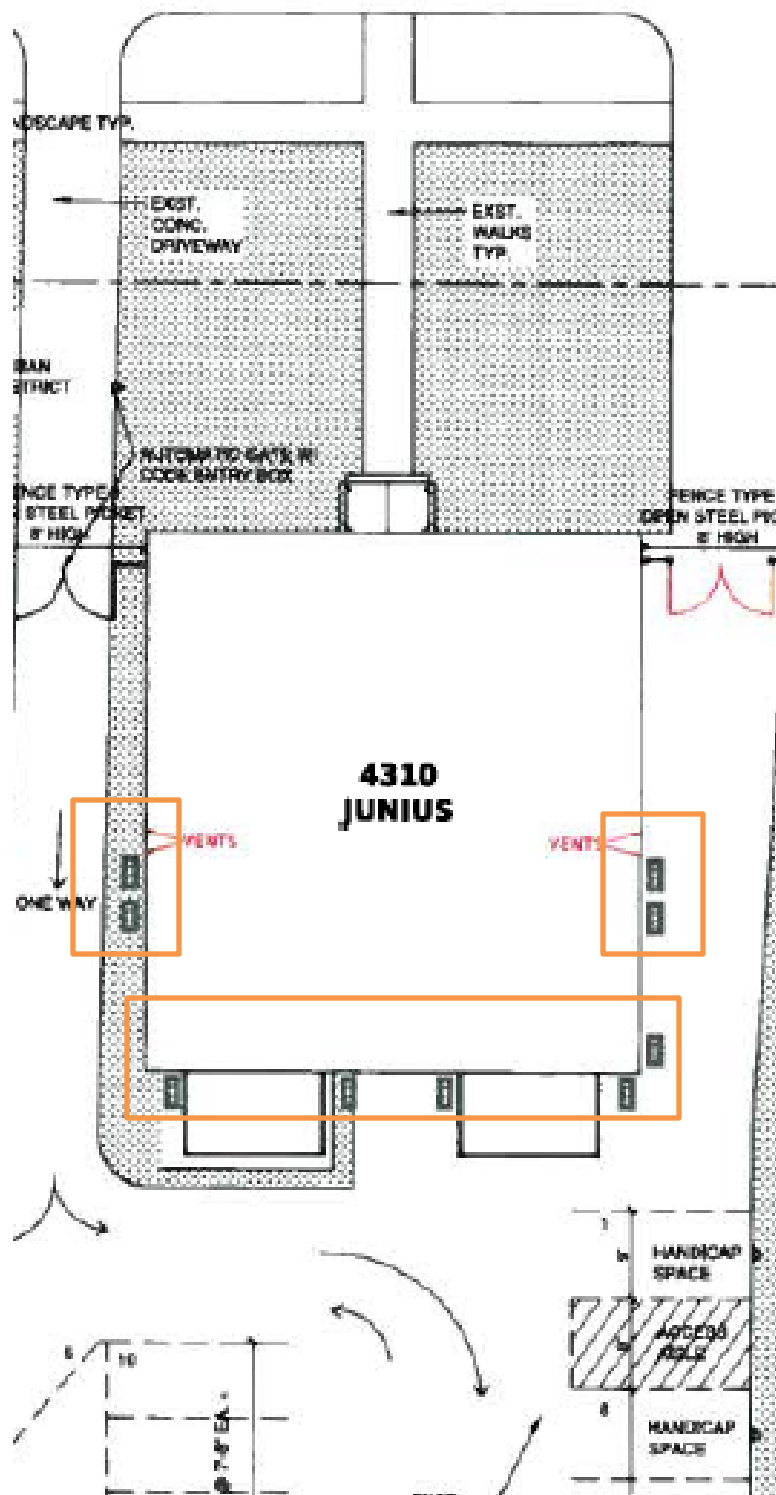




03-16-17

Request #3: Proposed landscaping stone.





Request #4: Proposed locations for A/C units.



03-16-17



Model		MCH4U-36PNH2
Performance		
Nominal Cooling	BTU/H	36000(5630-38510)
Nominal Heating	BTU/H	36000(4960-42660)
Cooling Operating Range	F ° Degrees	-13~122
Heating Operating Range	F ° Degrees	-13~86
Outdoor Type		Hyper*/Low + High Ambient
Electrical		
Voltage / Phase / Frequency		208-230V~ 60Hz, 1Ph
Recommended In / Out Cable		16AWG/4 Stranded, Unshielded
Minimum Circuit Ampacity	Amps	30
Recommended Fuse Size	Amps	45
Specification		
Outdoor Noise Level	DBa	62.3
Connection	Type	Flare
Combined Minimum Length	Feet	10
Combined Maximum Length	Feet	197
Maximum Line Length Each	Feet	98
Maximum Vertical Differential	Feet	33
Connection Pipe Size Suction	Inches	1/4
Connection Pipe Size Discharge	Inches	3/8
Physical		
Net Weight	lbs	156.53
Net Dimensions (WxDxH)	Inches	37.24x16.14x31.89
Refrigerant	Oz	R410A/105.8
Refrigerant piping - Liquid side/ Gas side	mm(inch)	3 x 6.35/9.52(1/4"/3/8")+1 6.35/12.7(1/4"/1/2")

Request #4: Proposed A/C Units



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
  - 2.7 Any new mechanical equipment must be erected in side or rear yards and must be screened from the street.
- 3.1 The front and side facades are protected facades.

(C) Standard for approval. 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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 03/09/2017  
TIME: 5:30 pm  
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan  
Address: 4310 Junius Street  
Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE W/CONDITIONS THAT CROSSBRACING AT RAILINGS ONLY BE  
REMOVED IF FEASIBLE.

2. }  
3. } SAME AS 4306.  
4. }

**Task force members present**

<input type="checkbox"/> VACANT (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☐ Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: ANDERSON

2<sup>nd</sup>: HIDDEN

Task Force members in favor:

Task Force members opposed: UNANIMOUS

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 3/9/2017

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**

**April 3, 2017**

FILE NUMBER: CA167-331 (EH)  
LOCATION: 4604 Sycamore Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: PD-98

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Douglas Batts

**REPRESENTATIVE:** None.

**OWNER:** BATTS HOLDINGS INCORPORATED

**REQUEST:**

- 1) Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding.
- 2) Install two laps of Hardieboard on bottom section of skirting on main structure.
- 3) Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225.

**BACKGROUND / HISTORY:**

03-06-2017: The Landmark Commission approved multiple proposed items including: installing shutters on the front and side facades of the main structure, altering the existing window openings on the side and rear facades, replacing both the front and rear doors, replacing a secondary rear door with a window on the rear façade, construction of a covered porch on the rear of the main structure and the construction of a garage in the rear side yard. The applicant also proposed using vinyl windows at the Landmark hearing as opposed to the previously submitted wood window submittal and was denied. CA167-238(EH).

03-02-2017: Staff approved the construction of an 8' board-on-board fence around the perimeter of the property line with the condition that the applicant submits specifications for staining the fence to be approved by the Landmark Commission. CA167-308(EH).

02-07-2017: Staff approved the repair of the foundation of the main structure with the condition that the overall vertical elevation is unchanged and that no existing skirting or siding is removed. CA167-275(EH).



02-06-2017: The Landmark Commission approved the re-framing of the flat section of the roof on the non-original rear additions on the main structure, the removal of the large tree in the side yard, and the extension of the driveway into the rear side yard. The Landmark Commission denied the installation of a porch railing with lack of evidence of a historic porch railing. The Commission also denied the installation of cedar tongue-and-groove decking on top of the existing concrete front porch. CA167-180(EH).

01-12-2017: Staff approved the application of body, trim and accent paint as well as the installation of composition shingles on the main structure. CA167-149(EH).

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

### **ANALYSIS:**

Request #1: Staff is recommending approval of the replacement of wood siding on the main structure, with the condition that the front elevation can only be replaced up to 25% to be a consistent #105 siding. The front elevation currently has at least two different dimensioned siding; #105 (which is likely original to the house) and #117 siding (which appears to have been used to cover a historic opening). The side elevations and rear have clear delineation as to where the additions were installed and the siding appears to be a mixture of #105 and #117 novelty siding in various sections. While staff is generally not supportive of wholesale replacement of siding, we believe that in this case, it is justified due to the existing condition and different dimensioned sections of the existing siding along with the fact that the window alterations were already approved for the side and rear facades.

Request #2: Staff is recommending approval of the installation of two laps of Hardieboard material on the bottom two sections of the skirting of the main structure because staff believes that this material is appropriate to the skirting of the main structure, will slow deterioration of the structure, and it will not detract from the future preservation or maintenance of the structure or historic overlay district.

Request #3: Staff is recommending approval of the staining of the recently approved wood board-on-board fence because the color appears to be appropriate and compliment the structure.

### **STAFF RECOMMENDATION:**

- 1) Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding – Approve with conditions - Approve proposed work with the condition that the replacement siding exactly matches the original in material, dimensions and #105 profile. Approve with the finding that the proposed work is consistent with Preservation Criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install two laps of Hardieboard on bottom section of skirting on main structure – Approve - Approve proposed work and specifications dated 03-16-17 with the



finding that while the proposed work is not consistent with the preservation criteria which states that reconstruction renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission Approval of work that does not strictly comply because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or integrity of the historic overlay district.

- 3) Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225 – Approve - Approve proposed stain specification dated 03-16-2017 with the finding that it meets the standard of City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Replace 25% of siding on front and rear facades and 100% of siding on side facades of main structure with #105 pine siding – Approve with conditions - Approve with condition that a sample of proposed siding is provided to Landmark and provide a survey of damaged/inappropriate siding with an attempt to save as much siding as possible.
- 2) Install two laps of Hardieboard on bottom section of skirting on main structure – Approve.
- 3) Stain wood board-on-board fence in rear yard. Brand: Minwax. Color: Red Mahogany 225 – Approve.



# Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 167 - 331 [ EH ]  
Office Use Only

Name of Applicant: Batts HOLDINGS, INC  
Mailing Address : \_\_\_\_\_  
City, State and Zip Code: 4604 Sycamore Street, Dallas, TX  
Daytime Phone: 469 877-3684 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner : Same

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

**PROPERTY ADDRESS:** 4604 Sycamore Street, Dallas, TX  
**Historic District:** \_\_\_\_\_

## 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.

Install new siding on 100% of elevation, 105 yellow pine, 3/4 X 5, 1/2 inch

**RECEIVED BY**

*Emi Hill*

MAR 02 2017

**Current Planning**

Signature of Applicant: Douglas R Batts Date: March 2, 2017

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 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

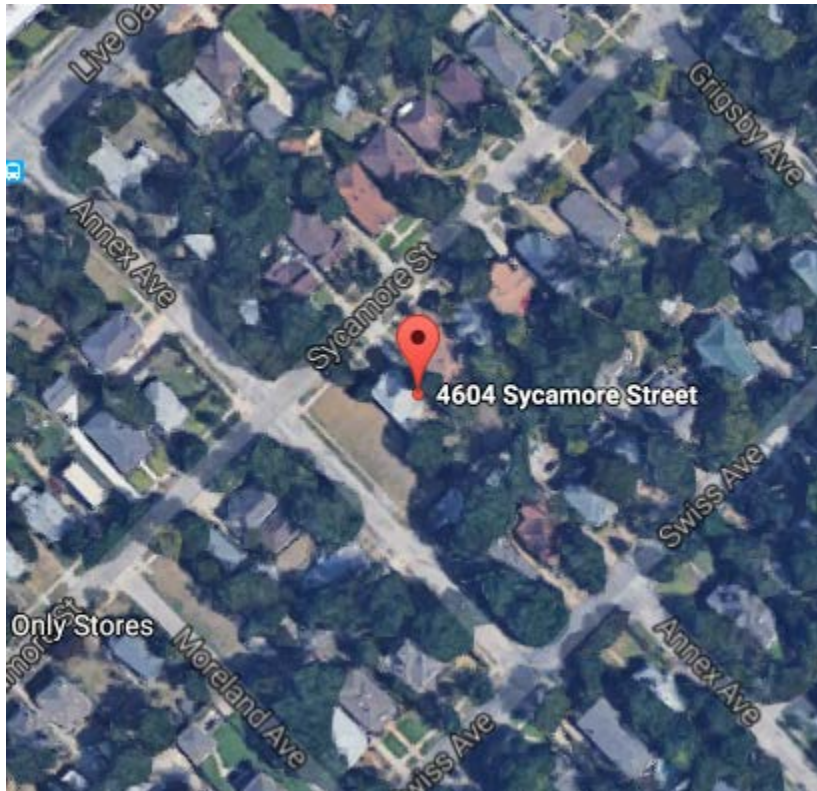
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial View.





Front façade of main structure.





Older photo of 4604 Sycamore dating pre-2005.





Vacant corner lot adjacent to 4604, corner of Sycamore and Annex.





Adjacent property (to the left).





Properties across Sycamore facing north.





Properties across Sycamore facing west.





Top: Photo showing location of front door with transom and sidelites.

Bottom: Existing porch and siding conditions. Note: #117 siding on northeast facing elevation under front balcony.





Request #1: 117 siding and original #105 siding at front entrance.





Requests #1 & #2: Side (southwest) elevation of structure.





Requests #1 & #2: Side (southwest) elevation, front 50%.





Requests #1 & #2: Detail of rear additions on side elevation, rear 50%.





Requests #1 & #2: Rear and side facades from Annex Ave.





Requests #1 & #2: Northeast facing side elevation.





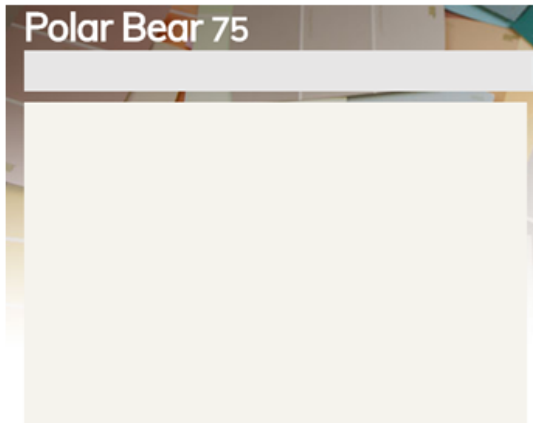
Requests #1 & #2: Existing rear elevation.



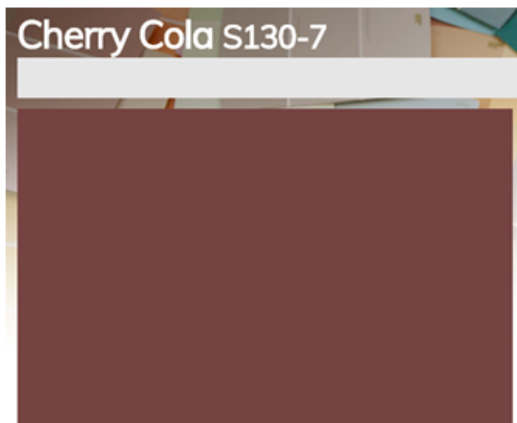
4604 Sycamore Street



Proposed Body Color



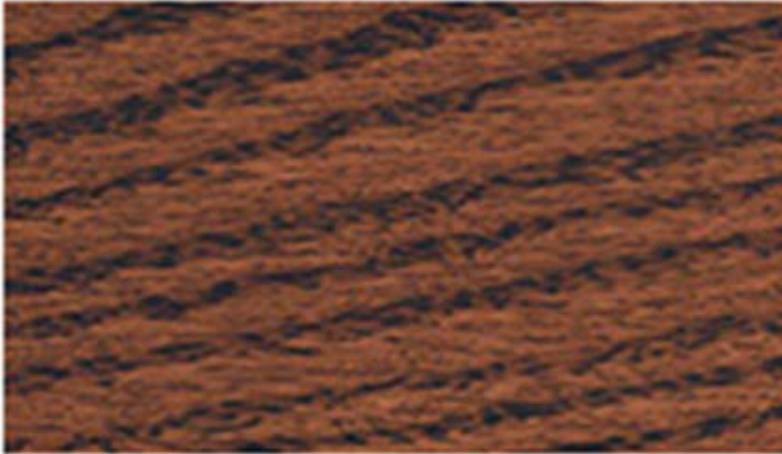
Proposed Trim Color



Proposed Accent/Window Frame Color.

Requests #1 & #2: Previously approved paint scheme.





Red Mahogany 225

Brand: Minwax

Request #3: Proposed fence stain.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

**3. STRUCTURE**

**Facades**

- 3.1 The front and side facades are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.

(C) Standard for approval. 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**  
**PEAK'S SUBURBAN / EDISON – LA VISTA**

DATE: 03/09/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Douglas Batts

Address: 4604 Sycamore Street

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments / basis:

1. APPROVE W/ CONDITIONS THAT SAMPLE IS PROVIDED TO LANDMARK & PROVIDE A SURVEY OF DAMAGED/INAPPROPRIATE SIDING W/ AN ATTEMPT TO SAVE AS MUCH SIDING AS POSSIBLE. *NOTED: HIDDEN*

2. APPROVE

3. APPROVE

**Task force members present**

☐ VACANT (Chair)

☒ Michael Karnowski

☒ Jennifer Hidden

☒ Jim Anderson

☒ Kathy Finch

☐ William Hersch

☐ VACANT (Edison/LaVista Res)

☒ Patricia Simon (Peak's Alt.)

☐ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☐ Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: HIDDEN

2<sup>nd</sup>: KARNOWSKI

Task Force members in favor: UNANIMOUS

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 3/9/2017

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**

**April 3, 2017**

FILE NUMBER: CA167-339(EH)  
LOCATION: 6326 Bryan Parkway  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-63

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Swiss Avenue  
MAPSCO: 36-Y  
CENSUS TRACT: 0014.00

**APPLICANT:** Wesley Powell

**REPRESENTATIVE:** None.

**OWNER:** POWELL JOHN W

**REQUEST:**

- 1) Remove 5 trees from front, side and rear yards.
- 2) Construct 8'x10' pavilion in rear yard.

**BACKGROUND / HISTORY:**

09-18-2012: Staff approved the replacement of damaged gutters and a composition shingle roof. CA112-934(CH).

12-11-2015: The Landmark Commission approved the planting of one Chinese Pistache tree in the parkway. CA156-075(JKA).

The structure is listed as contributing to the Swiss Avenue historic district.

**ANALYSIS:**

Request #1: Staff is recommending approval of the removal of all five requested trees from the front, side and rear yards due to the fact none of the trees proposed for removal are considered Protected Trees in SEC 51A-10.101 of City Code.

Request #2: Staff is recommending approval of the construction of the pavilion in the rear yard as the design is appropriate to the style of the main structure and will be not visible from the street



**STAFF RECOMMENDATION:**

- 1) Remove 5 trees from front, side and rear yards – Approve - Approve image and site plan dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct 8'x10' pavilion in rear yard – Approve - Approve drawings dated 03-16-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Remove 5 trees from front, side and rear yards – Approve - Suggest a new tree planted or landscaping installed in front tree location.
- 2) Construct 8'x10' pavilion in rear yard – Approve with conditions - Approve site plan and drawings dated 03-16-17 with the finding that the proposed work is consistent with the preservation criteria section 51P-63.116(1)(A) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

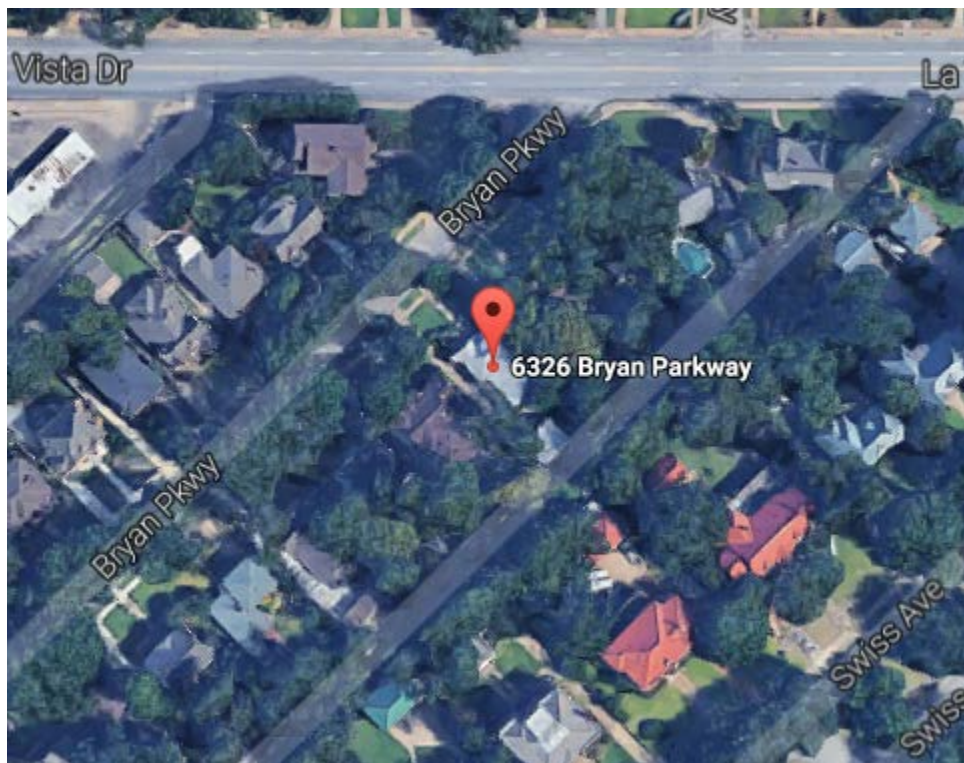


CA 167 - 339 (EH)  
Office Use Only

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials:

**Certificate of Appropriateness**      **City of Dallas**      **Historic Preservation**  
Rev. 11/4/08





Aerial View.





Front façade of main structure.





Adjacent property, to right.





Adjacent properties, to left.





Property across Bryan Parkway, facing north.





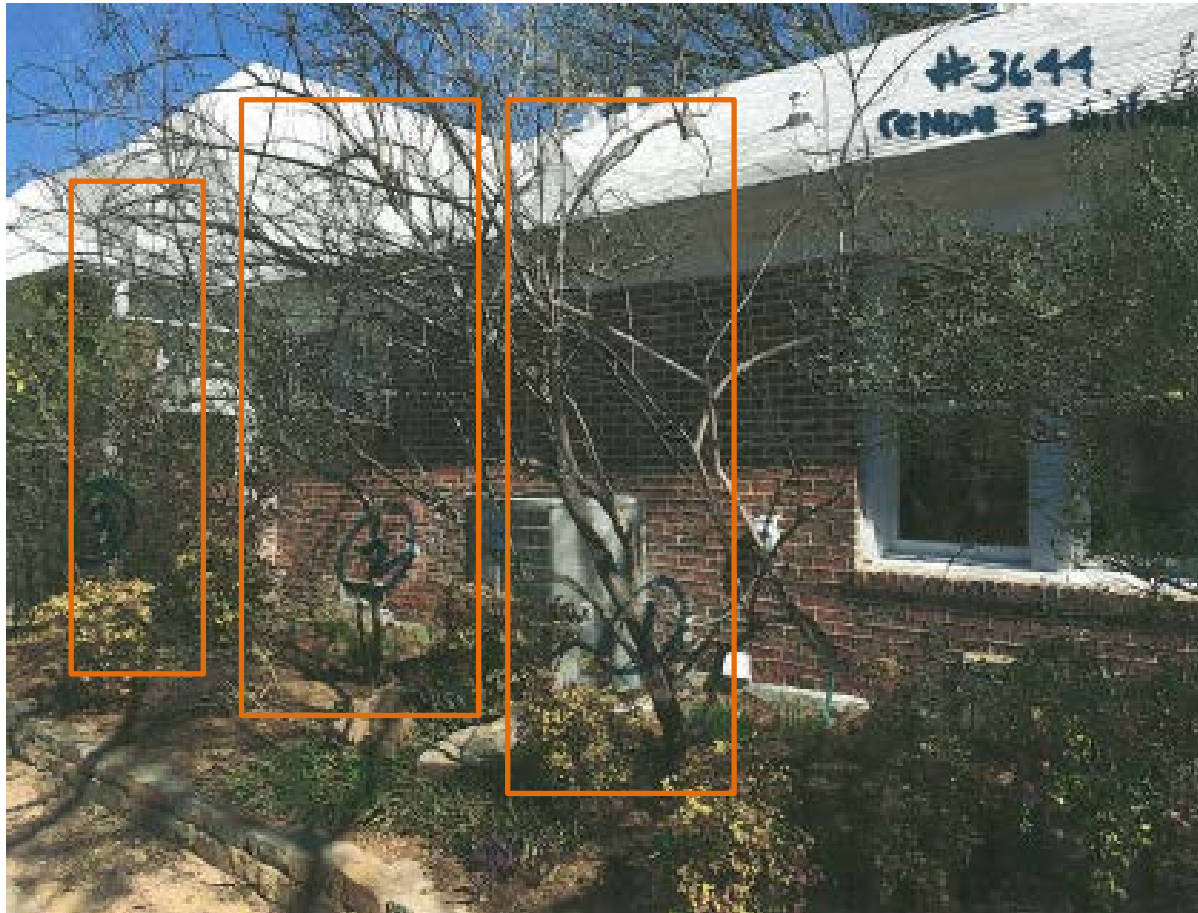
Properties across Bryan Parkway, facing west.





Request #1: Redbud tree in front yard to be removed.





Request #1: Three Desert Willow trees in side yard to be removed.





Request #1: One Pomegranate tree in rear yard to be removed.



#3617



location of pavilion

Request #2: Proposed location of pavilion.











PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(C) Standard for approval. 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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 03/08/17  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Wesley Powell  
Address: 6326 Bryan Parkway  
Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

LANDSCAPE: APPROVE WITH CONDITIONS  
REMOVE TREES - NEW TREE SUGGESTED C FRONT  
BED OR REPLACEMENT PLANTINGS.

PAVILION: ROOF FLAT OR LOW SLOPE, RELATE OR TIE INTO GARAGE  
ROOF. FINISH TO MATCH MAIN HOUSE. ROOF MATERIAL TO MATCH  
MAIN HOUSE.

CONVD DETAILS - REVIEW SIZE, HEAVIER EXPRESSION TO MATCH

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present: Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker: Joanna Hampton

2<sup>nd</sup>: John Gormley

Task Force members in favor: All

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 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.



MAIN HOUSE.

had CAP EBASE DETAILING TO COWHAYS,

PROVIDE REUSED DRAWINGS TO LANDMARK COMMISSION.



**LANDMARK COMMISSION****APRIL 3, 2017**

FILE NUMBER: CA167-320(LC)  
LOCATION: 603 Munger Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: CA-1(A)

PLANNER: Liz Casso  
DATE FILED: March 2, 2017  
DISTRICT: West End  
MAPSCO: 45-J  
CENSUS TRACT: 0021.01

**APPLICANT:** Granite Properties, Inc.

**REPRESENTATIVE:** None

**OWNER:** GPIWE LP

**REQUEST:**

- 1) Install two painted signs on center water tank.
- 2) Install painted sign on east elevation.
- 3) Install two linear upright light fixtures under proposed east elevation sign.

**BACKGROUND / HISTORY:**

11/2/2015 – Landmark Commission approved various exterior restoration and repairs, a conditional approval on the windows, and conditional approval on the plaza design to be submitted for final approval at a later date (CA156-028(MD)).

7/5/2016 – Landmark Commission approved restoration and repairs to windows, construction of plaza improvements, and conditionally approved installation of a temporary banner (CA156-578(MD)).

10/3/16 – Landmark Commission approved revisions to previously approved plaza (CA156-775(LC)).

3/6/17 – Landmark Commission reviewed a Courtesy Review for exterior signage criteria (CR167-009(LC)), and approved the installation of exterior lighting and a curb cut at the west elevation (CA167-230(LC)).

**ANALYSIS:**

At their March 2017 meeting, the Landmark Commission reviewed a Courtesy Review for exterior signage criteria for 603 Munger Ave (see attached criteria). The purpose of the criteria was to ensure uniformity of tenant signage on the structure and avoid signage clutter. Though no formal motion or adoption of the signage criteria was made,



the Commission was supportive of the criteria. This application for painted signs is the first CA request for signage submitted since review of the criteria was made.

The applicant is requesting approval to install two painted signs on the east and west elevations of the central water tank on the roof. The two signs (identical) will be painted black and white and will display the logo and name of the building, Factory Six03. The painted water tank signs are called out in the 603 Munger Ave signage criteria as sign area "F."

A painted tenant sign for Blue Cross Blue Shield is also being requested for the east elevation. Its location is identified in the 603 Munger Ave signage criteria as sign area "A5." The applicant has located the proposed sign as far to the right on the east elevation as permitted in the criteria (lining up with the right edge of the fourth column of windows from the right.) Because this criteria requires that all signage use Bookman Bold font, which is not the font used in Blue Cross's corporate signage, they have opted to use their corporate logo for their painted sign. The property owner has approved the use of the blue and white corporate paint colors for the sign, as opposed to the black and white paint requested in the criteria. In addition, the 603 Munger Ave signage criteria states that the painted sign for area "A5" may be a maximum of 4' high and 87' long. The proposed sign would be 4'5" high and 8'9" long. The property owner has approved the sign dimensions, though slightly taller than allowed in the criteria. Two linear uplight light fixtures will be installed beneath the sign to illuminate it.

After the Task Force meeting, the applicant submitted revised east elevation drawings and additional information on the proposed light fixtures. Per the Task Force recommendation, the applicant has reduced the size of the Blue Cross Blue Shield sign so that lower tip of the shield is centered over the center of the window below it. The right edge of the sign lines up with the right edge of the column of windows below it. Though not included in their recommendation report, during the meeting the Task Force discussed removal of the copyright "R" from the painted logo sign, which Staff agreed with. This "R" has been removed from the updated drawings. Also per the Task Force recommendation, the proposed light fixtures have been added to the east elevation close-up drawing. The applicant has further clarified that the mounting bolts for the light fixture, as well as any electrical components, will be installed through mortar joints. The finish color for the light fixtures will be "Dark Bronze" to match the finish color of previously approved light fixtures for this structure.

The 603 Munger Ave signage criteria was reviewed by a signage inspector on January 31, 2017, who determined that the criteria was in compliance with the requirements of the Dallas City Code. The proposed signage in this application is consistent with the 603 Munger Ave signage criteria, with the exception of the height of the Blue Cross sign, which is 5" taller than allowed. However the proposed 4'5" height does comply with the requirements of the Dallas City Code and has been approved by the property owner.



**STAFF RECOMMENDATION:**

- 1) Install two painted signs on center water tank – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install painted sing on east elevation – Approve with condition – Approve drawings dated 3/14/17 with the condition that the copyright “R” may not be included in the signage design, and with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install two linear uplight light fixtures under proposed east elevation sign – Approve – Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Install two painted signs on center water tank – No quorum, comments only. – Task Force supports submittal.
- 2) Install painted sing on east elevation – No quorum, comments only. – Task Force supports submittal with the comment to shift the Blue Cross Blue Shield sign over so that the tip of the shield is centered over the window.
- 3) Install two linear uplight light fixtures under proposed east elevation sign – No quorum, comments only. – Task Force supports submittal with the following comments: 1. Bolts for the proposed lighting, as well as electrical components, must be installed through mortar joints; 2. Light fixture finish color should be compatible with approved light fixtures on the structure, and color information should be included in the application materials; and 3. Add the proposed light fixtures to the elevation drawings of the Blue Cross Blue Shield sign.



RECEIVED BY

MAR 02 2017

Current Planning  
Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-320 (LC)  
Office Use Only

Name of Applicant: GRANITE PROPERTIES, INC.  
Mailing Address: 5601 GRANITE PARKWAY, SUITE 800  
City, State and Zip Code: PLANO, TX 75024  
Daytime Phone: 972-34-2339 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 603 MUNGER AVE  
Historic District: WEST END

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes ☒ No \_\_\_\_\_  
Historic Planner's  
Initials: J.A.

**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.

- 8'x8' PAINTED LOGO SIGN (BLACK) ON THE CENTER WATER TANK, FRONT AND BACK.
- 9'-6"x5' PAINTED LOGO SIGN (BLUE) ON THE BRICK FACADE, NORTH EAST SIDE OF THE BUILDING. THIS SIGN WILL BE ILLUMINATED WITH A LINEAR UPLIGHT.

Signature of Applicant: [Signature] Date: FEB 27, 2017  
Signature of Owner: [Signature] Date: FEB 27, 2017  
(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 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





Site Aerial





Existing South (Front) Elevation

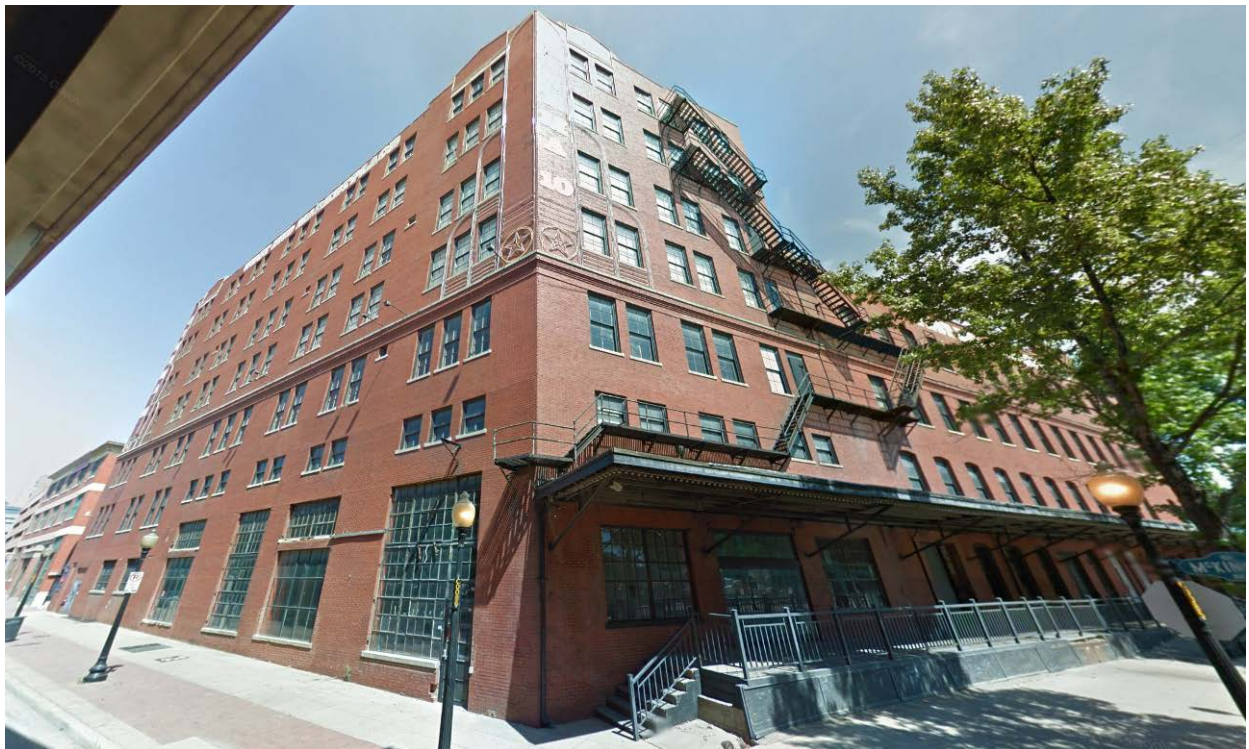


Existing West Elevation





Existing North and West Elevations



North and West Elevations - Google Streetview Image, August 2015





East and North Elevations – Google Streetview Image, February 2016



East Elevation (facing Dallas Alley)





Existing East Elevation (facing plaza)



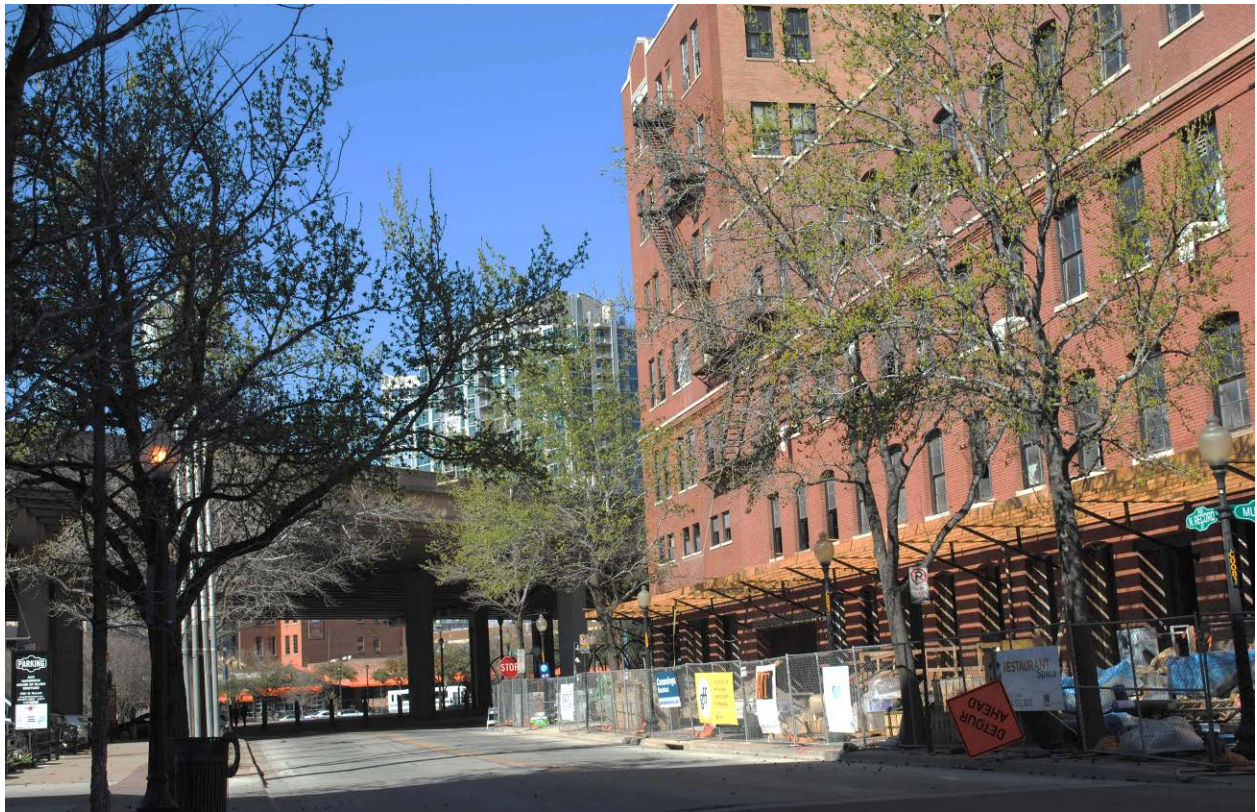


Streetscape – Facing Northeast from Munger Ave



Streetscape – Facing Southwest from Munger Ave (across street from front elevation)





Streetscape – Facing Northeast from Record St



Streetscape – Facing Southeast from Record St





Streetscape – Facing Northwest from Record St (across street to the west)



Streetscape – Facing Southeast from McKinney Ave





Streetscape – Facing Southwest from McKinney Ave – Google Streetview Image, September 2015



Streetscape – Facing Northwest from McKinney Ave (across street to the north) – Google Streetview Image, August 2015



## SIGNAGE CRITERIA FOR

### FACTORY SIX03

#### Signage Areas:

1. Areas marked in yellow on the attached building elevation(s) are the only area in which signage will be allowed. Designated signage areas only indicate where a sign may be allowed and does not mean that all signage areas will be used.
2. Tenant attached wall signs must meet all of the requirements of the City of Dallas Signage Ordinance with specific attention to Section 51A-7.305 for attached wall signs, additionally all signs must meet all of the requirements of the West Sign Ordinance, Division 51A-7.1000. Granite has imposed additional restrictions to better define the allowed tenant signage.
3. Retail signage may consist of blade signs, window signs, or canopy signs.
4. Sign areas permitted.
  - A. Sign area "A" shall be painted applied signs. Painted signs may not take up the entire length of a façade. The sign will be black with a white outline or white with a black outline. The minimum letter size shall be 8" high.
    - A1 – Painted with a maximum of 4' high x 90' long.
    - A2 – Painted with a maximum of 4' high x 25' long.
    - A3 – Painted with a maximum of 4' high x 160' long.
    - A4 – Painted with a maximum of 4' high x 63' long.
    - A5** – Painted with a maximum of 4' high x 87' long.
  - B. Sign area "B" shall be a window sign, as defined in Division 51A-7.1000 of the West End Historic Sign District guidelines. Window signs shall be a maximum 25% of the sf of the window. The maximum letter size shall be 20" high.
  - C. Sign area "C" shall be a blade sign with a maximum area of 20sf. Signs may not be lower than 10' above grade or project vertically above the 2<sup>nd</sup> story.
  - D. Sign area "D" shall be a canopy sign attached to the historic canopy, maximum height of 2' with a maximum length of 30'.
  - E. Sign area "E" shall be a flat attached sign with a maximum area of 6sf. The maximum letter size shall be 4" high.
  - F.** Sign area "F" shall be a painted applied building logo. The logo will be black with a white outline or white with a black outline.

#### 5. Signage Requirements.

##### A. Building Signage Permitted:

- Internally illuminated or back lighted lettering.
- Corporate colors, logo designs are acceptable upon approval by owner.

Signage Criteria reviewed by Landmark Commission during Courtesy Review on 3/6/17  
(Proposed signage locations in this application highlighted above)



- All signage must comply with the City of Dallas ordinances and West End Sign Ordinance.
- All signage is subject to review and approval of the landlord.
- All signage must be located within areas identified on the elevations and as defined above as assigned by Granite.
- A LOGO is considered a word.
- All signs to use Bookman Bold font which is a recommended font per the West End sign ordinance.

B. Building Signage “Not” Permitted:

- Illuminated box signage.
- Exposed neon tube of any kind.
- Awning signage of any kind.
- Signs that project from the building façade more than 12”.
- Signs that show/have movement and/or blinking letters and/or intermittent colors.

6. Signage Details

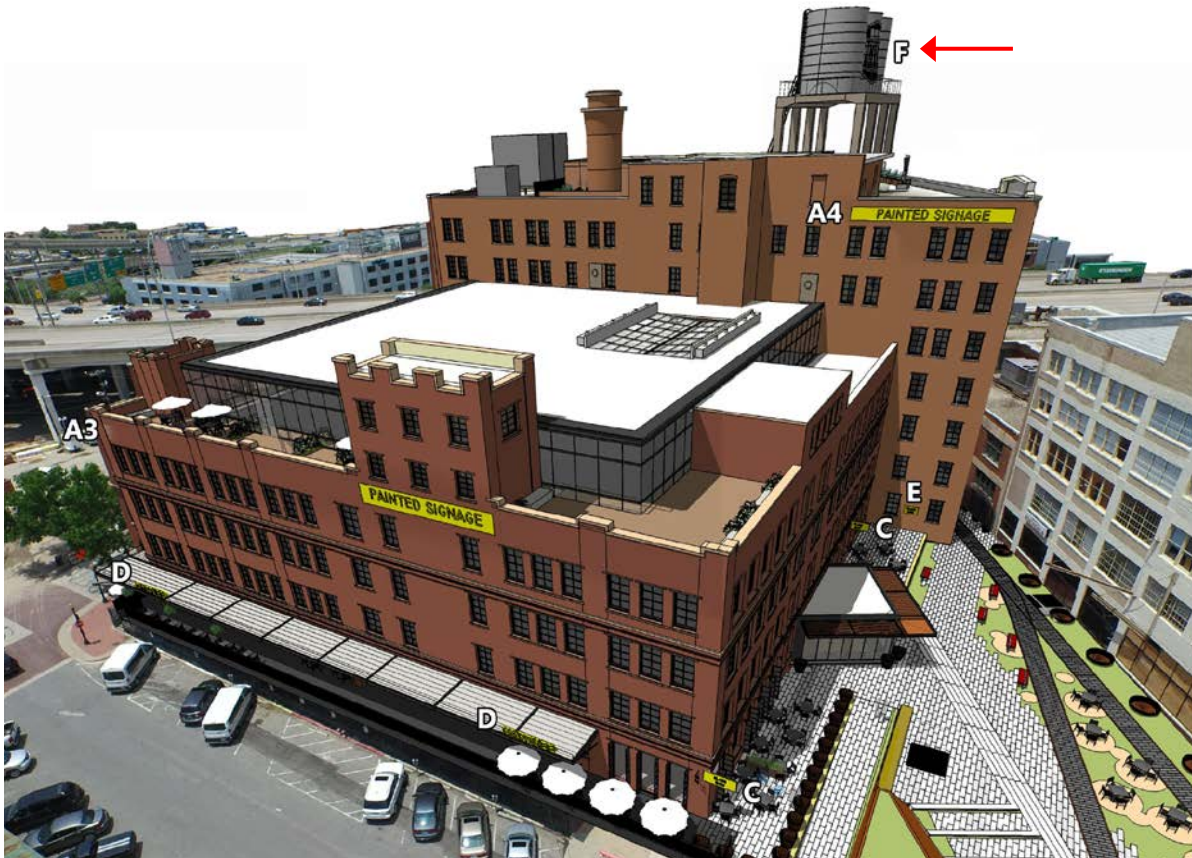
- Tenant signage must be designed to minimize the number of fasteners, wall penetrations and/or building defacing attachment of any kind.
- All signage design, permitting, City approval, construction, installation and wiring is the responsibility of the tenant. The tenant’s sign contractor must meet all Granite contractor/vendor requirements including insurance, licensing, and experience and must have completed similar signage for a period of not less than 5 years. References and vendor approval by Granite is required.
- Power for all tenant signs shall be placed on a separate circuit and shall be sub-metered as a tenant direct cost for construction and on-going operations. All power supply and wiring of any kind must be fully concealed.
- The tenant is responsible for maintenance of its sign. All signage materials including all attachments of any kind must be constructed of aluminum, stainless steel and/or other non-rusting, non-staining materials.
- The tenant must remove its sign and make repairs to the building wall areas to return the building to pre-sign conditions at lease end. All building repairs shall be approved solely by Granite.
- Granite does not warrant that any surface on which a tenant installs its sign is fit for that purpose. Any reinforcing of any building panel/surface /area in which a sign is installed will be furnished by the tenant.

Signage Criteria reviewed by Landmark Commission during Courtesy Review on 3/6/17





Signage Criteria Exhibit- North and West Elevations (Proposed signage locations indicated by red arrow)



Signage Criteria Exhibit- South (front) and East (facing plaza) Elevations (Proposed signage locations indicated by red arrow)

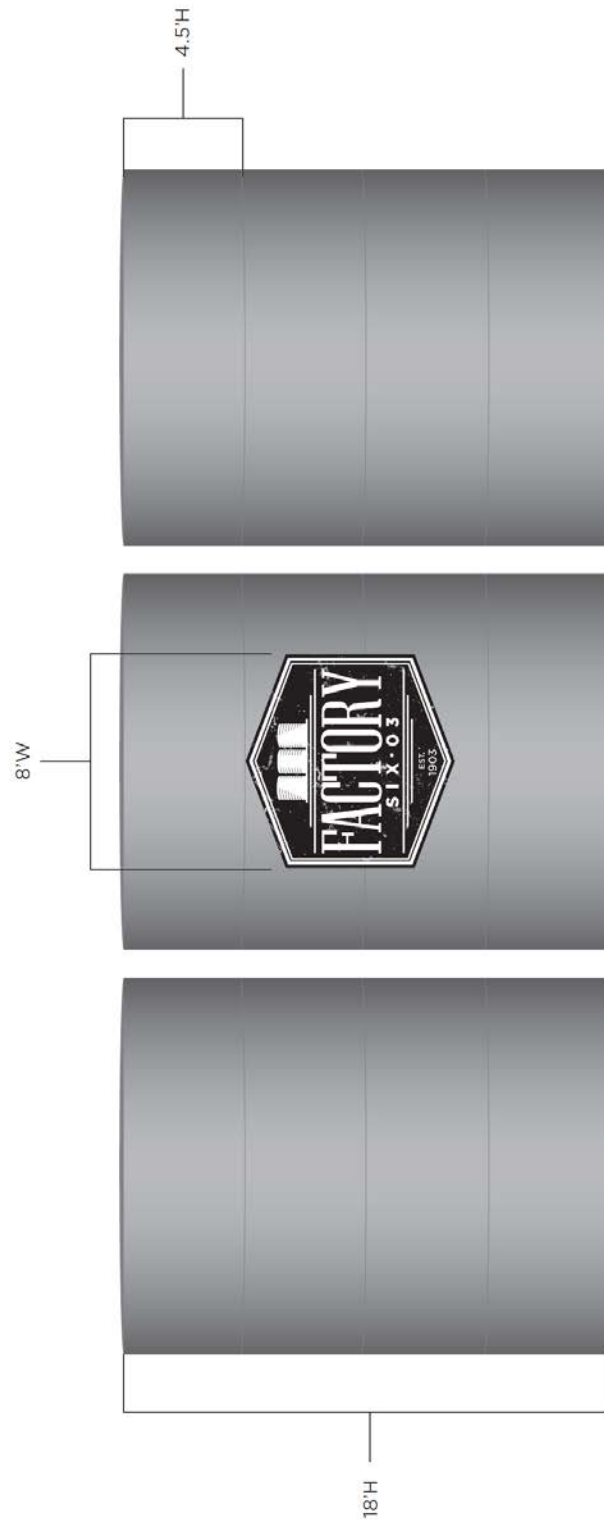




Signage Criteria Exhibit- East (facing Dallas Alley) and North Elevations (Proposed signage locations indicated by red arrow)

Signage Criteria reviewed by Landmark Commission during Courtesy Review on 3/6/17





Request # 1 – Proposed Painted Water Tank Sign

3/14/17





Request # 1 – Aerial Rendering (Facing East)

CA167-320(LC)

C17-19





Request #1 – Perspective Rendering (facing northwest from Munger Ave)

Note: Horizontal painted sign on south elevation, shown in the above drawing below proposed water tank sign, is not part of this request.



3/14/17

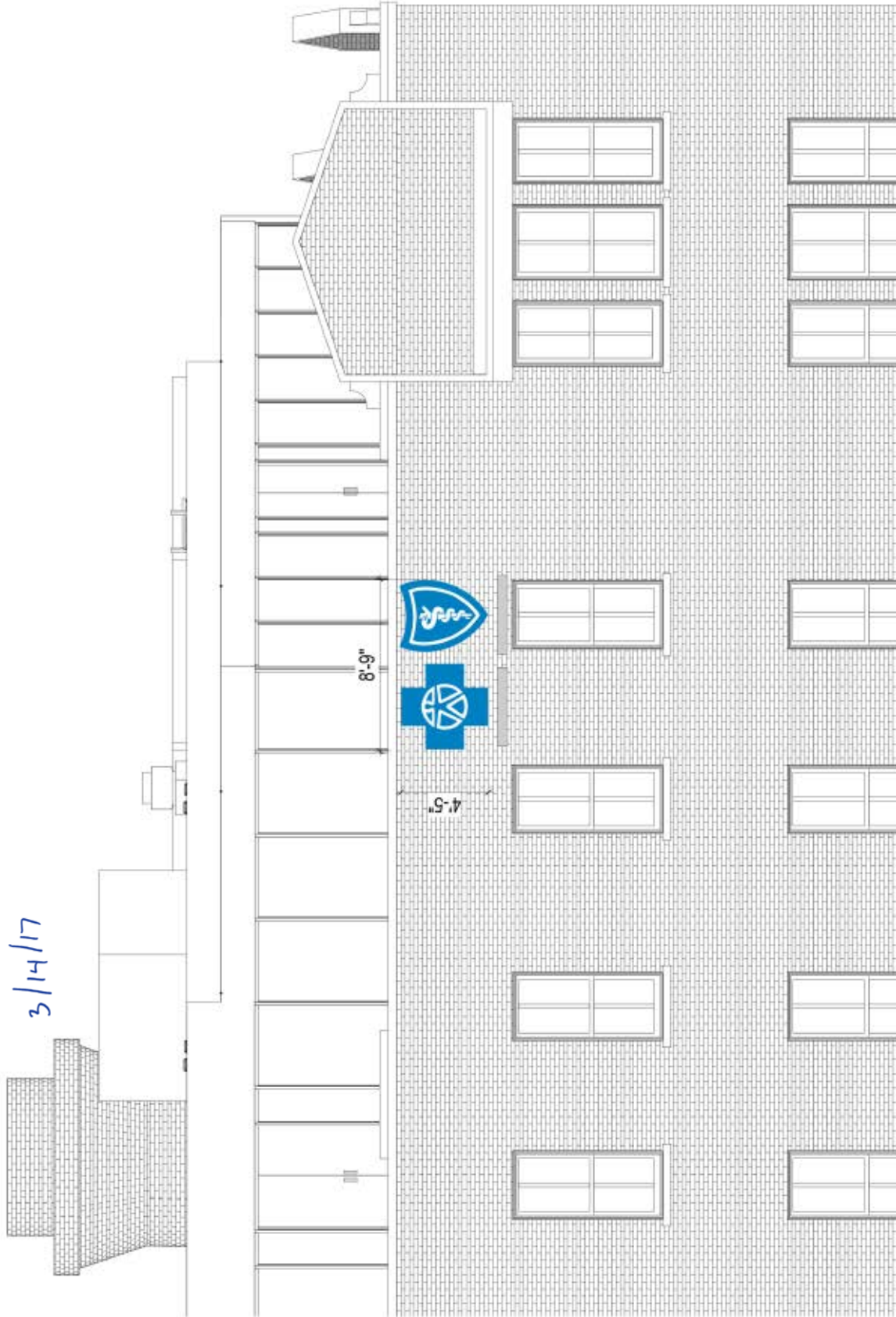


Request #1 and #2 – Proposed East Elevation

CA167-320(LC)

C17-21





Request #2 and #3 – Proposed Painted Sign and Linear Uplight Fixtures  
(Proposed light fixture finish color will be Dark Bronze)

CA167-320(LC)

C17-22

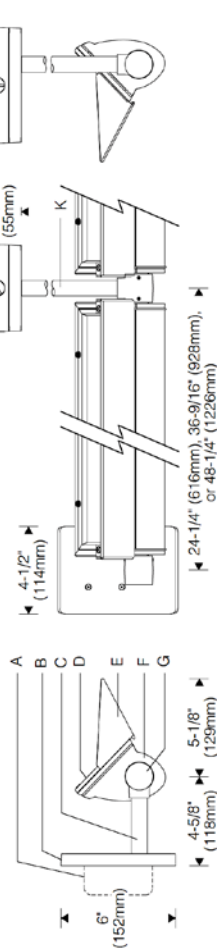


## Style S171

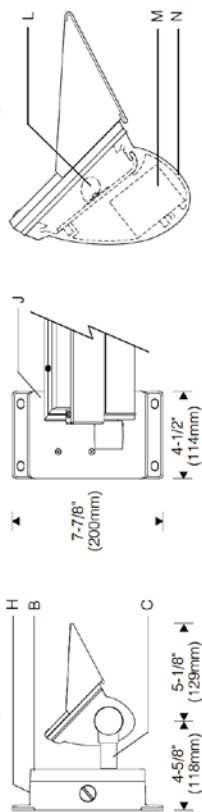
## Uplighting

**Solid State (LED)**

### 1:8 Scale



### Internal Components 1:4 Scale



## Features

- | A                               | B                                | C                            | D  | E                     | F                           | G  | H                            | J                            | K   | L  | M  | N                                   |
|---------------------------------|----------------------------------|------------------------------|--|-----------------------|-----------------------------|--|------------------------------|------------------------------|---|--|--|-------------------------------------|
| Recessed outlet box (by others) | Die-cast aluminum mounting plate | Aluminum surface hanger stem | Extruded aluminum door frame with mitered corners, tempered micro-prismatic glass lens | Aluminum cutoff visor | Die-cast aluminum end plate | Die-cast aluminum hub (1.5W x 1.5" diameter) | Die-cast aluminum splice box | Aluminum splice/access cover | Schedule 40 galvanized steel cantilever arm (7/8" O.D.) | Field serviceable light engine with <b>fractir</b> <sup>TM</sup> optic | Integral high power factor constant current driver | Extruded aluminum heat sink/housing |

### Mounting:

Two-piece extruded aluminum neat sink housing and light engine. Precision formed asymmetric optical light bar of high temperature, water-clear acrylic. Tempered microprismatic glass lens and holographic diffuser with silicone gasket for watertight operation when facing upward or downward.

Specify end

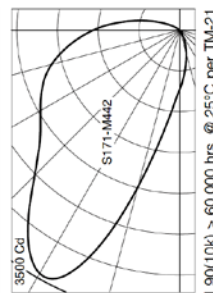
Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable components – non-corrosive stainless steel or aluminum.

3

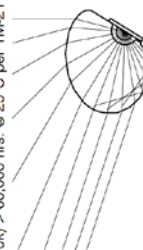
Integral electronic HPF, constant current driver(s), dimming drivers are optional. 84" leads exit one end of housing. **10F** option, 84" leads exit both ends for feed-through wiring). For complete driver specifications, see website, reference document **MA-1303**

## Performance

**fragitr** technology uses a combination of refraction and total internal reflection, creating a distribution of light ideal for illuminating surfaces uniformly. Glare is minimized while light delivered to the target is maximized, resulting in high application efficiency.



For photometric and lumen maintenance reports, visit [thelightingquotient.com](http://thelightingquotient.com)



Next Generation  
OUTDOOR



**elliptipar®**  
with fractir™ LED

9/16

**U.S. Patent 8,465,190; foreign patents pending**

2/14/17







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

DATE: 3/8/2017

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Granite Properties Inc./ Aaron Bidne

Address: 603 Munger Ave (H-2; West End)

Date of CA/CD/CR Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Task Force supports submittal w/ the  
comment noted on attached list,*

**Task force members present**

☒ Gary C. Coffman (Chair)

☒ Jay Firsching (Vice-Chair)

☒ Carolina Pace

☐ Charles Neel

☒ Justin Curtsinger

☐ Cathy Dawson (Alternate)

☐ Anne Stimmel (Alternate)

Ex Officio staff members Present ☐ Liz Casso

Simply Majority Quorum: ☐ yes ☒ no (four makes a quorum)

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Jay Firsching recused. Consultant  
for owner*

CHAIR, Task Force

DATE 3/8/2017

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.



**Task Force Conditions for 603 Munger (3/8/17):**

1. Shift Blue Cross Blue Shield sign over so that the tip of the shield is centered over the window.
2. Bolts for the proposed lighting, as well as electrical components, must be installed through mortar joints.
3. Light fixture finish color should be compatible with approved light fixtures on the structure, and color information should be included in the application materials.
4. Add the proposed light fixtures to the elevation drawings of the Blue Cross Blue Shield sign.





## LANDMARK COMMISSION

APRIL 3, 2017

FILE NUMBER: CA167-341(JKA)  
LOCATION: 326 S. Edgefield Avenue  
STRUCTURE: Main & Accessory, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Melissa Alvarez

**OWNER:** WILLIAM & MELISSA ALVAREZ

**REQUEST:**

1. Install screened-in porch and deck on rear of the main structure.
2. Install second story on existing accessory structure.

**BACKGROUND / HISTORY:**

07/15/2016 – Landmark denied the applicant's request to install 16 foundation vents around the main structure (CA156-576(MD)).

10/06/2015 – Landmark Commission approved an extensive exterior rehabilitation as well as construction of a new accessory structure (CA134-551(MD)).

The structure is listed as 'Intrusive' per the Winnetka Heights National Register district and is therefore considered to be non-contributing.

**ANALYSIS:**

1. The 210 square foot screened-in porch and 154 sq. ft. uncovered deck extensions will match the main structure's siding, shingles, rafter tails, overhang and paint colors. The proposed work is compatible with the historic overlay district and meets City Code; therefore Staff is recommending approval of the work.
2. The applicant would like to add a second-story 432 square foot addition onto the existing one-story accessory structure. No changes are proposed for the first floor or to the existing footprint, although a stairway will be added to provide access to the second floor. The proposed windows on the second-story are wood, and the shingles, siding, rafter tails, and overhang would match the main structure. The height of the accessory structure matches the height of the main structure. Staff is recommending approval of the proposed work with the finding that it is compatible with the historic overlay district and with City Code.



**STAFF RECOMMENDATION:**

1. Install screened-in porch and deck on rear of the main structure – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install second story on existing accessory structure – Approve – Approve plans and specifications dated 3-14-17 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

1. Install screened-in porch and deck on rear of the main structure – Approve with Conditions – Recommend using rafters tails as designed with the porch structure and matching the overhead dimension of existing house (1' seems small, ordinance states 18").
2. Install second story on existing accessory structure – Approve.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167-341 [JKA]  
Office Use Only

Name of Applicant: Melissa Alvarez  
Mailing Address: 326 S. Edgefield Ave  
City, State and Zip Code: Dallas, TX 75208  
Daytime Phone: 214-755-3142 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Planner's Initials

**PROPERTY ADDRESS:** 326 S. Edgefield Ave Dallas, TX 75208  
**Historic District:** Winnetka Heights

**PROPOSED WORK:**

Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

adding a screened porch and deck at the back of the  
house, and adding a 2nd level loft on top of  
existing garage.

**RECEIVED BY**

Signature of Applicant: Melissa Alvarez Date: MAR 02 2017  
Signature of Owner: \_\_\_\_\_ Date: Current Planning  
(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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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 214/670-4538 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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





ALICIA C. QUINTANS, AIA

**Appendix 'A'**  
**Certificate of Appropriateness Application**

**Project:** Screened Porch & Garage Loft Addition  
326 S Edgefield, Dallas, TX 75208  
Winnetka Heights Historic District

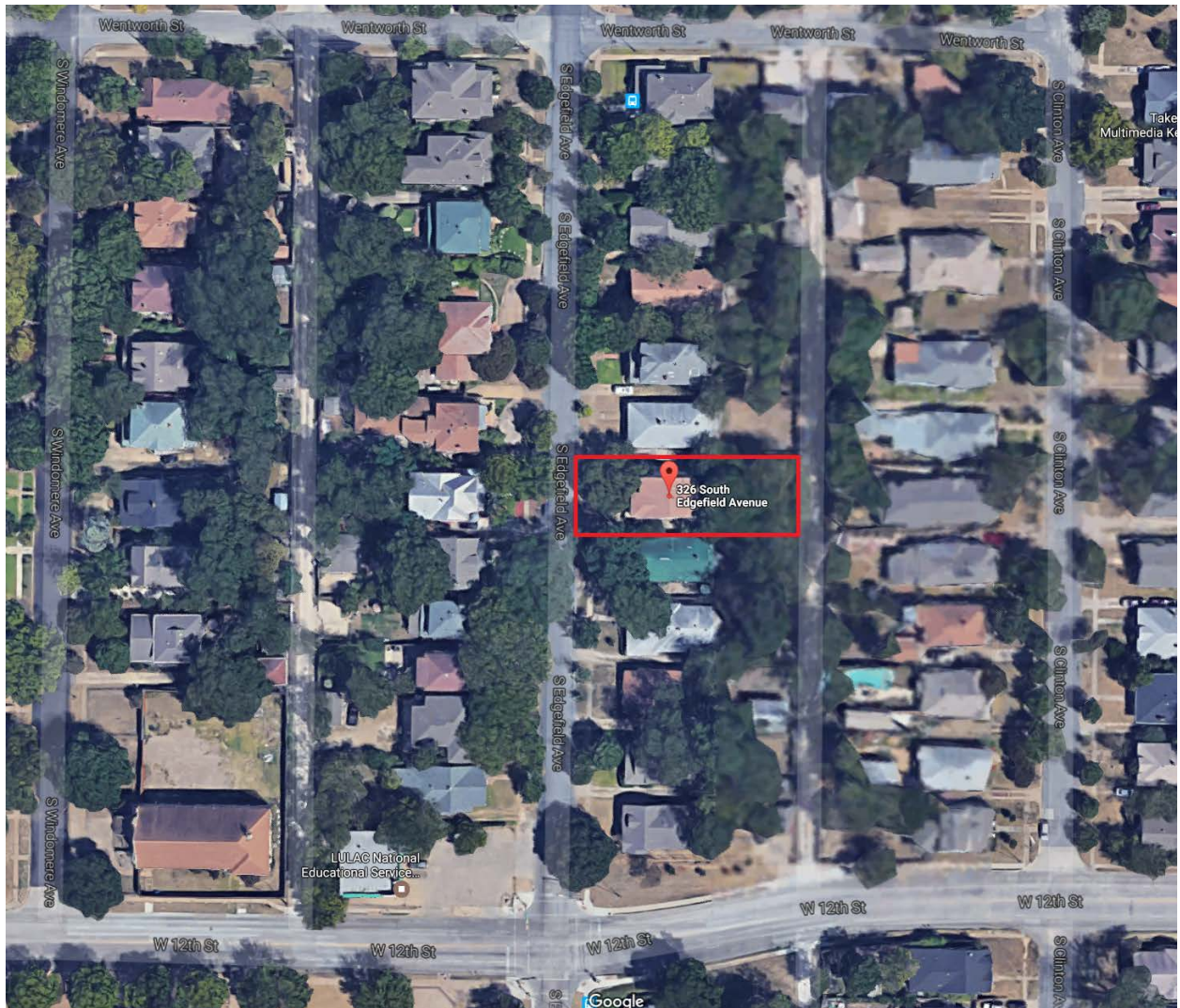
**Owner:** Melissa & William Alvarez, 214-215-6608,  
[walvarez3@yahoo.com](mailto:walvarez3@yahoo.com)  
[melissaharris81@hotmail.com](mailto:melissaharris81@hotmail.com)

**Architect:** Alicia Quintans, AIA, 214-215-7474, [Quintans.aq@gmail.com](mailto:Quintans.aq@gmail.com)

**Scope of Work Request:**

1. Add 210sf covered screened porch & deck at back (east side) of existing residence. Roof over new porch shall match existing. All paint colors shall match existing.
2. Add 154sf un-covered deck extension at north side of residence, to include sunken whirlpool spa.
3. Add 2<sup>nd</sup> story loft above existing garage. New composition shingle roof to match residence. New wood windows, door & wood stair. Siding and paint to match existing garage.





Aerial image





Main structure





To right



To left





Across street



Across street





Request #1: East (rear) view of main structure





Request #1: East (rear) view of main structure



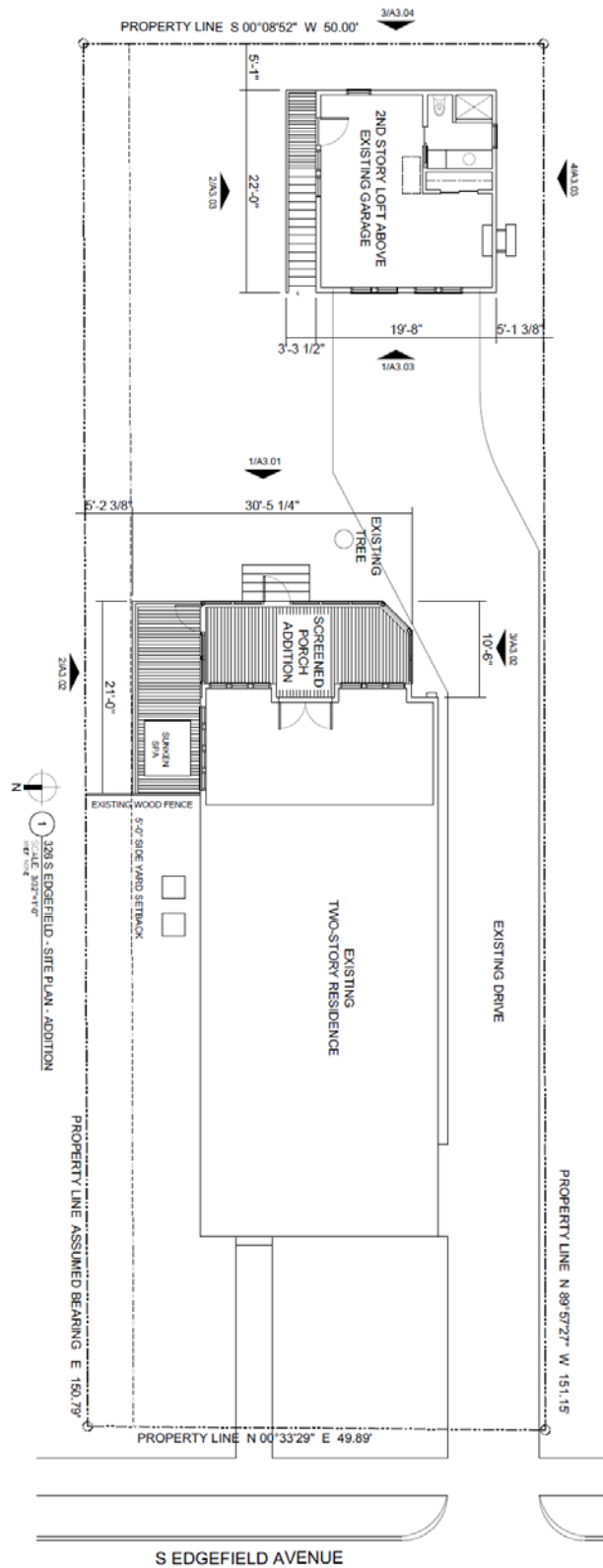


Request #2: Existing conditions of accessory structure



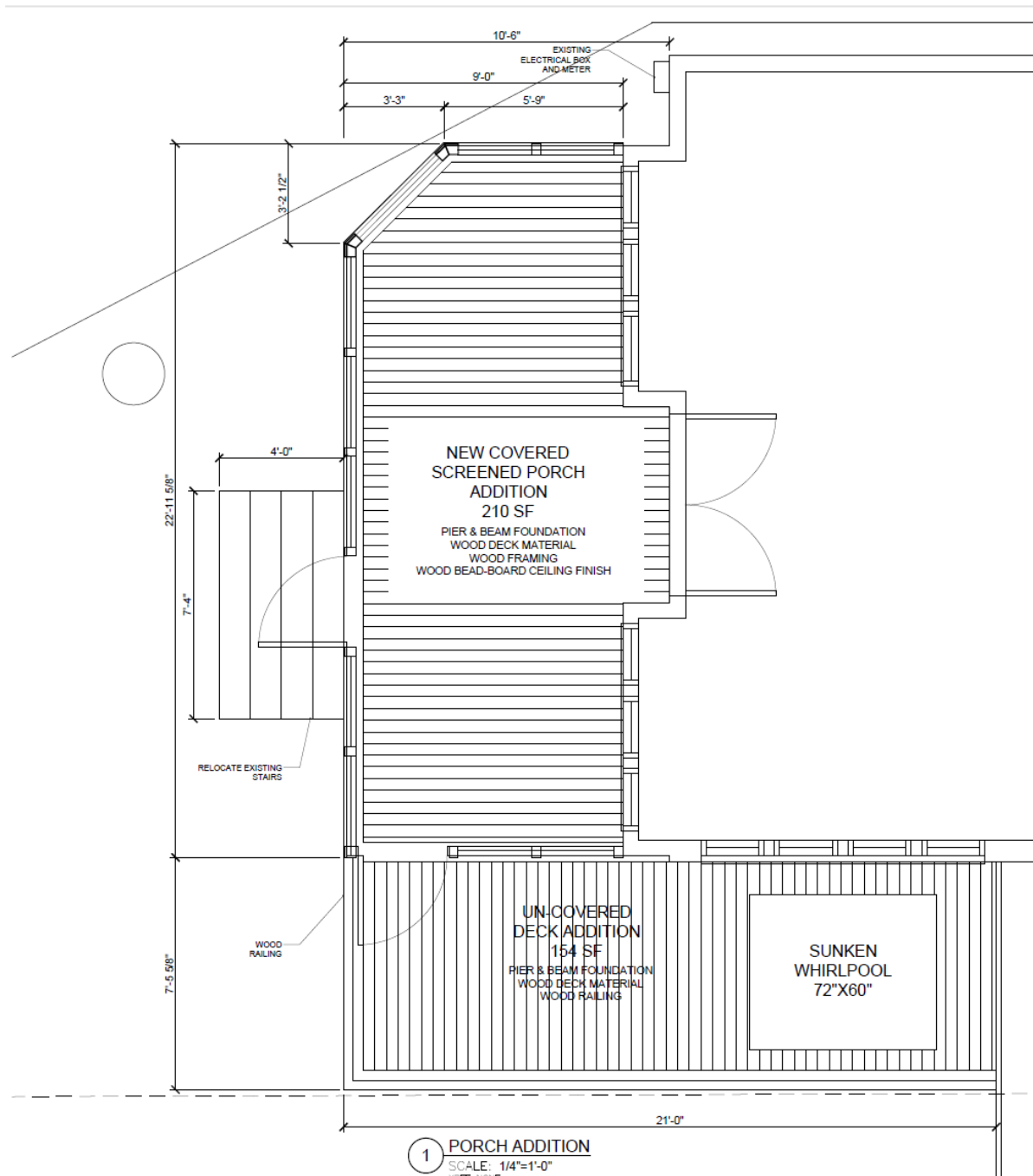






Proposed site plan





Request #1: Proposed screened-in porch and deck on the main structure





1 EXTERIOR ELEVATION @ EXISTING EAST - (SCREEN PORCH ADDITION SHOWN DASHED IN FRONT)  
 SCALE: 1/4" = 1'-0"  
 11/17/2018

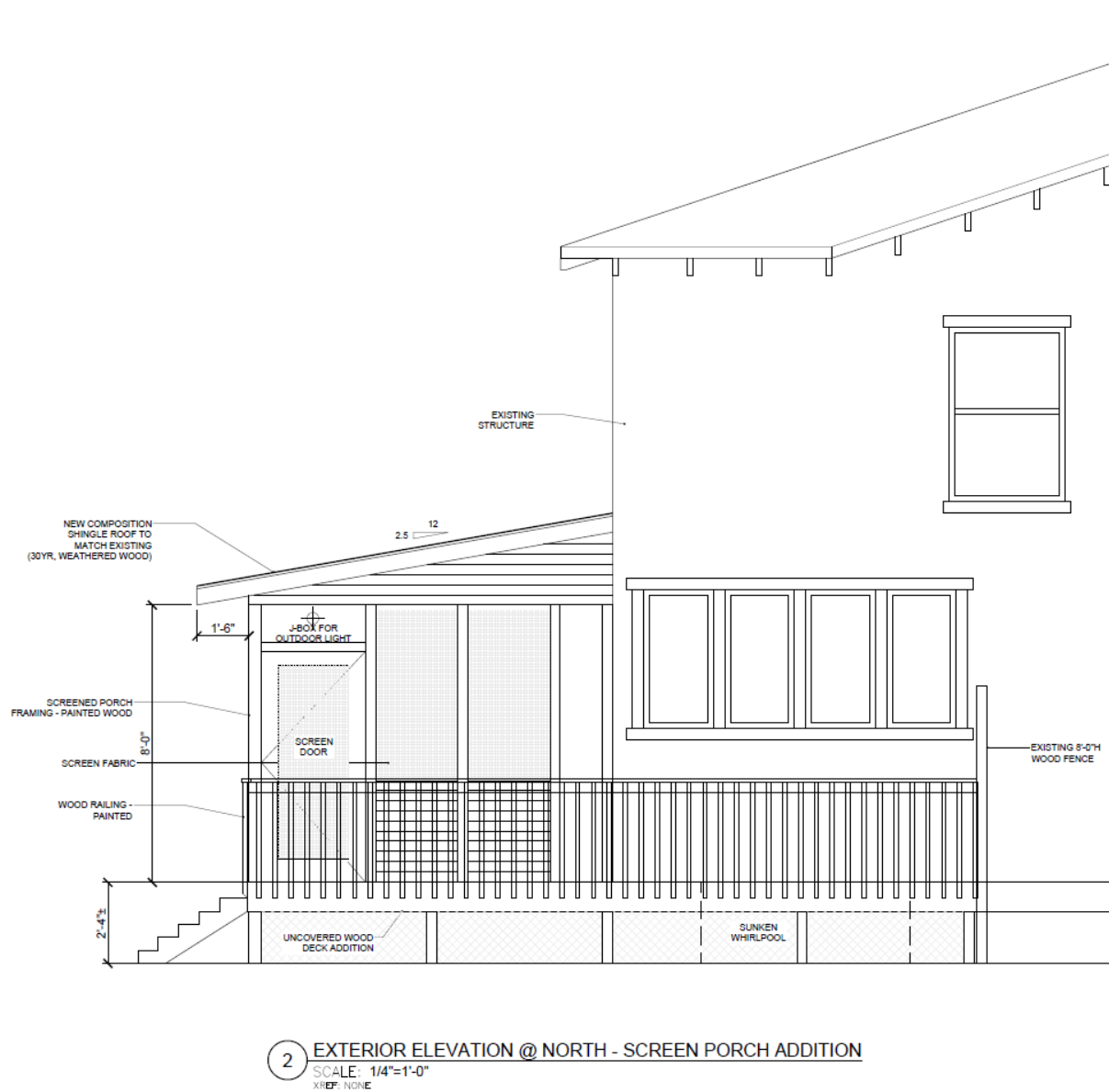
Request #1: Existing rear elevation on main structure





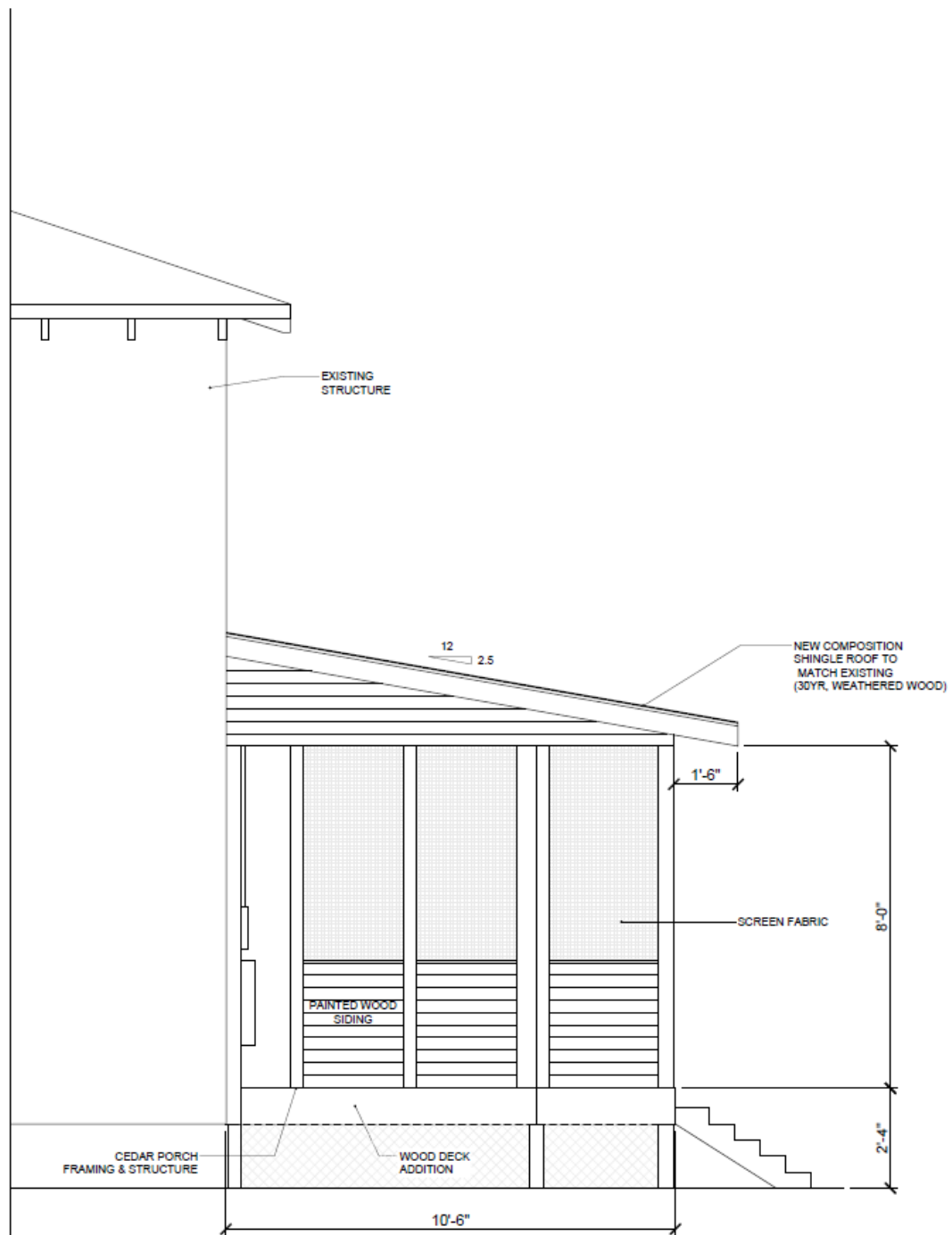
Request #1: Proposed rear screened-in patio and deck on main structure (east elevation)





Request #1: Proposed screened-in porch and deck on main structure (north elevation)

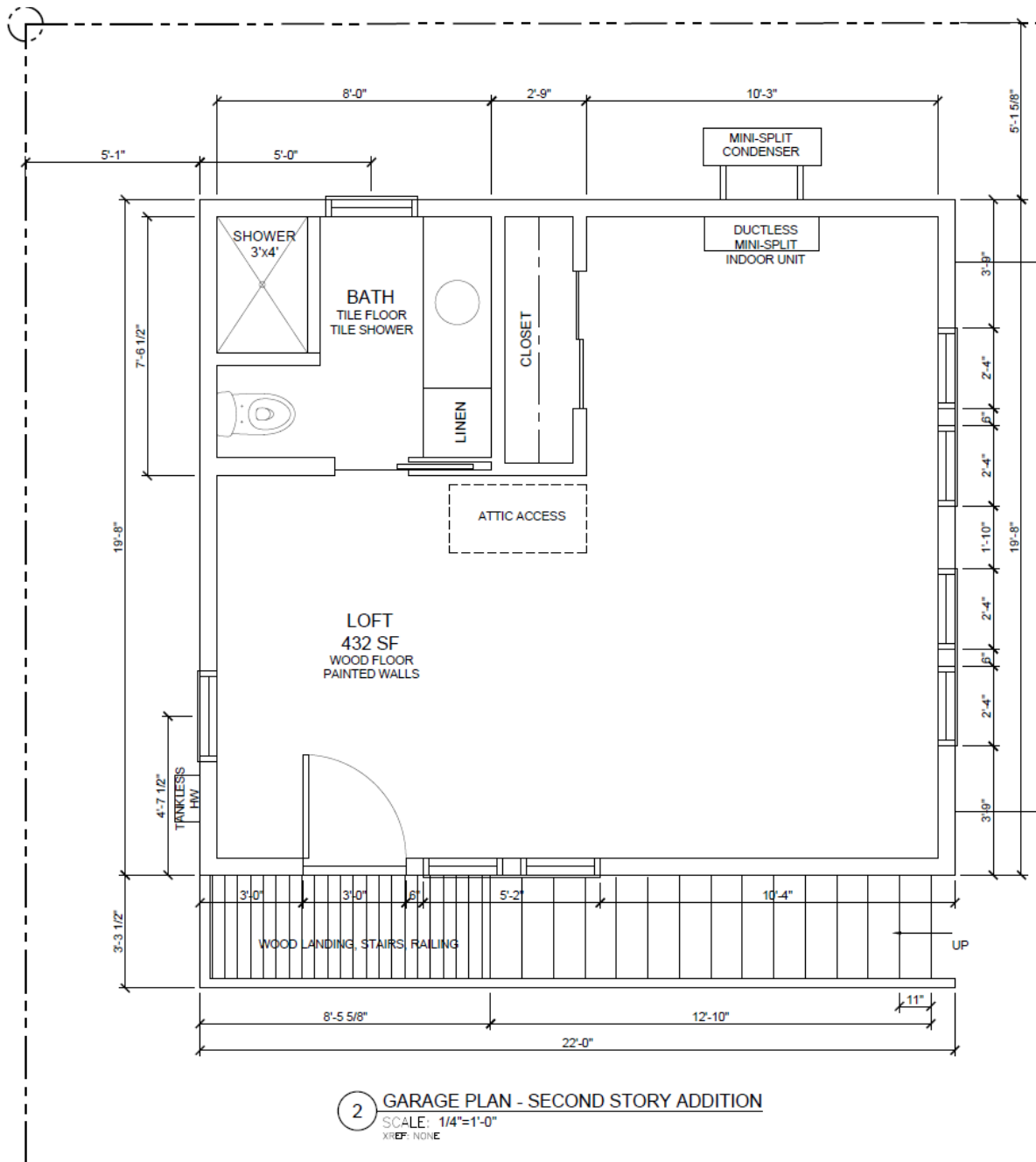




3 EXTERIOR ELEVATION @ SOUTH - SCREEN PORCH ADDITION  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

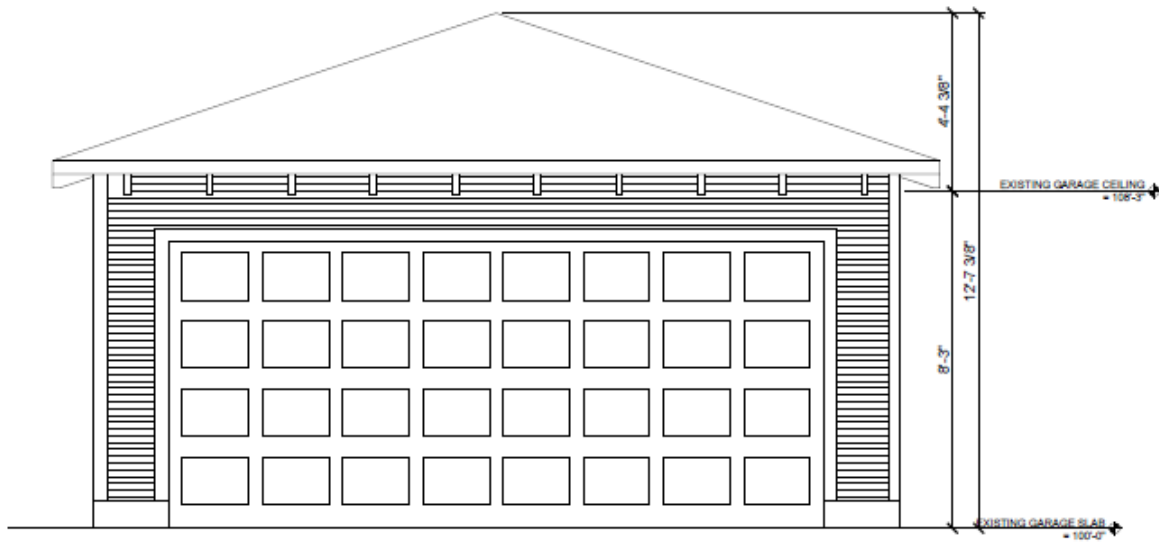
Request #1: Proposed screened-in porch and deck on main structure (south elevation)





Request #2: Proposed floor plan for the second story addition on accessory structure

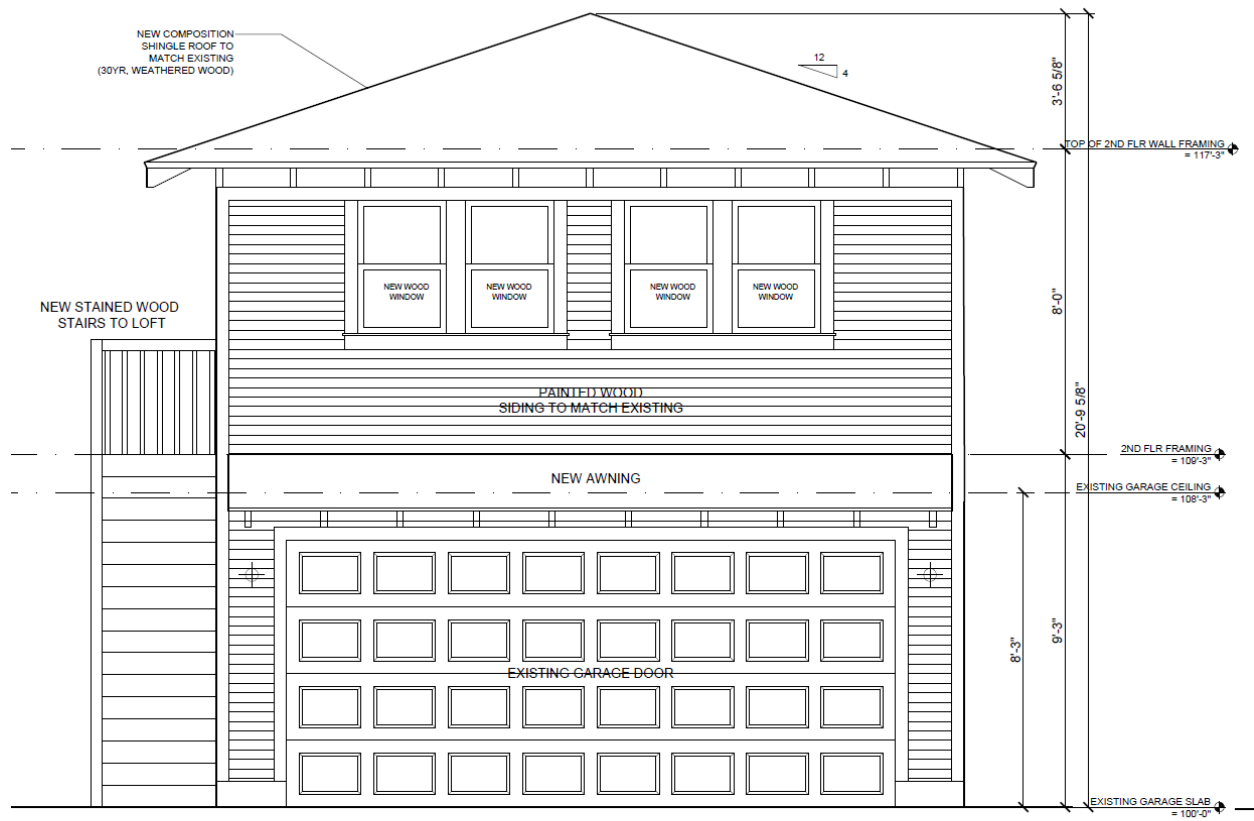




2 EXTERIOR WEST ELEVATION @ EXISTING GARAGE (WEST)  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

Request #2: Existing accessory structure

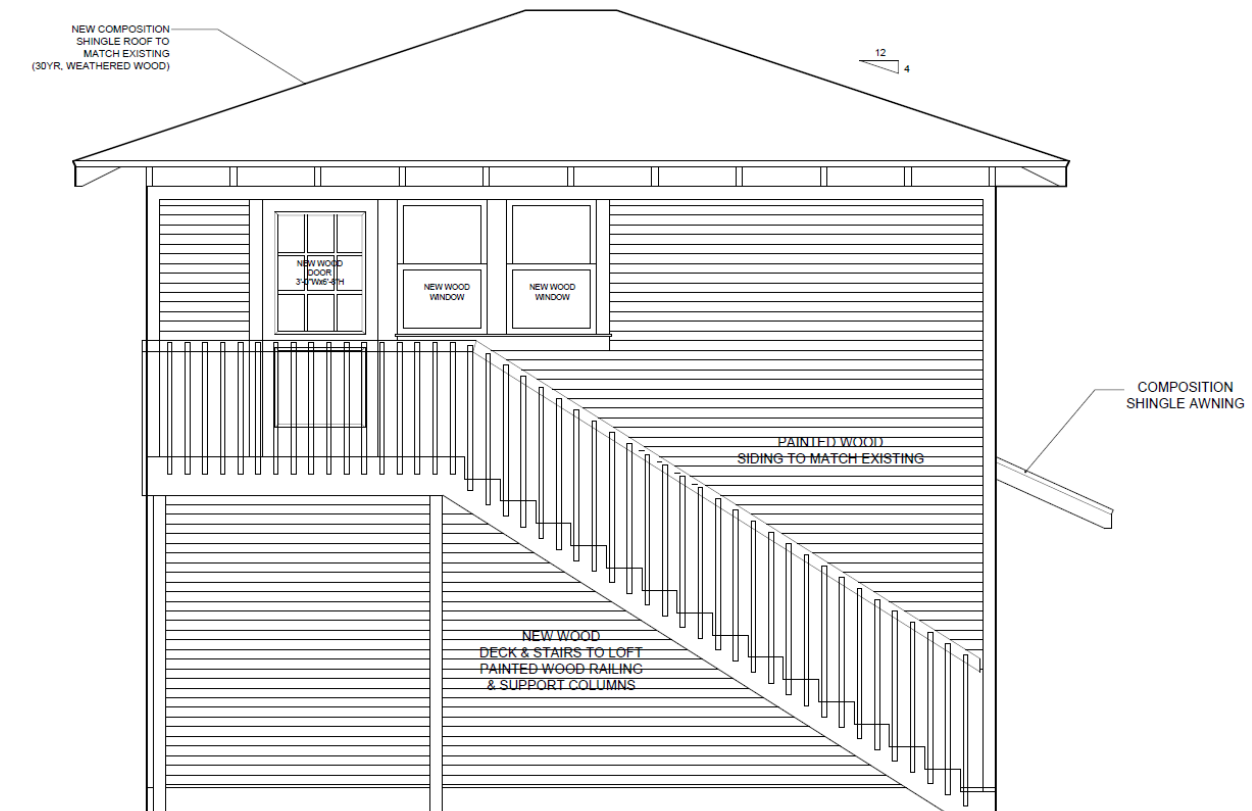




1 EXTERIOR WEST ELEVATION @ GARAGE - LOFT ADDITION  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

Request #2: Accessory structure with proposed second story addition (west elevation)

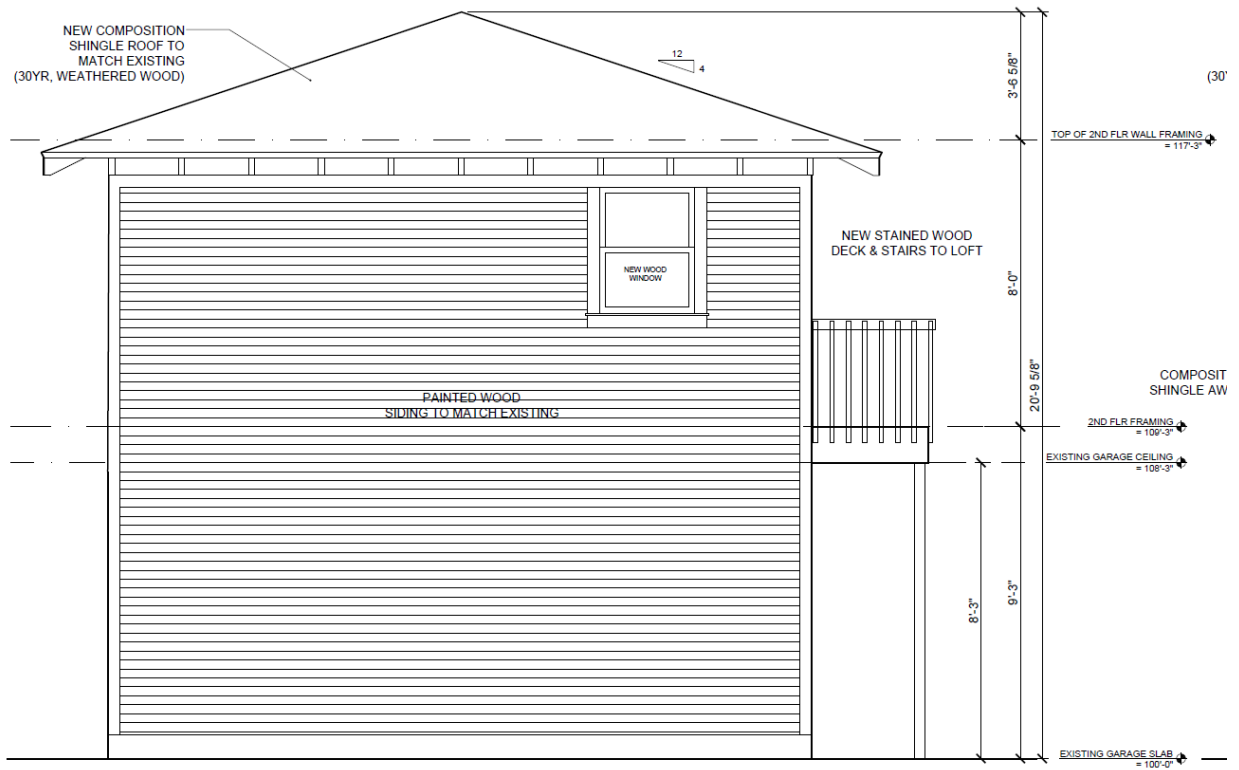




2 EXTERIOR NORTH ELEVATION @ GARAGE - LOFT ADDITION  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

Request #2: Accessory structure with proposed second story addition (north elevation)

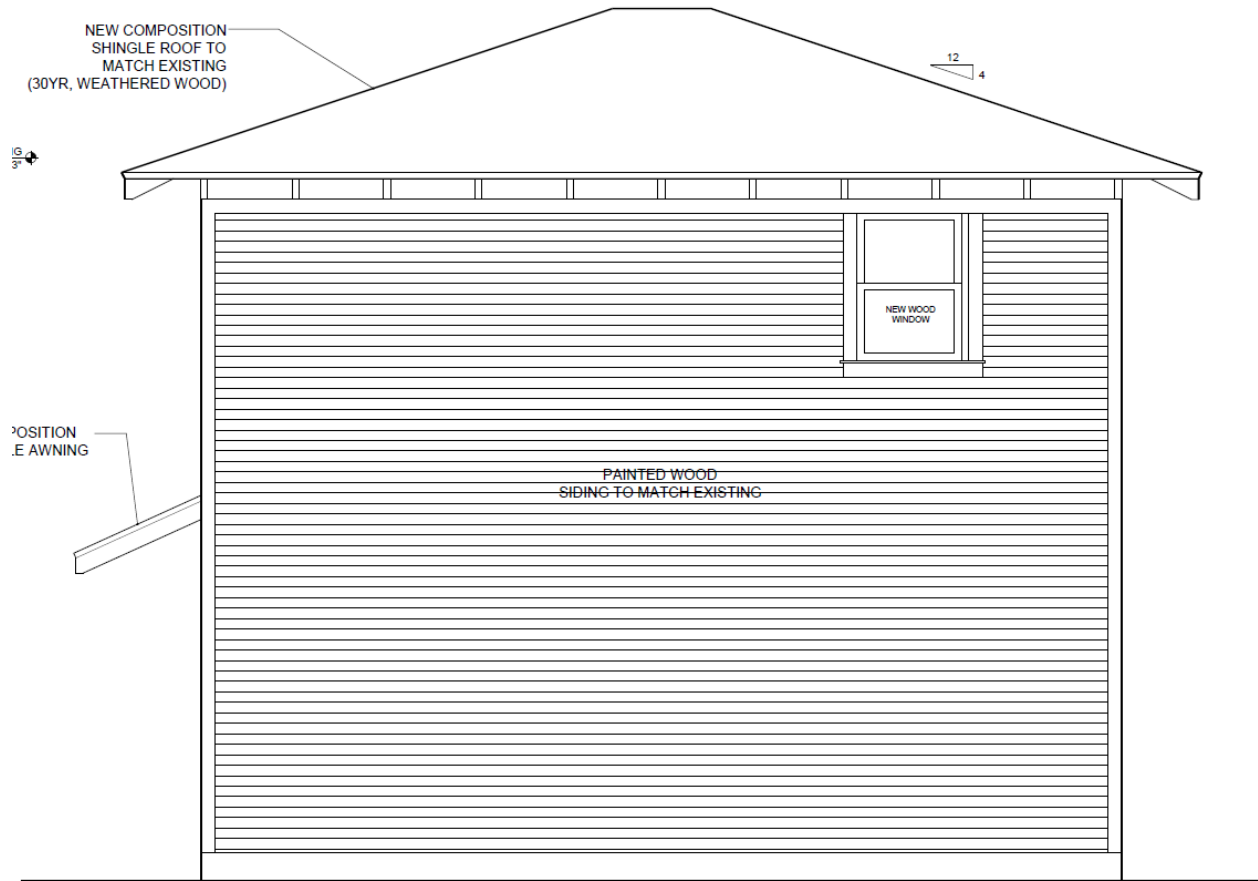




3 EXTERIOR EAST ELEVATION @ GARAGE - LOFT ADDITION  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

Request #2: Accessory structure with proposed second story addition (east elevation)

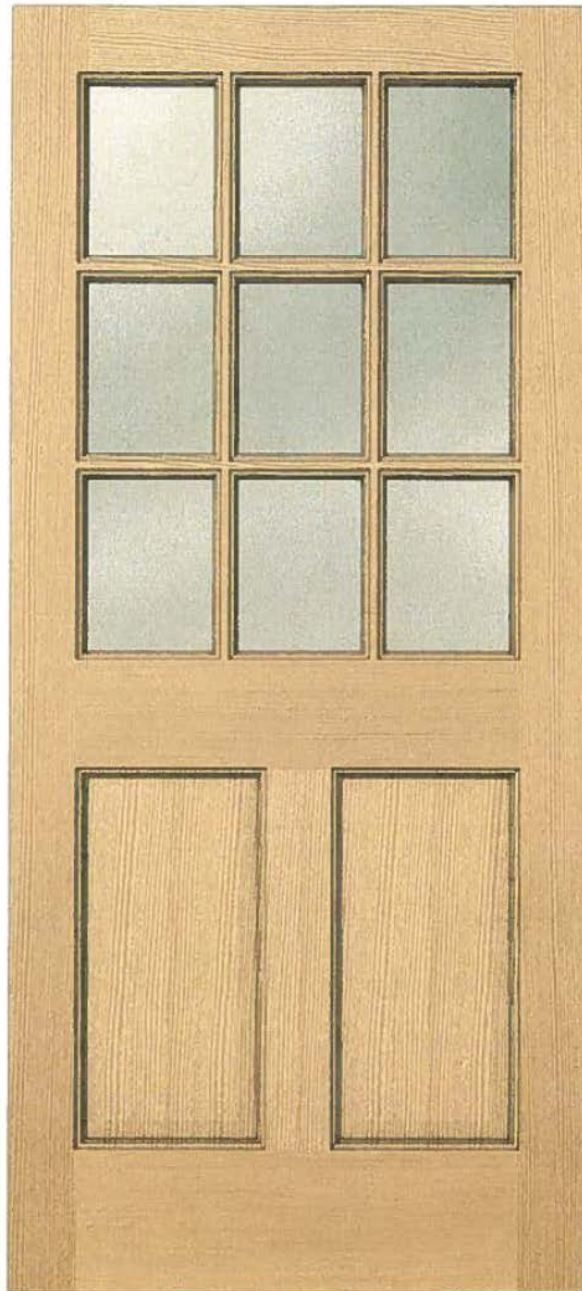




4 EXTERIOR SOUTH ELEVATION @ GARAGE - LOFT ADDITION  
 SCALE: 1/4"=1'-0"  
 XREF: NONE

Request #2: Accessory structure with proposed second story addition (south elevation)



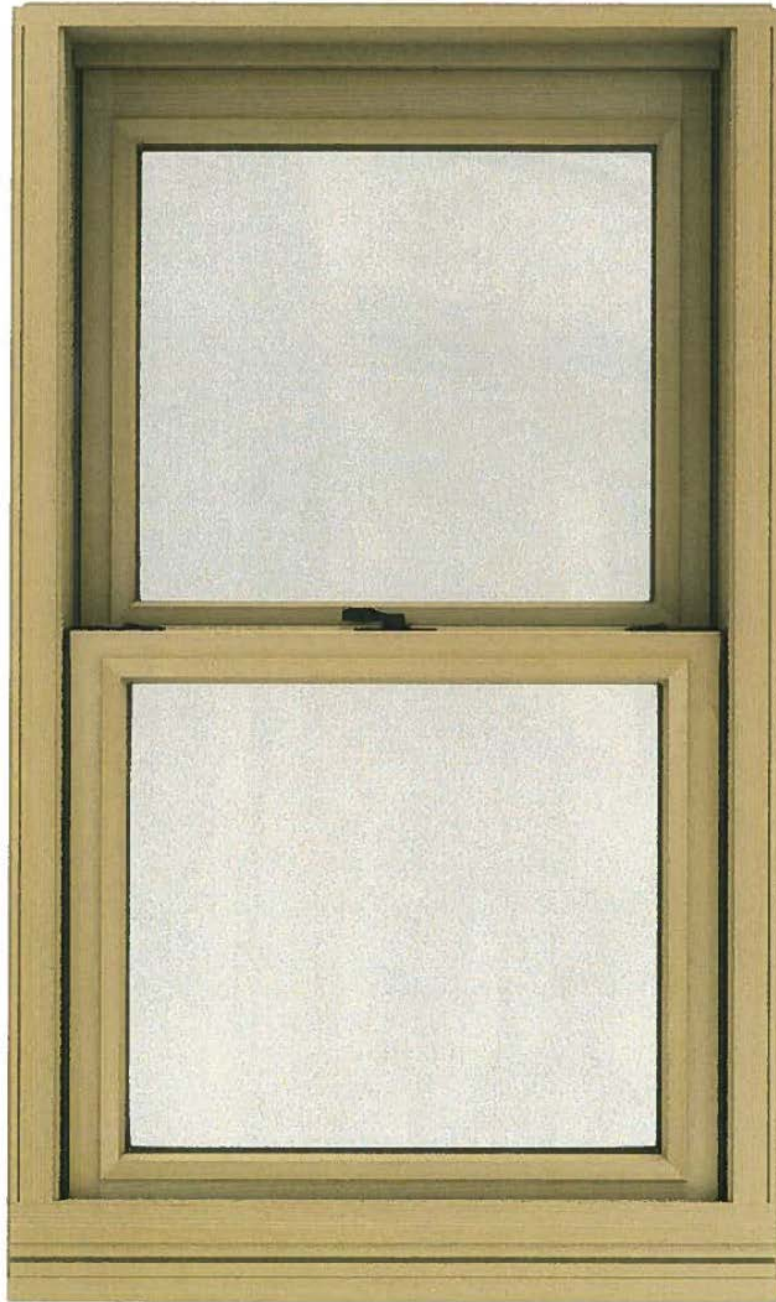


**Jeld-wen wood glass panel exterior door at new Garage Loft Entry**

Request #2:

Request #2: Proposed door for accessory structure





Jeld-wen Siteline Wood Double-Hung 1 over 1 window at Garage Loft

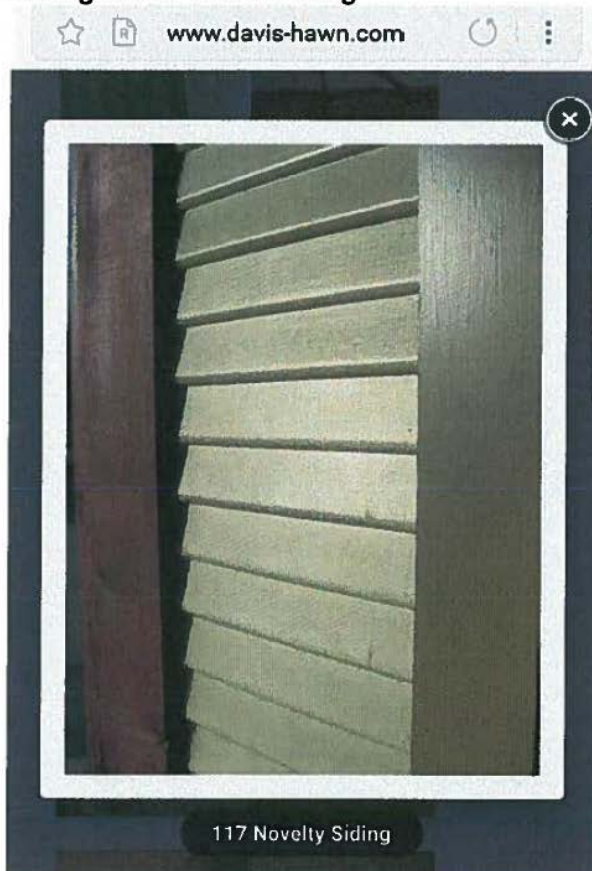
Request #2: Proposed window for accessory structure



Roofing: Tamko-Heritage, Weatherd Wood



Siding: #117 Wood Siding



Request #1-2: Shingle and siding specifications for main structure porch addition and accessory structure.



**Paint Colors:**

Body: Sherwin Williams Color Match – HC-111 Nantucket Green

Trim: Sherwin Williams Color Match – OC-40 Albescent

Windows: Sherwin Williams Color Match – HC-110 Wethersfield



Request #1-2: Paint colors proposed for main structure porch addition and accessory structure.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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.



**ATASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: MELISSA ALVAREZ

PROPERTY ADDRESS: 326 S EDGEFIELD AVE

DATE of CA / CD REQUEST: 03/02/2017

**RECOMMENDATION:**

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

① RECOMMEND USING RAFTERS TAILS AS DESIGN W/ THE  
PORCH STRUCTURE & MATCHING THE OVERHEAD DIMENSION OF  
EXISTING HOUSE (1'-0" SEEMS SMALL, ORDINANCE STATES 18")

② APPROVE AS SUBMITTED

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker:

ALFRED

2<sup>nd</sup>:

CHRISTINE

Task Force members in favor: ☒

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3-8-2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

APRIL 3, 2017

FILE NUMBER: CA167-327(JKA)  
LOCATION: 307 N Windomere Ave  
STRUCTURE: Accessory, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-A  
CENSUS TRACT: 0046.00

**APPLICANT:** Roberta Christopher

**OWNER:** Joseph Christopher

**REQUEST:** Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red."

**BACKGROUND / HISTORY:**

11/07/2014 – Landmark approved landscaping and an iron gate in the rear corner of the main structure (CA145-006(MD)).

08/16/2016 – A Routine Maintenance CA was issued for siding repair and painting on the accessory structure (CA156-715(JKA)).

The structure is listed as compatible and therefore non-contributing to the Winnetka Heights historic district.

**ANALYSIS:**

The existing door on the accessory structure is not historic. The applicant would like to replace the door with a salvaged 9-lite wood door that is more appropriate to the structure and paint it red to match the accent color on the main structure. Staff is recommending approval of the proposed work with the finding that it is compatible with the historic overlay district and meets City Code.

**STAFF RECOMMENDATION:** Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red" – Approve – Approve image dated 3-13-17 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).

**TASK FORCE RECOMMENDATION:** Replace door on second floor of the accessory structure and paint using Behr PPU1-8 "Pompeian Red" – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-327 [JKA]  
Office Use Only

Name of Applicant: Joseph & Roberta Christopher  
Mailing Address: 307 N Windomere  
City, State and Zip Code: Dallas TX 75208  
Daytime Phone: 214-789-1445 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owners

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials:

PROPERTY ADDRESS: 307 N Windomere  
Historic District: Winehaven Heights

**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.

Rebuild stairs to garage apartment as shown in picture. Opening between steps to be closed. Paint stairs Behr Vine Leaf N400-7. Replace existing door with new door as shown in photos & paint Behr Pompein Red PPU1-8. Both existing door & replacement measure 32" X 80"

Signature of Applicant: Christopher Date: 3-2-17

Signature of Owner: Christopher Date: 3-2-17  
(IF NOT APPLICANT)

RECEIVED BY

MAR 02 2017

**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

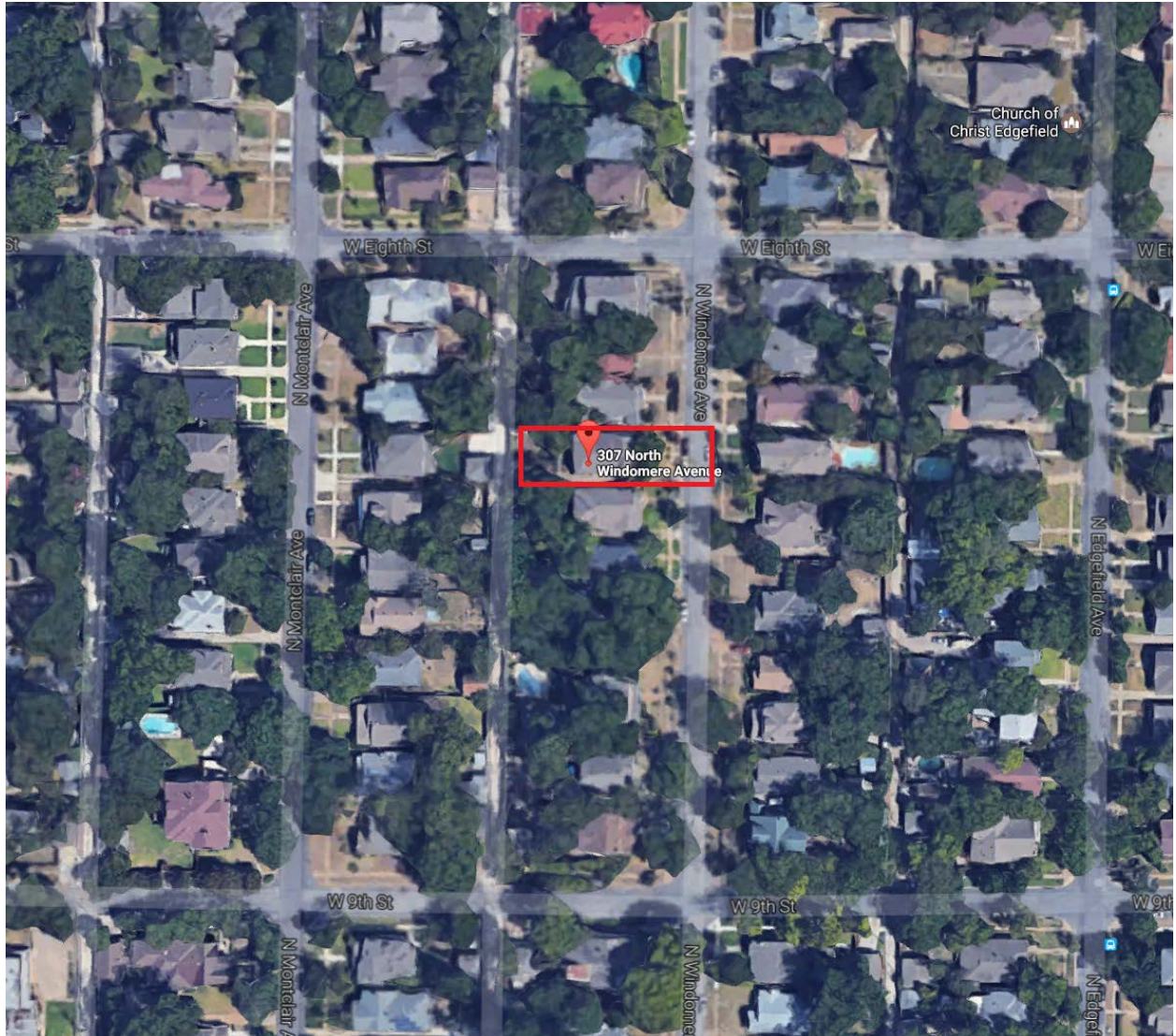
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial image





Main structure





To right



To left

CA167-327(JKA)

C19-5





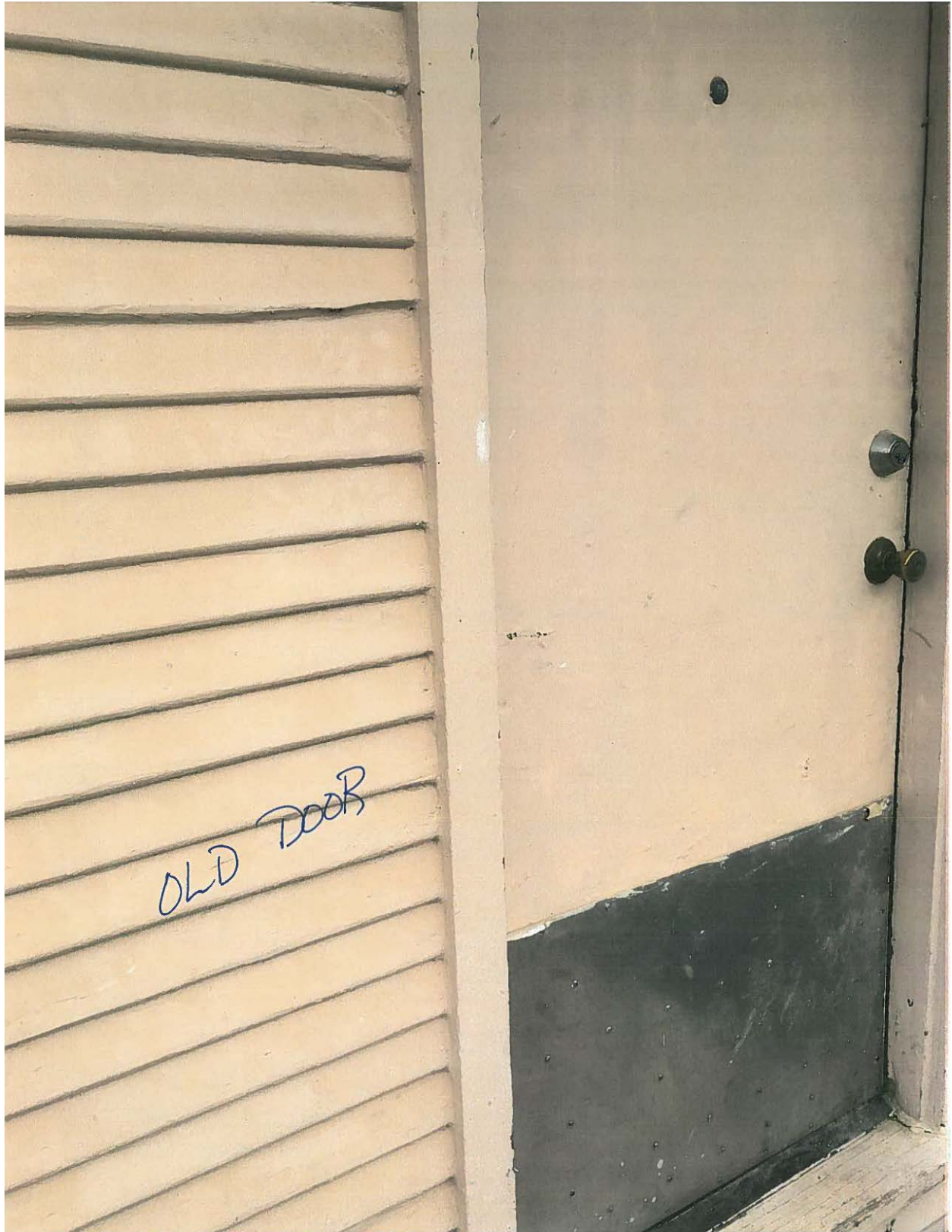
Across street





View of accessory structure from the alley





Existing door



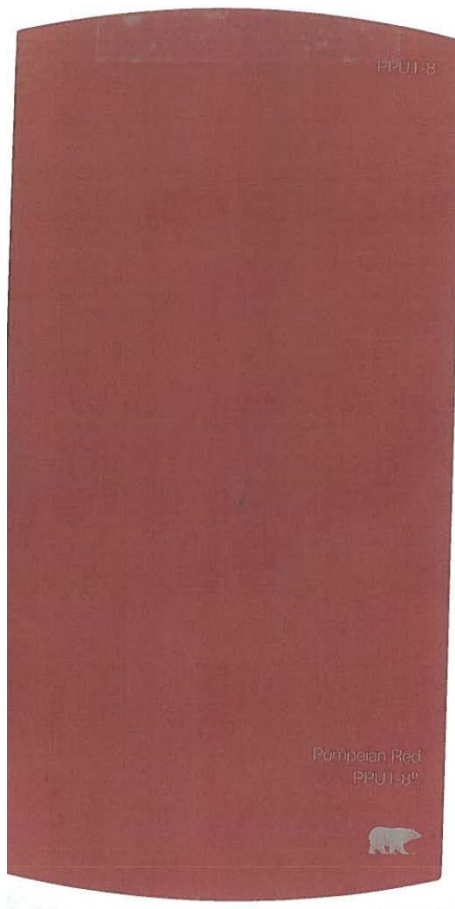


Proposed door

CA167-327(JKA)

C19-9





Color proposed for door.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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.



**ATASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: ROBERTA CHRISTOPHER

PROPERTY ADDRESS: 307 N WINDOMERE AVE

DATE of CA / CD REQUEST: 03/02/2017

**RECOMMENDATION:**

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

**Task force members present**

☒ Christine Escobedo

☒ Jeff Cummings (Chair)

☐ Barbara Roy (Alternate)

☒ Heidi Maher

☒ Rachel Hoehn

☐ VACANT

☒ Alfred Pena

☐ Harry Nicholls

☐ VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker:

2<sup>nd</sup>:

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

APRIL 3, 2017

FILE NUMBER: CA167-342(JKA)  
LOCATION: 411 S Winnetka Ave  
STRUCTURE: Accessory, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Jamie Oliver

**OWNER:** LARRY & JAMIE OLIVER

**REQUEST:** Construct two-story accessory structure in rear yard.

**BACKGROUND / HISTORY:**

5/4/2014 – Landmark approved landscaping and new porch lighting (CA134-259(MD)).

5/5/2015 – Landmark approved removal of windows and installation of French doors on north façade (CA145-365(MD)).

8/5/2017 – Landmark approved a new paint color scheme (CA145-511(MD)).

03/06/2017 – Landmark approved a new gate in the rear yard (CA167-260(JKA)) and the demolition of a non-historic shed (CD167-009(JKA)).

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

**ANALYSIS:** The accessory structure is proposed to have the same siding, shingles, paint colors, and detailing as the main structure. The main structure is 31' tall while the proposed accessory is 27'11" tall. Staff verified that two story accessory structures are permitted by the preservation criteria on block 45/3292 LOT 21. The garage doors are proposed to have glass panels so that the owner can use the garage for potted plant storage during the winter. The doors will not be visible from the alley due to the existing 8' tall fence and automatic gate. Staff believes that the proposed accessory structure meets the preservation criteria and City Code and is recommending approval of the work.

**STAFF RECOMMENDATION:** Construct two-story accessory structure in rear yard – Approve – Approve plans and specifications dated 3-14-17 with the finding that the work



is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:** Construct two-story accessory structure in rear yard – Approve.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167-342 (JKA)  
Office Use Only

Name of Applicant: Larry and Jamie Oliver  
Mailing Address: 411 S. Winnetka Ave  
City, State and Zip Code: Dallas, Tx 75208  
Daytime Phone: 214-926-9720 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

**PROPERTY ADDRESS:** 411 S Winnetka Ave  
**Historic District:** Winnetka Heights

**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.

Propose to build a 2-story garage accessory structure in back half of lot.

**RECEIVED BY**

Signature of Applicant: [Signature] Date: 2017 MAR 02 2017  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**Current 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.

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**OTHER:**

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Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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☐ **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**

**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**  
Rev. 111408



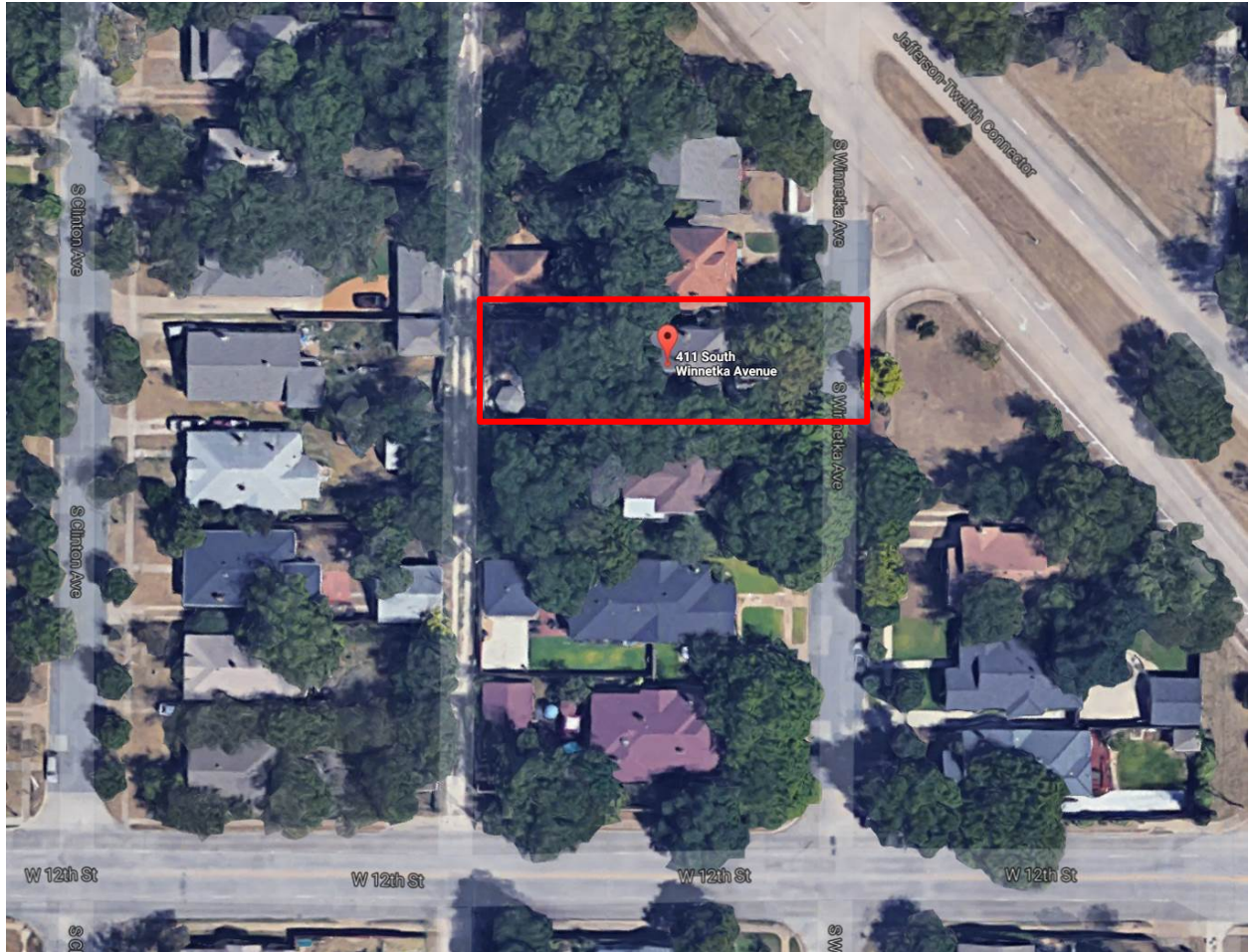
**411 S. WINNETKA** | *Accessory Structure Request*

We aim to build a 2-story/2 car garage with guesthouse above in the back of our property. Our home is also a 2-story structure flanked by on each side by other 2-story homes and the backhouse will not be visible from the street on the front or side of the home. The house that backs up to ours also has a 2-story accessory structure and this will not feel out of place.

ENTRY: Rear Alley

Description of work by the applicant.





Aerial image





Front (east) elevation.





To left of main structure



To right of main structure





Across street from main structure





FRONT OF MAIN STRUCTURE



Front (east) elevation



**411 S. WINNETKA** | *Accessory Structure Request*

LOOKING TOWARD  
PROPOSED STRUCTURE - shaded in pink



Rear yard. Accessory structure shown was approved for demolition in March 2017 and will be removed.



LOOKING FROM PROPOSED STRUCTURE  
TOWARDS MAIN STRUCTURE



Rear (west) facade



LOOKING FROM PROPOSED STRUCTURE  
TOWARDS MAIN STRUCTURE - neighbors homes



Rear yard

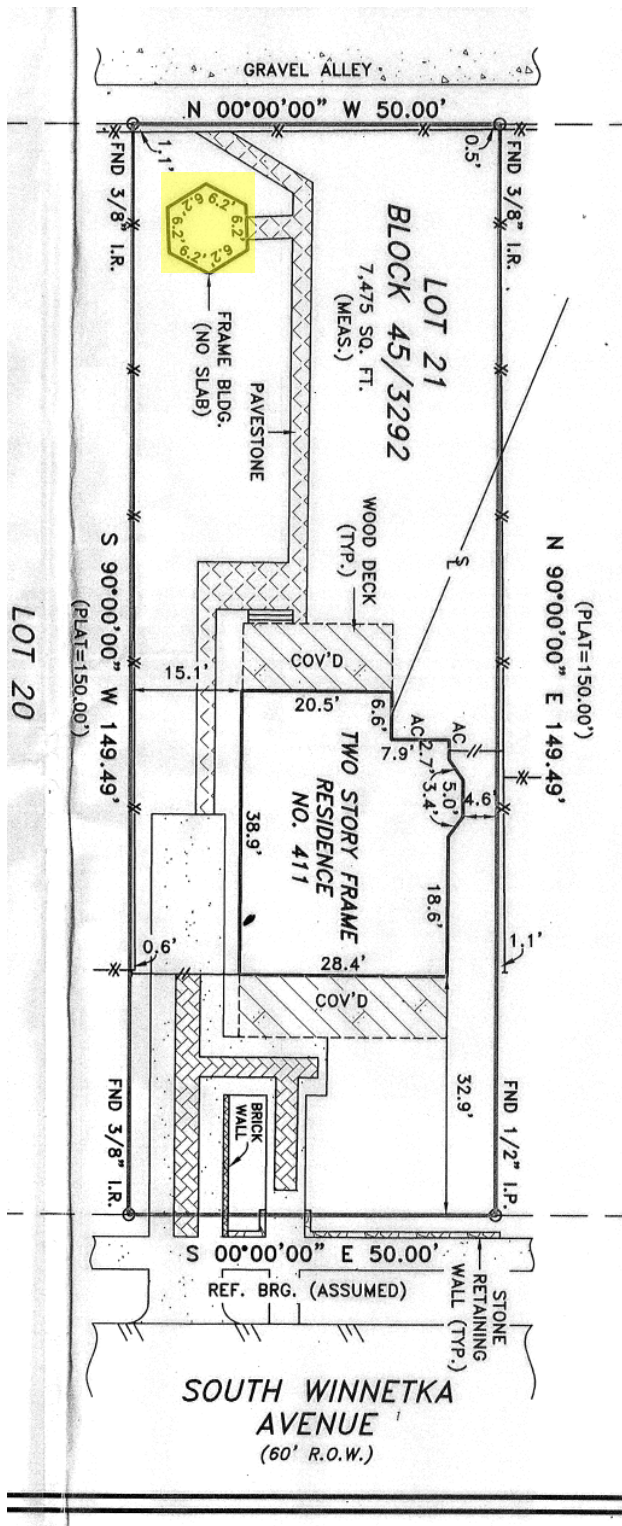


2 STORY STRUCTURE BACKING UP  
TO OUR HOME FROM ALLEY



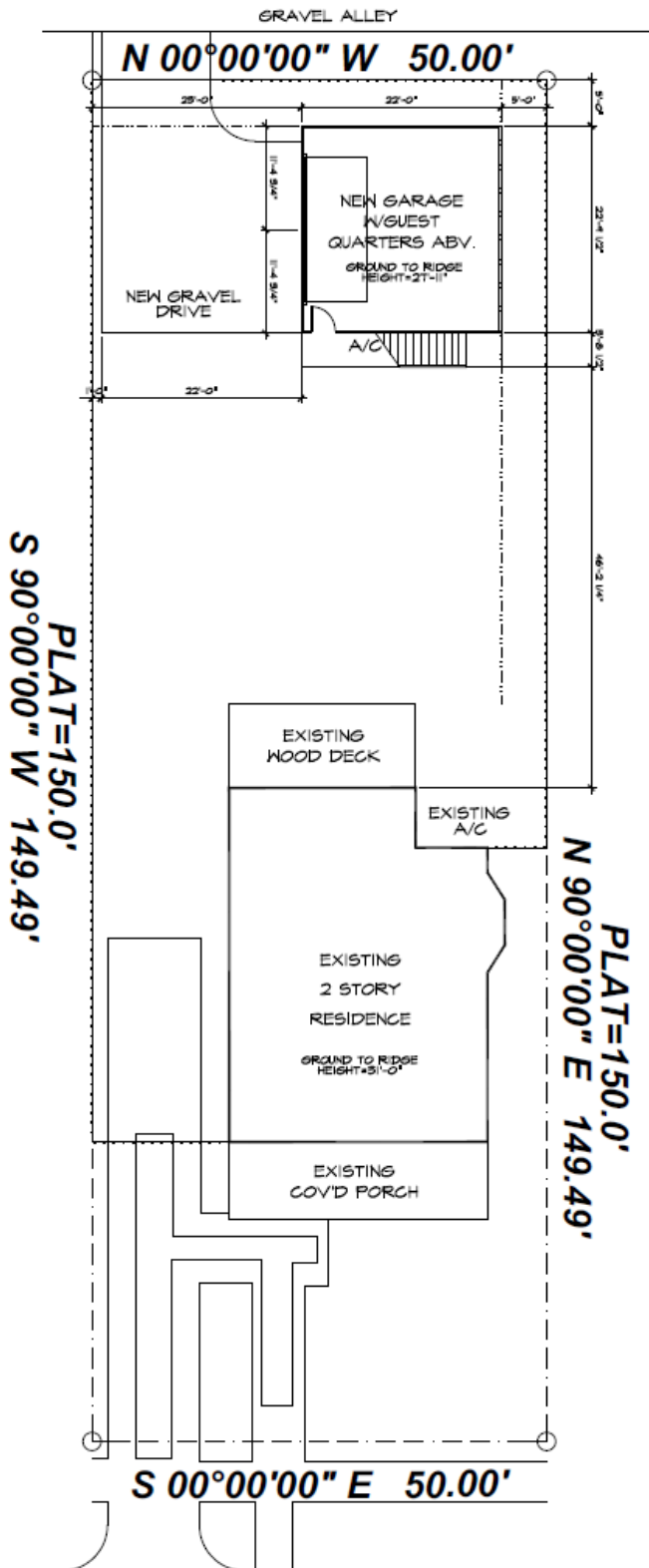
Rear yard





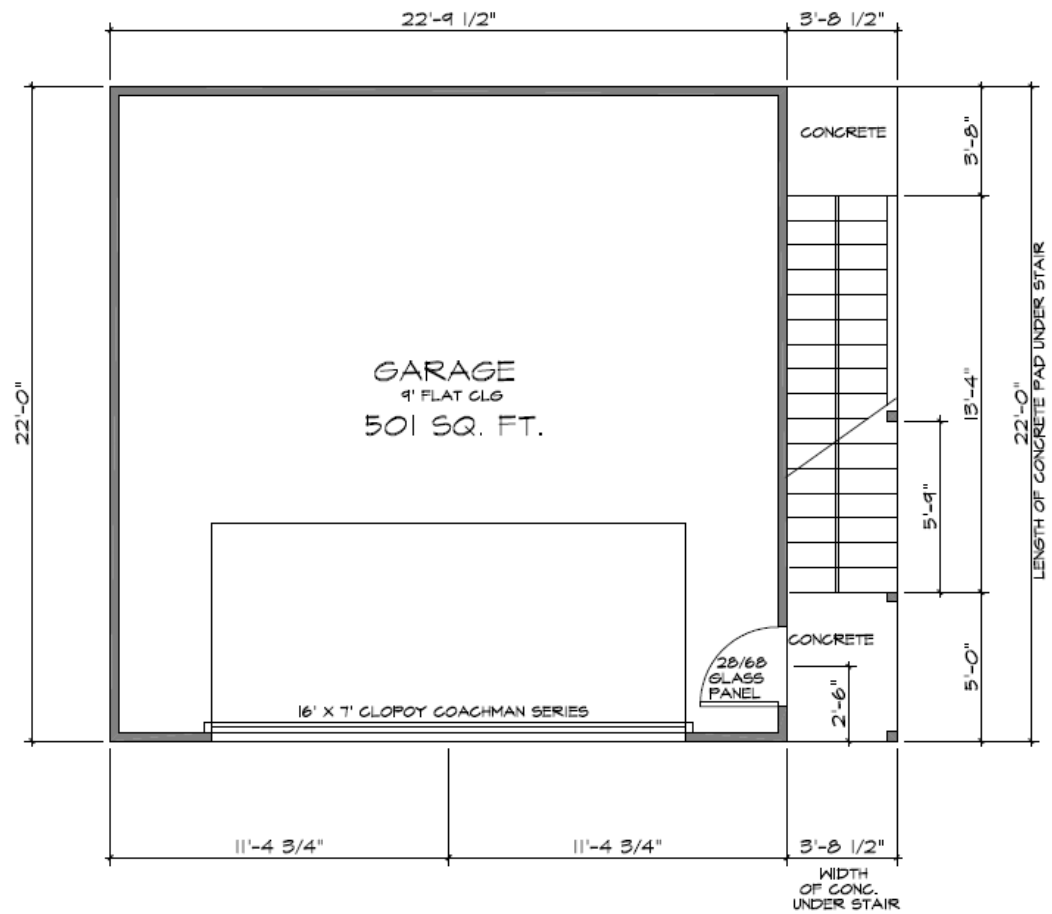
Site survey. Accessory structure highlighted was approved for demolition in March 2017 and will be removed.





Proposed site plan





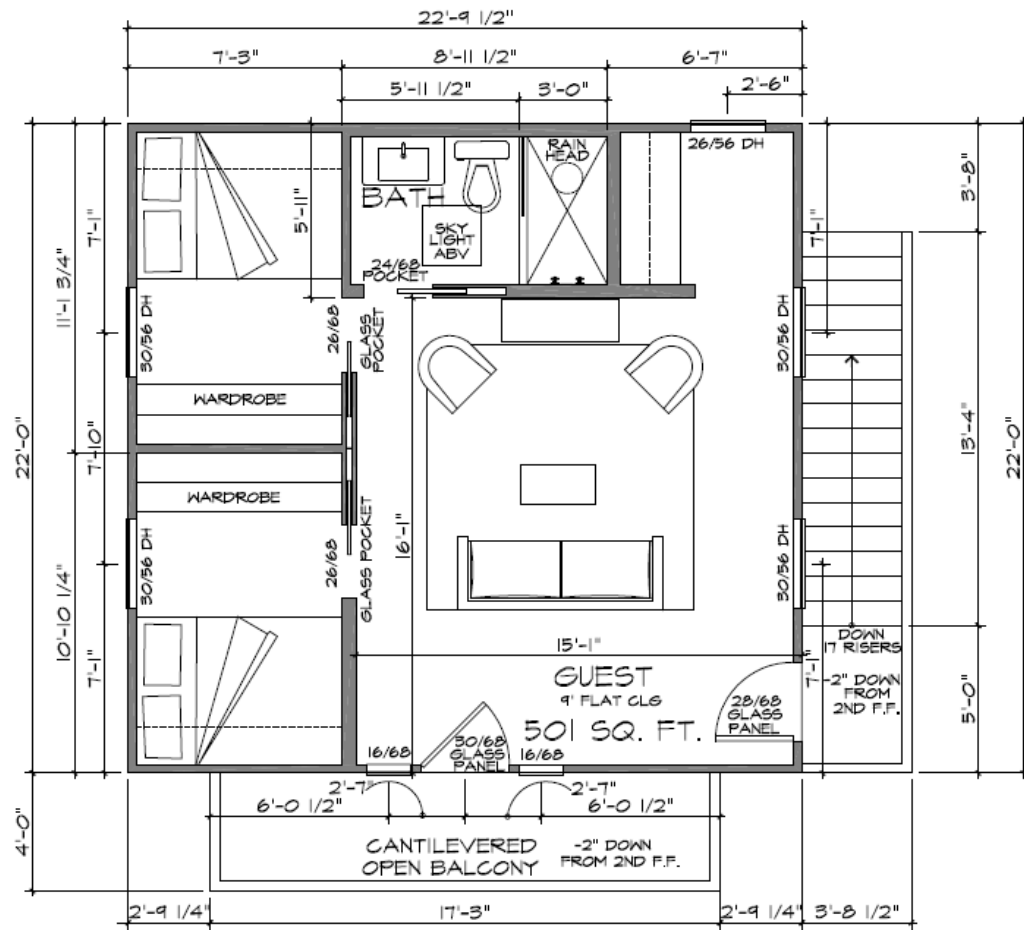
STAIRS: 17 RISERS AT 7 1/2" EACH=10'-9" GROUND TO SECOND FLOOR LANDING  
16 TREADS AT 10 INCH EACH =13'-4" STAIR RUN  
(BUILDER TO VERIFY STAIR RISER HEIGHT WITH SITE CONDITIONS)

## 01 FIRST FLOOR PLAN

1/4" = 1'-0"

Floor plan – 1<sup>st</sup> floor





STAIRS: 17 RISERS AT 7 1/2' EACH=10'-9" GROUND TO SECOND FLOOR LANDING  
16 TREADS AT 10 INCH EACH =13'-4" STAIR RUN  
(BUILDER TO VERIFY STAIR RISER HEIGHT WITH SITE CONDITIONS)

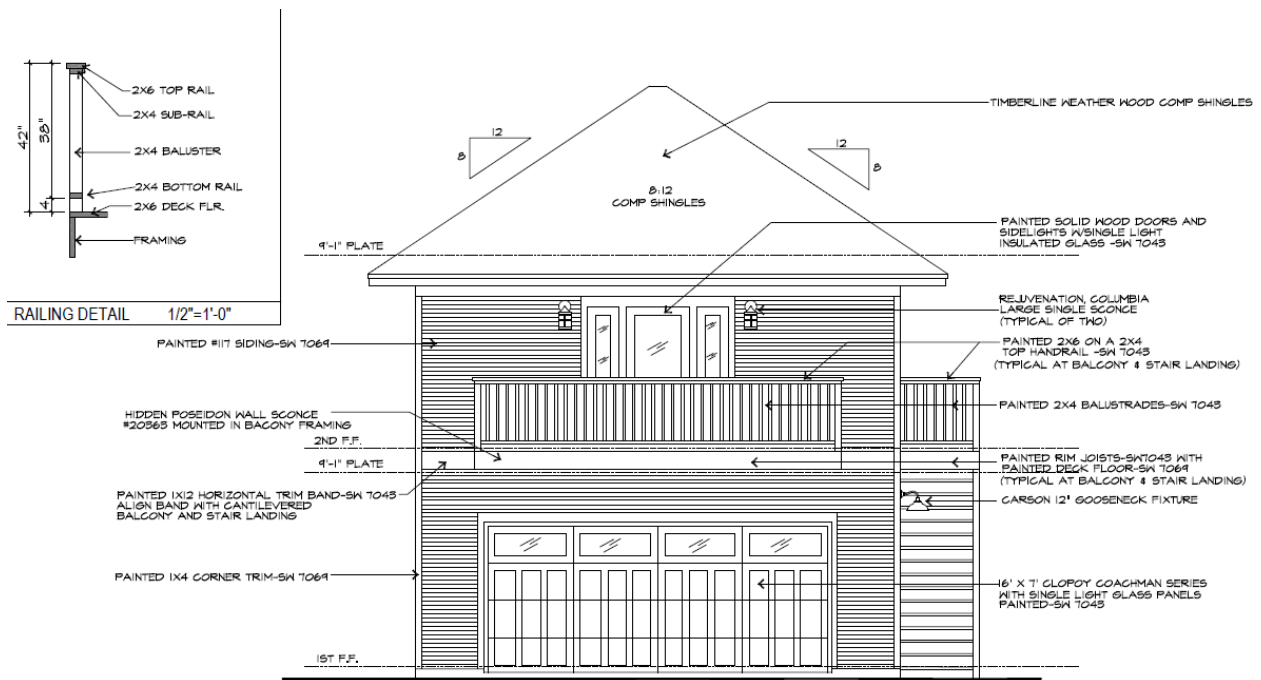
NOTE: EXISTING MAIN HOUSE IS 2056 SQ. FT. LIVING.  
2056 X .25=514 SQ.FT. MAX SQUARE FOOTAGE FOR ACCESSORY STRUCTURE.

## 02 SECOND FLOOR PLAN

1/4" = 1'-0"

Floor plan – 2<sup>nd</sup> floor



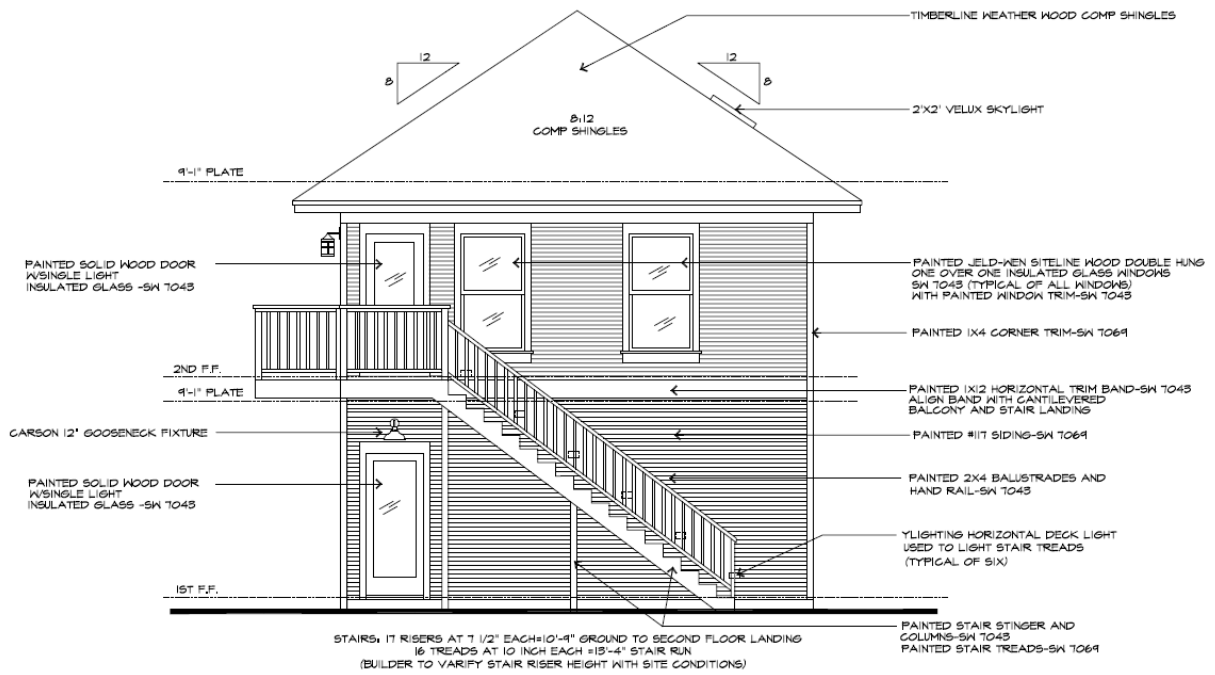


02 SOUTH ELEVATION

1/4" = 1'-0"

South elevation



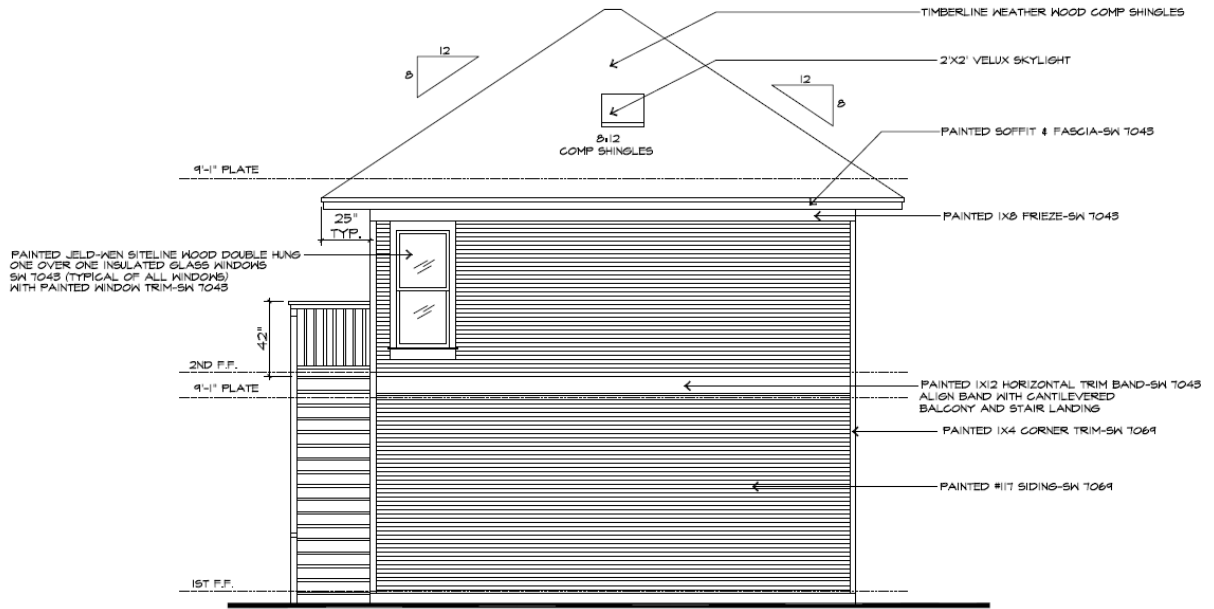


01 EAST ELEVATION (FACING REAR OF HOUSE)

1/4" = 1'-0"

East elevation (will face rear of the main structure)





04 NORTH ELEVATION

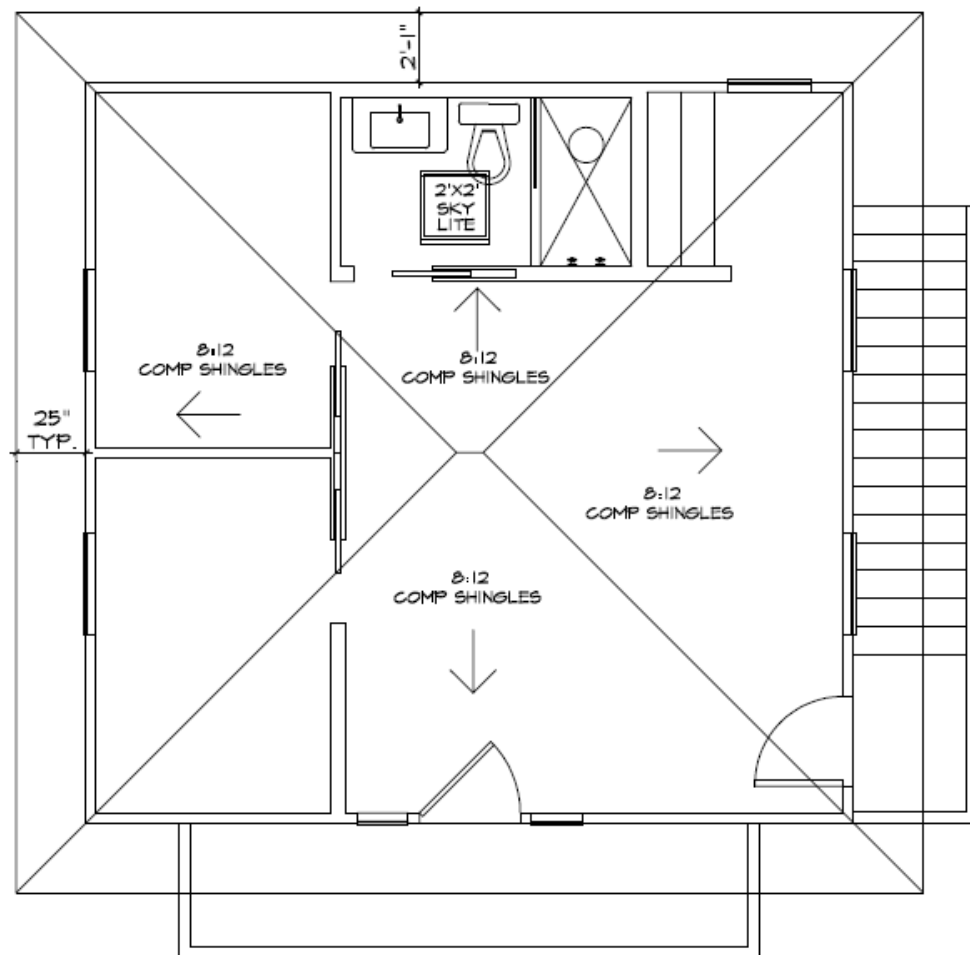
1/4" = 1'-0"

North elevation







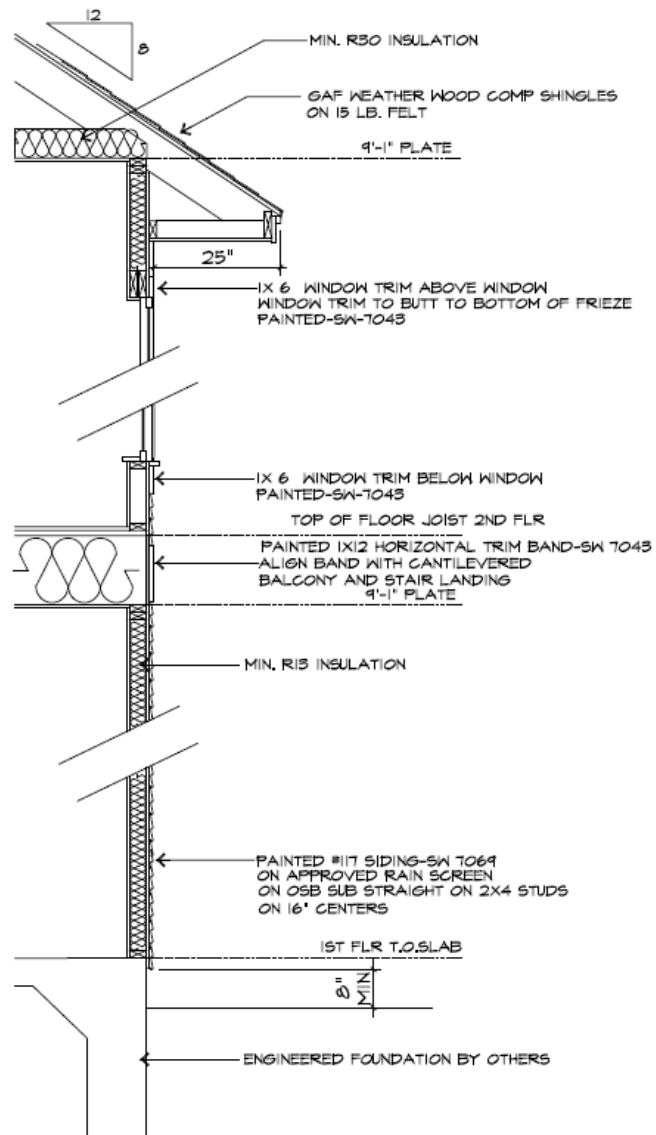


06 ROOF PLAN

1/4" = 1'-0"

Roof plan





### 03 TYPICAL WALL SECTION

1/2" = 1'-0"

Wall section



[PRODUCTS](#) [PLANNING & PROJECTS](#) [PROFESSIONAL](#) [PRODUCT SUPPORT](#) [INVESTOR RELATIONS](#)

[Home](#) » [Windows](#) » [Double-Hung](#) » [Siteline Wood Double-Hung Window](#)

## SITELINE WOOD DOUBLE-HUNG WINDOW



Price Range: \$\$

MODEL

EXTERIOR

NO GRILLE

EXTRA DARK BRONZE

WAYS TO BUY THIS PRODUCT

REQUEST A CONSULTATION FIND A STORE

Product Overview

3-13-17

Window specifications



## Product Overview

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

## FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Certified Options:** yes
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** natural or primed AuraLast Pine
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Interior Finishes:** 9 standard wood interior finishes
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

## SIZING

 **Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing**

[More Technical Documents](#)

[Design Options](#)

[Glass Options](#)

[Build & Installation](#)

[Tech Documents](#)

[Back to Top](#) ▲

3-13-17

Window specifications



## 7002 — THERMAL FRENCH



**SERIES:** Exterior French & Sash Doors

**TYPE:** Exterior French & Sash

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.





**Construction Type:**

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

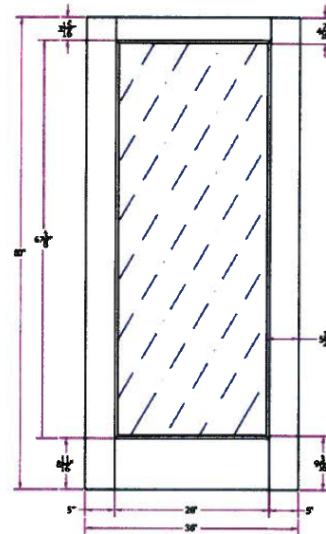
**Profile:** Ovolo Sticking

**Glass:** 3/4" Insulated Glazing

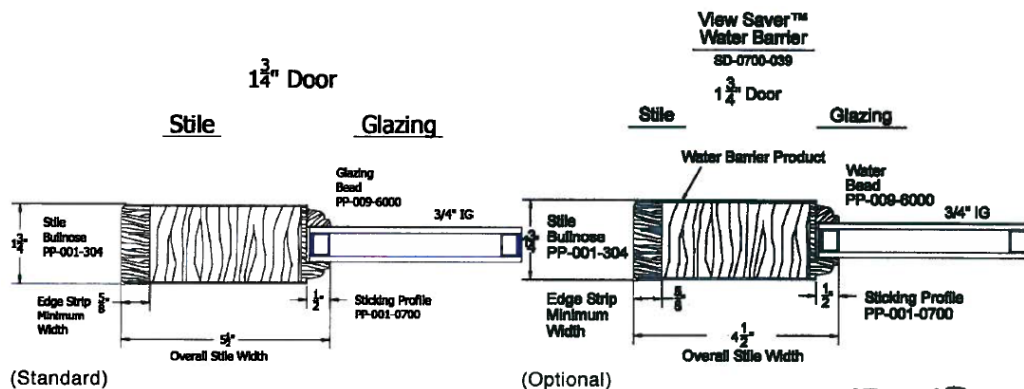
**STANDARD FEATURES**

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

### DETAILED DRAWING



### DETAILS



3-13-17

Door specifications



## 7701 — THERMAL SASH SIDELIGHT



**SERIES:** Exterior French & Sash Doors  
**TYPE:** Sidelight

**Construction Type:**  
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Glass:** 3/4" Insulated Glazing

### STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

### DETAILS



**DETAILED DRAWING** (Standard)

3-13-17

Sidelight specifications for balcony door



**EMTEK<sup>®</sup>**  
**ASSA ABLOY**

Wilshire



**Description**

- Can be ordered with any Brass Knob or Lever for the inside trim
- Sold as complete set. Includes Latch and Strike Plate
- Interconnect Device available for additional charge
- For pricing information, contact any EMTEK<sup>®</sup> dealer

**Technical Specs**

- Standard 2-1/8" Door Prep. Door Prep 5-1/2" Center-to-Center
- Schlage C Keyway
- Standard latch is for 2-3/8" backset. Specify 2-3/4" backset if required
- Handing required if Lever used on inside or if Interconnect device is specified

Installation Manual

*OIL RUBBED BRONZE*

1 of 2

*3-13-17*

3/1/2017 5:16 PM

Door hardware specifications

CA167-342(JKA)

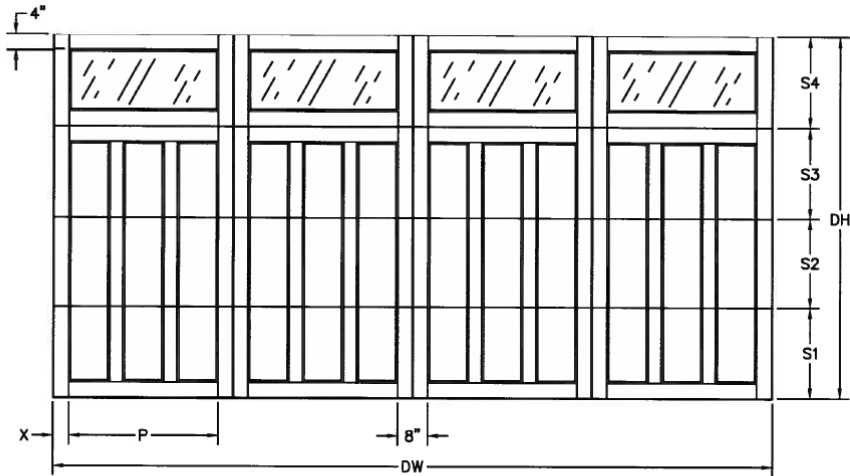
C20-28



REV. No.			DATE	REVISIONS
00	03/13/13	RELEASED		DESCRIPTION
01	07/30/13	UPDATED NOTES		

NOTES:  
1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.  
2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.

TOP SECTION OPTION: REC11



DW	X	P
15'-0"	4.288"	36.856"
15'-2"	5.288"	36.856"
15'-6"	4.288"	38.356"
15'-8"	5.288"	38.356"
16'-0"	4.288"	39.856"
16'-2"	5.288"	39.856"
17'-0"	SEE SHEET 2	
18'-0"	4.288"	45.856"
18'-2"	5.288"	45.856"
19'-0"	SEE SHEET 2	

DH	S1	S2	S3	S4
6'-3"	NOT AVAILABLE			
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

3-13-17

<p><b>Clopay</b> Building Products Company</p> <p>FRONT ELEVATION VIEW DRAWING</p>	<p><b>IMPORTANT:</b> This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!</p> <p><b>NOTICE:</b> Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without the prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.</p>	DRAWN BY: SQB	DATE: 03/13/13	APPROVAL SIGNATURE:	APPROVAL DATE:
		CUSTOMER: COACHMAN SERIES		DRAWING NUMBER: C4K-4P-4S-13-REC11	REV. 01
		JOB: FRONT ELEVATION			
		CSR/DC: TROY, OHIO		SHEET: 1 of 2	

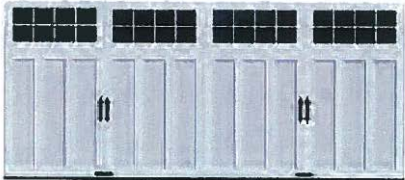
Garage door specifications. The panels are proposed to be glass and not solid as pictured.



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[LIT PROJECTS & IDEAS](#)
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[/ Doors & Windows](#)
[/ Garage Doors, Openers & Accessories](#)
[/ Garage Doors](#)

CXU13\_SW\_SQ24    Internet #204598564



**Clopay**  
 Coachman Collection 16 ft. x 7 ft. 18.4 Value Intellicore Insulated White Garage Door with SQ24 Window

★ ★ ★ ★ ★ (3) [Write a Review](#)    [Questions & Answers \(2\)](#)

**\$3,626.00** /each

Garage Door Color	White
Garage Door Size	16'x7'
Insulation R-Value	18.4

Quantity

[Save to List](#)

S-13-17

Garage door specifications. The panels are proposed to be glass and not solid as pictured.



# REJUVENATION

Lighting & House Parts



## ✓ Columbia Large Single Sconce

Item #A9484

<https://www.rejuvenation.com/s/7a2p>

Specification	Detail
Item #	A9484
Web Configuration ID	50465c66bbddb13d30000
Finish	Antique copper
Socket type	Incandescent
Glass color	Gold and white
Switch	None
Max Wattage Per Socket	100W
UL Listing	UL Listed Damp
Canopy Width	6-3/4"
Overall Width	7.13"
Overall length	16.05"
Overall Projection	9.63"

of 1

3-13-17

3/1/2017 4:52 PM

Exterior lighting specifications



# REJUVENATION

Lighting & House Parts



✓ **Carson 12" Wall Sconce**  
Item #A7232  
<https://www.rejuvenation.com/s/jkel>

Specification	Detail
Item #	A7232
Width	12"
Height	13"
Projection	16"
Canopy	5" dia.
Number of Sockets	1
Wattage	100W

1 of 1

3-13-17

3/1/2017 4:45 PM

Exterior lighting specifications

CA167-342(JKA)

C20-32



[Click here to print this page](#)



✓ Horizontal LED Deck Light

*STEP LIGHTS*

Item Code: HNK-HORIZONTAL-LED-DECK

Description: **Material(s):** Aluminum, Glass

**Dimensions:** 4.75"W X 3"H; 2.5"Extension

**Lamp Type:** LED

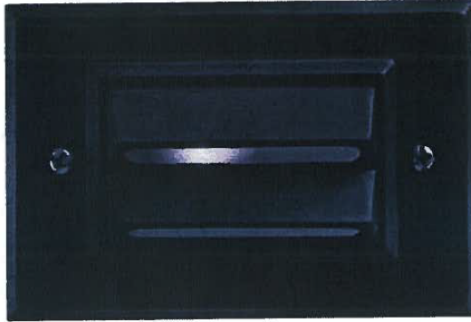
**Bulbs:** 1 X 2W 12V LED module; 3000K, 80 CRI, 100 lumens (included)

**Listing:** ETL , WET LOCATION

**Manufacturer Information:** [Click to download specifications.](#)

**Instructions:** [Click to download instructions.](#)

**Price:** Price: \$87.78  
+ Free Shipping



**Options: Model:**

Bronze

Matte Bronze (+\$11.10)

Copper (+\$11.10)

The Horizontal LED Deck Sconce from Hinkley Lighting features a rectangular shaped die-cast fixture with metal finishes in bronze, matte bronze or copper, 60" lead wire (12 awg) and housing (3" W X 2" H X 2" Depth) for ease of installation.

This design is ideal for [step lighting](#).

**Installation Note:** Requires 12V-15V Outdoor Rated Low Voltage Transformer (sold separately).

<http://www.ylighting.com/hinkley-landscape-horizontal-led-deck-light/print-sheet>

2/23/17, 11:30 PM  
Page 1 of 2

*3-13-17*

Exterior lighting specifications

CA167-342(JKA)

C20-33



HIDDEN DOWN LIGHT

✓ **Poseidon Outdoor Wall Sconce No. 20363**  
By Access Lighting

**LUMENS**  
LIGHT AND LIVING  
Call Us 877.445.4486

**Product Options**

Finish: Bronze, Satin

**Details**

- Material: Cast aluminum
- Round wall plate
- Intended for mounting to a standard 4" x 2.25" deep metal octagon outlet box (not included)
- UL Listed Wet
- Made In USA

**Dimensions**

Fixture: Width 4", Height 6", Depth 5.5"

**Lighting**

- One 43 Watt (750 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not included)

**Additional Details**

**Product URL:**

<http://www.lumens.com/poseidon-outdoor-wall-sconce-no.-20363-by-access-lighting-uu356985.html>

**Rating:** UL Listed Wet



Shown in Bronze finish

**Notes:**

**Product ID:** uu356985

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



Created February 24th, 2017

3-13-17

Exterior lighting specifications

CA167-342(JKA)

C20-34



# Siding

## Hardboard Panels

4x8- 7/16" Smooth and Textured, Primed  
 4x8- 7/16" 8" O/C Smooth and Textured, Primed  
 4x8-7/16" Stucco Finish, Primed

## Hardboard Lap Siding



6"x16"- 7/16" Smooth, Primed  
 12"x16"- 7/16" Smooth And Textured, Primed  
 12"x16"-716" 2 Tier Textured, Primed  
 12"x16"-7/16" 3 Tier Textured, Primed

## Fiber Cement Siding



**James Hardie®  
Siding Products**

All Siding, Panels and Trim Available

Vinyl Siding Available

Cypress and Redwood  
Siding Available

## Yellow Pine "D" Siding



#105



#116



#117



Shiplap



Beaded Ceiling

1x6-105  
 1x8-105  
 1x6-116  
 1x6-117  
 1x6-122  
 1x4-Beaded Ceiling

## Cedar Siding

1x8 Shiplap Western Red Cedar  
 Beveled Siding Available

## T 1-11 Yellow Pine Siding

3/8"  
 5/8"



#105



#116



#117 ✓



#122



1X8  
Cedar S

313-17

3/1/2017 8:17 PM

Siding specifications





Save to List

Pick Up In Store

Unavailable at Coit Rd

0 In stock

[Check Nearby Stores](#)

GAF

## Timberline HD Weathered Wood Lifetime Shingles (33.3 sq. ft. per Bundle)

★★★★★ (728)

[Write a Review](#)

[Questions & Answers \(61\)](#)

- Lifetime Limited Warranty
- Enhanced shadow effect for a genuine wood shake look
- Shingles warranted to withstand winds up to 130 mph

**\$28.00** / bundle

If you buy 36 or more

**\$22.40** / bundle

 **Color/Finish**  
Weathered Wood

Quantity - 1 +

We'll Ship It to You

Expect it  
as soon as tomorrow

You choose the time and place, we'll deliver!  
See your options in checkout.

Your local store: Coit Rd  
[Store Details & Services](#)

## Product Overview

Your roof can represent up to 40% of your home's curb appeal. Now, you can improve its resale value with Timberline High Definition Shingles from GAF. Professional installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. But great performance is only half the story. Timberline HD Shingles will not only protect your most valuable asset but also beautify your home for years to come.

California residents: see [Proposition 65 information](#) »

- #1-selling shingles in North America; lifetime limited warranty (See GAF Shingle & Accessory Ltd. warranty for complete coverage and restrictions, the word Lifetime refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. warranty and means as long as the original individual owner(s) of a single-family

### Info & Guides

[Instructions / Assembly](#)

[Product Brochure](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.  
[Download a free copy from the Adobe Web site.](#)

of 2

3-13-17

3/1/2017 4:42 PM

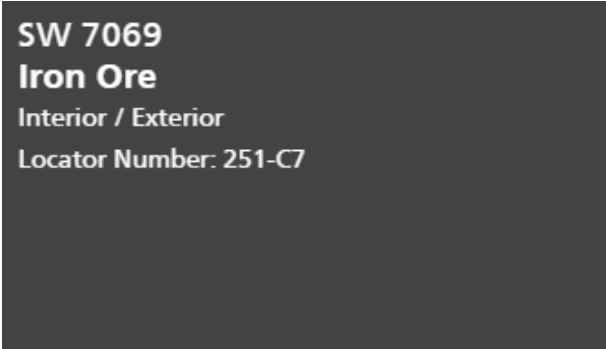
Proposed shingle specifications

CA167-342(JKA)

C20-36



PAINT: The main body would  
be Sherwin Williams Iron Ore  
and the trim would be  
Sherwin Williams Worldy Grey to  
match primary structure  
(swatches included)



**SW 7069**  
**Iron Ore**  
Interior / Exterior  
Locator Number: 251-C7



**SW 7043**  
**Worldly Gray**  
Interior / Exterior  
Locator Number: 245-C1

Paint specifications



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Section 51P-87.111(a)(1)

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.



**ATASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 03/08/2017  
TIME: 5:30pm  
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: JAMIE OLIVER  
PROPERTY ADDRESS: 411 S WINNETKA AVE  
DATE of CA / CD REQUEST: 03/02/2017

**RECOMMENDATION:**

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTER

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker: RACHEL

2<sup>nd</sup>: ALFRED

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 3/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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****APRIL 3, 2017**

FILE NUMBER: CA167-326(MP)  
LOCATION: 5444 Gaston Avenue  
STRUCTURE: Main & Noncontributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Masha Prior  
DATE FILED: March 2, 2017  
DISTRICT: Junius Heights  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

**APPLICANT:** Jeanine Bailey

**REPRESENTATIVE:** None

**OWNER:** Jeanine Bailey

**REQUEST:**

- 1) Add parking spaces in front of main structure.
- 2) Replace portion of rear and side yard fence with horizontal wood fencing.
- 3) Install trees and shrubs in front of main structure.

**BACKGROUND / HISTORY:**

12/5/2016 – the Landmark Commission ruled on the following tasks: 1) Paint exterior brick, using Brand: Behr N220-3 “Smokestack” – Approve; 2) Replace 40 windows (eight multilight and 32 slider) with vinyl windows – Approve; 3) Apply red oak boards, in brown color, on front and courtyard exteriors – Approve; 4) Replace front door with horizontal wood door – Approve; 5) Construct 8ft wood fence along rear, sideyards, and courtyard, using pre-stained wood, Brand: Home Depot Brown and replace two front parking lot security gates with wood and iron gates – Deny without prejudice; 6) Paint courtyard floor. Brand: Behr, UL130-22 “Cinnabark” – Approve; 7) Remove four trees in front yard – Approve with conditions (CA167-090(MP)).

The structure is noncontributing to the Junius Heights Historic District.

**ANALYSIS:**

Request #1 – Both the Junius Heights ordinance and Area 1 of PD99 prohibit circular drives and parking in the front. Parking spaces in the front are rare in Junius Heights. The vast majority of buildings in Junius Heights are houses, but two apartment buildings and one school have parking in the front side yard. Most likely these were grandfathered in. Parking spaces in the front of buildings is



more common on Gaston Avenue, but none observed are within the Junius Heights Historic District.

As an apartment building, 5444 Gaston has 11 units with 10 parking spaces in the rear. The proposed parking spaces would be partially screened by the proposed landscaping in Request #3, and the number of parking spaces requested (4) is a small number. Staff is recommending approval because as a multifamily structure fronting Gaston Avenue, it would not have an adverse impact on the historic overlay district. Task Force was supportive of the request, though they offered several suggestions.

The applicant is aware that should Landmark Commission grant approval, the next step would be to request a variance from the Board of Adjustment and that there is still no guarantee that parking spaces in the front will be allowed.

Request #2 – Staff and Task Force are supportive of the proposed fence as it complies with the historic overlay district.

Request #3 – Staff is supportive of the proposed landscaping. Initially, Staff (which included the City Arborist) believed that the proposed Magnolia grandiflora would be problematic due to its large size and spread of roots. Upon further discussion with the applicant, it was discovered that a dwarf cultivar – Magnolia grandiflora Little Gem was being proposed, based on the recommendation of a nursery. Staff believes that the Little Gem and the other plantings are appropriate and recommend approval. Task Force had made a number of suggested changes for the parking proposal (Request #2) and based on their suggestions believed the landscape proposal would have to be altered extensively. In anticipation that it would change, they believed they did not have sufficient information for recommending approval.

**STAFF RECOMMENDATION:**

- 1) Add parking spaces in front of main structure – Approve – Approve plans dated 3/15/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though parking spaces in front would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
- 2) Replace portion of rear and side yard fence with horizontal wood fencing – Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).
- 3) Install trees and shrubs in front of main structure – Approve with conditions – Approve landscape sketch dated 3/15/17 with the condition that plantings in front of main structure are located away from building so as not to impact structure as plants mature with the finding the work is compatible with the



historic overlay district and meets the standard in City Code Section 51A4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

- 1) Add parking spaces in front of main structure – Approve – Recommend approval with suggestions: 1) move parking spaces closer to building; 2) create a green space between Gaston and parking; 3) add sidewalks for renters to get from cars to building; 4) need measurements; 5) limit to 4 spaces.
- 2) Replace portion of rear and side yard fence with horizontal wood fencing – Approve – Approve horizontal fence.
- 3) Install trees and shrubs in front of main structure – Deny without prejudice – Deny without prejudice due to lack of information.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167-326 MP  
Office Use Only

Name of Applicant: Jeanine Bailey  
Mailing Address: 2846 Rochester CT.  
City, State and Zip Code: Grand Prairie, TX 75052  
Daytime Phone: 714-517-3901 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 5444 Gaston Ave.  
Historic District: \_\_\_\_\_

**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.

Add 2 Chinese Pistache and 1 Crape  
myrtle  
5-Texas sage shrubs  
4-parking spaces  
Fence white oak size 45 x 76 ft

**RECEIVED BY**

MAR 22 2017

Signature of Applicant: Jeanine Bailey Date: 2-21-17  
Signature of Owner: Jeanine Bailey Date: \_\_\_\_\_  
(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 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

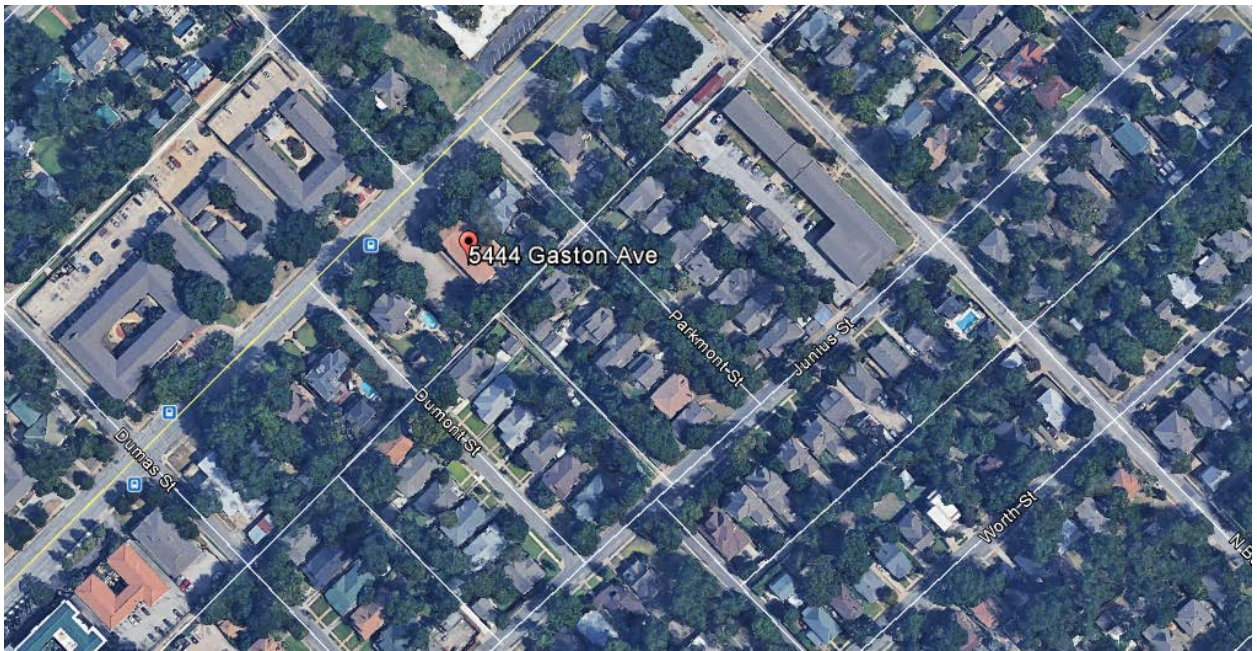
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial view.





Front (North) elevation.





View to left (East) of 5444 Gaston Avenue.



View to right (West) of 5444 Gaston Avenue.





View across (North) from 5444 Gaston Avenue.



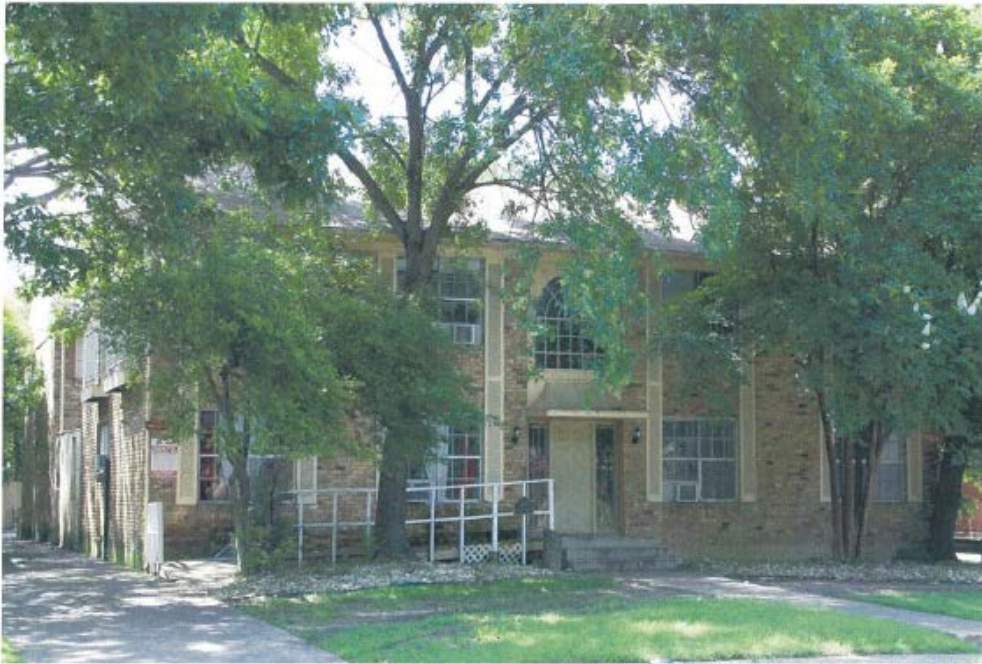


Photo in DCAD, prior to recent work.



Photograph from Google Earth May 2015 prior to recent work.



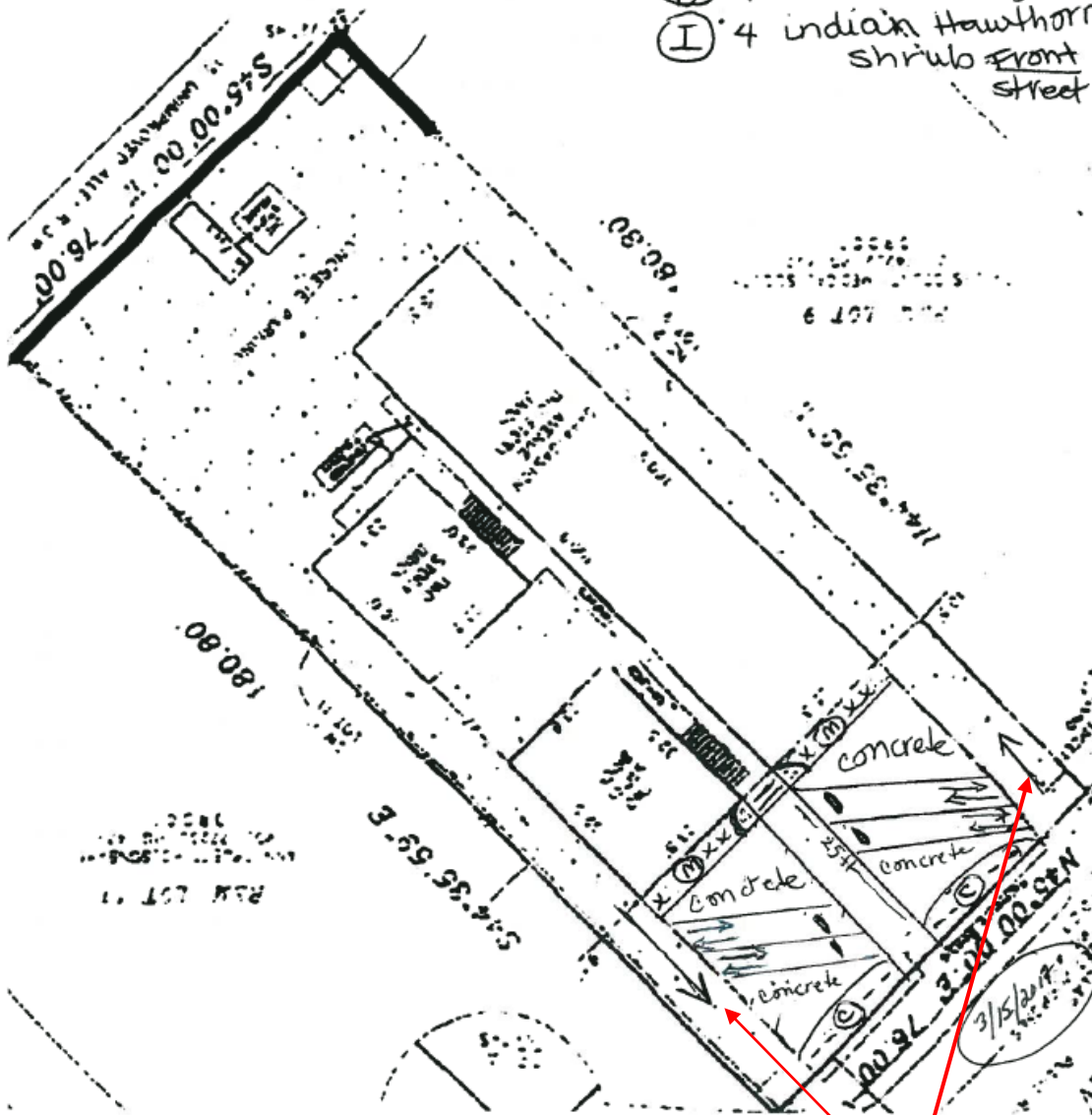
# Spaces Sizes

8'4" x 16'4"

Total concrete  
25' x 76'

## Legend

- Flower bed
  - (M) Magnolia grandiflora
  - (C) Chinese Pistache
  - (B) 4 Burford Holly shrub
  - (I) 4 Indian Hawthorn shrub
- Front street



Request # 1 – Proposed parking plan. Note: one-way driveway.





Request #1 – 5526 Reiger with parking spaces in front side yard. Note: parking spaces most likely grandfathered in.



Request #1 – 5801 Worth (Lipscomb Elementary School) with parking spaces in front side yard. Note: parking spaces most likely grandfathered in.





Request #1 – 5511 Gaston with parking in front of building. Note: building not in Junius Heights Historic District.

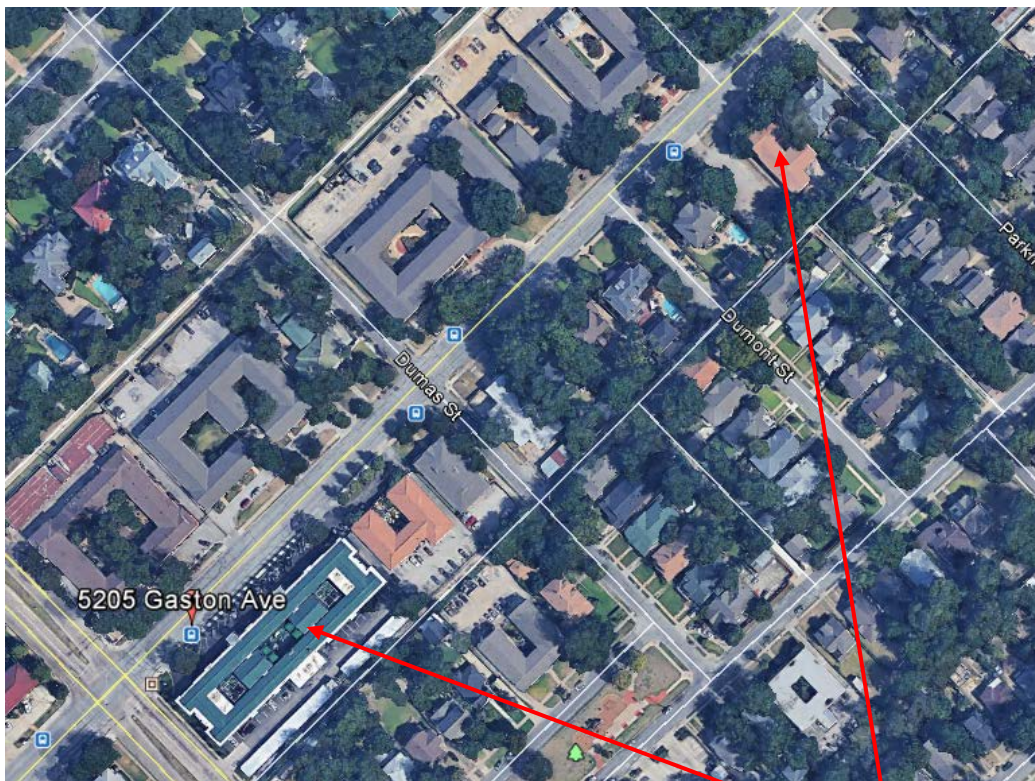


Request #1 – Location of 5511 Gaston in relation to 5444 Gaston. Note: building not in Junius Heights Historic District.



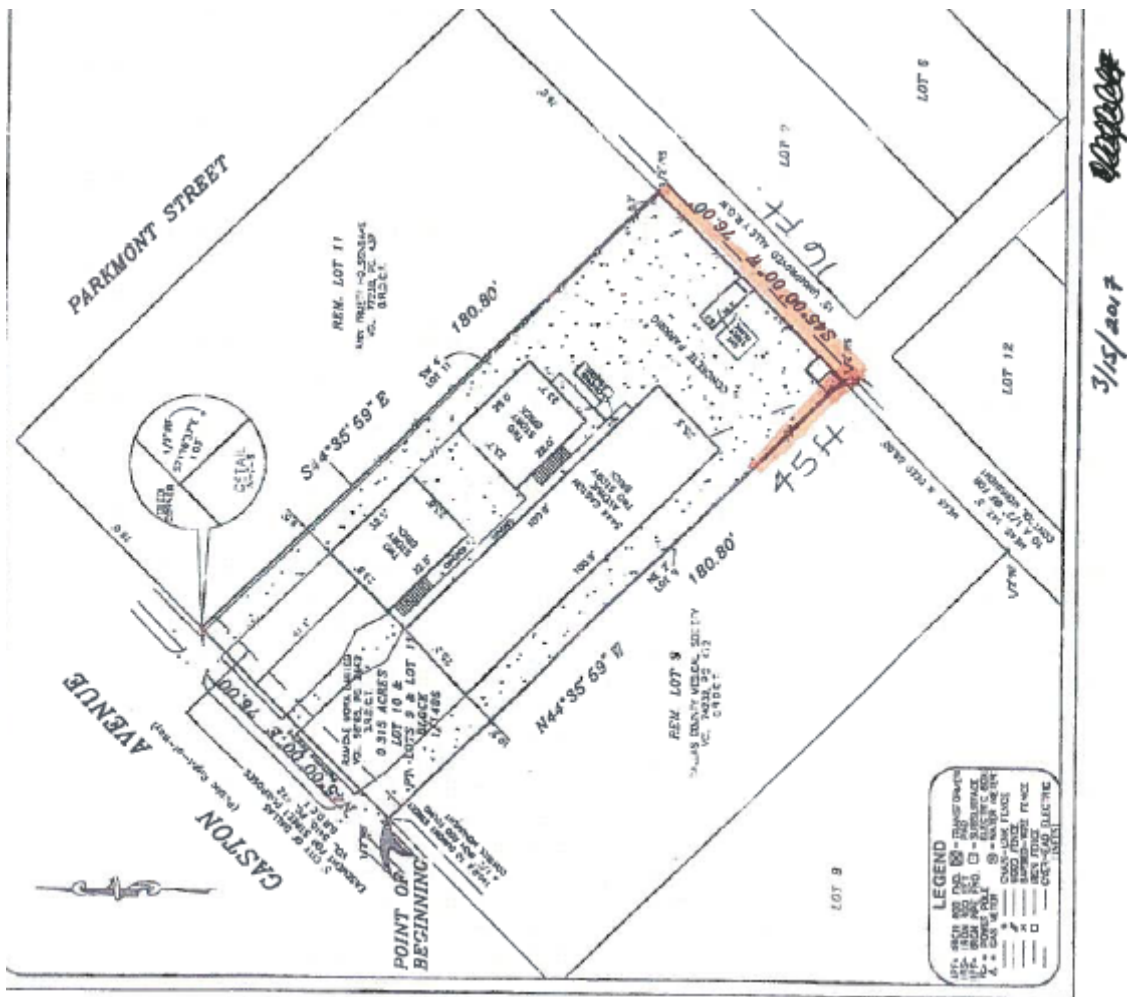


Request #1 – 5203 Gaston with parking in front of building. Note: building not in Junius Heights Historic District.



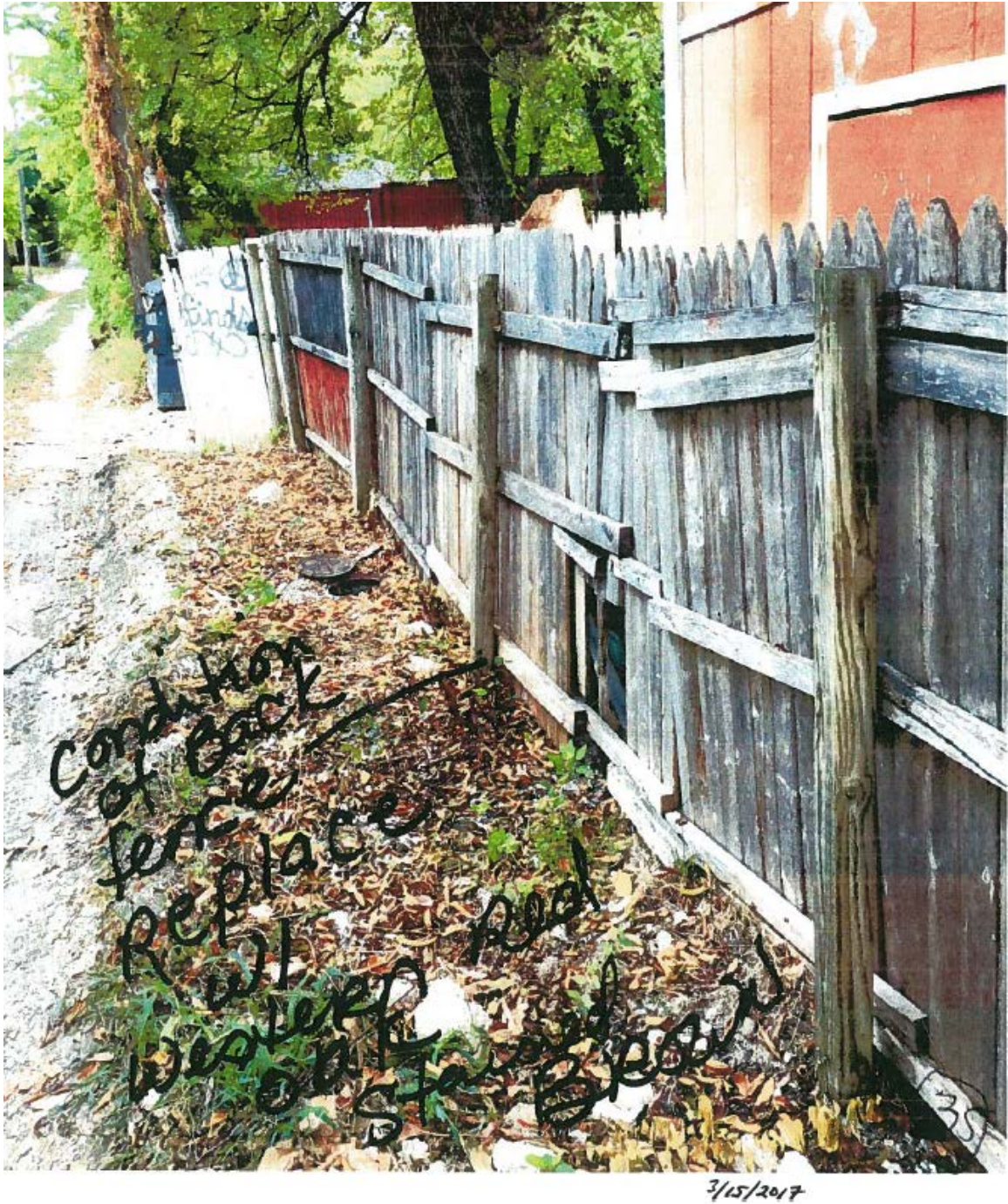
Request #1 – location of 5203 Gaston in relation to 5444 Gaston.





Request #2 – Existing survey plat showing rear and right side fencing areas proposed for replacement.





Request #2— portion of fence proposed for replacement.





Request #2 – portion of fence proposed for replacement.



sample picture of  
horizontal fence



11/16/2016

Request #2 – proposed style for fence.

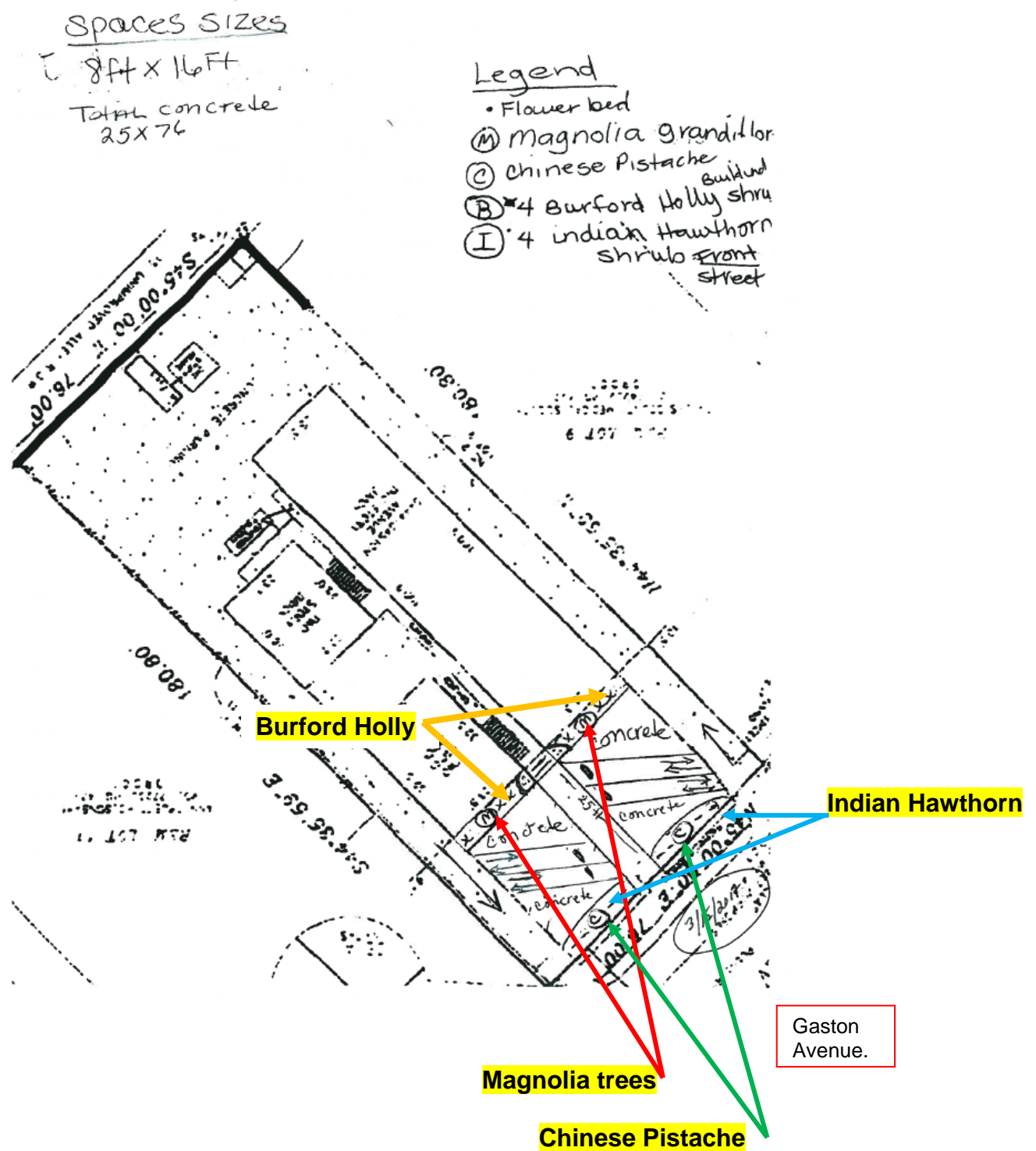
wood  
color  
(Info)



11/16/2016

Request #2 – proposed pre-stained wood for fence.





Request #3 – proposed landscape plan.



## Southern Magnolia

*By Dr. William C. Welch  
Professor and Landscape Horticulturist  
Texas A&M University, College Station, Texas*



There are at least 100 species, from East Asia to the Americas, which share the genus name of Magnolia, but the one most familiar to most of us, and the one which is truly an emblem of the South, is *Magnolia grandiflora*. This is an evergreen tree native to stream and river beds in East

Texas and the South which is large in every respect, towering from 60 to 80 feet in height, with leaves that can be as much as a foot in length. The cup-shaped white or cream colored blooms may reach fourteen inches across and are followed by rusty brown cones studded with bright red seeds. Fragrance of the southern magnolia (also known as bull bay) is legendary, and has been described as being as strong as that of jasmine or tuberose, but more delightful.

As suburban yards and landscapes become smaller, larger sizes of magnolias become difficult to fit into the available space. Smaller cultivars of *M. grandiflora* can be popular substitutes. 'Little Gem' is a particularly good choice for a smaller garden space. In 15 years it may reach 12 feet in height, and has the added bonus of flowering at a much younger age. The underside of the leaves of 'Little Gem' are covered with a soft, furry brown growth of hairs called indumentum. Growth is narrow and upright, and its leaves and blooms are correspondingly smaller than the standard varieties. 3/15/2017

Request #3 – proposed planting.





<b>Common Name:</b>	Chinese Pistache
<b>Latin Name:</b>	<i>Pistacia chinensis</i>
<b>Tree Size:</b>	Medium
<b>Leaf Type:</b>	Deciduous
<b>Growth Rate:</b>	Rapid
<b>Water Needs:</b>	Moderate
<b>Tolerances:</b>	Drought, poorly drained sites, alkaline soils (pH > 7.5)
<b>Attributes:</b>	reliable fall color, attractive seeds or fruit, seeds or fruit eaten by wildlife
<b>Features:</b>	Excellent fall color and bright red fruit, darkening to blue. No pest problems.
<b>Comments:</b>	Tolerant of poor, dry soils. Requires pruning to develop strong branch structure.
<b>Problems:</b>	Poor branch structure when young. Could become invasive in some areas.
<b>Firewise:</b>	Yes

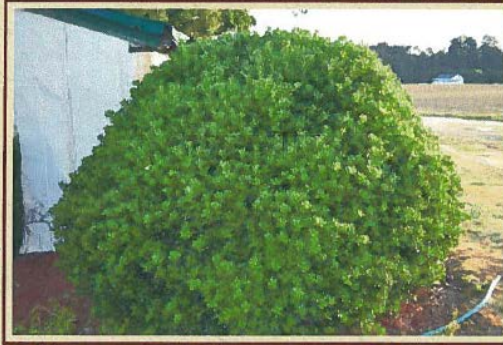
3/15/2017

Request #3 – proposed planting.



*Ilex cornuta* 'Burfordii Nana'

**Flower:** Small white flowers in the early spring that form red berries in the fall. Great plant for the bees in the early spring. Flowers for a very short period of time and is not generally the reason 'Dwarf Burford' Hollies are used.



**Size:** 4-8 feet in height and width. It is easy to keep this variety any shape or size. Very dense growth habit with virtually no pruning. Proper placement is a must for red berries in the fall. If

3/15/2017

Request #3 – proposed planting.

## Indian Hawthorn

*Raphiolepis indica*



3/15/2017

Request #3 – proposed planting.



**Prior, Marsha**

---

**From:** Erwin, Philip  
**Sent:** Tuesday, March 21, 2017 10:07 PM  
**To:** Prior, Marsha  
**Cc:** Standeford, Tina  
**Subject:** RE: plantings at Junius Heights apartment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Marsha,

Regarding the structure, the evergreen plant materials will significantly screen the structure, pending the maintenance proposal. The magnolias should not be planted as near the structure they propose. I have no concerns with the yard plantings away from the structure.

Request #3 – email from City Arborist regarding proposed Magnolia grandiflora and other plants.



## **PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS**

### **Request #1—**

As a non-contributing structure, no specific criteria for this structure in the Junius Heights 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)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

### **Request #2 –**

As a non-contributing structure, no specific criteria for this structure in the Junius Heights 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)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

### **Request #3 –**

As a non-contributing structure, no specific criteria for this structure in the Junius Heights 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)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 3/9/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Jeanine Bailey  
Address: 5444 Gaston  
Date of CA/CD Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments / basis:

- ② Recommend approve with suggestions
1. Mark parking spaces closer to building
  2. Create a green space between Gaston & parking
  3. Add sidewalks for renters to get from cars to building
  4. Meet measurement
  5. Limit to 4 spaces

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Laura/Morgan

Ex Officio staff members present ☒ Marsha Prior

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE March 9, 2017

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 Approve - mesh / Morgan  
horizontal fence -

4. 20, without proj. because of lack  
of information -

① ✓ Laura / Morgan -





## **LANDMARK COMMISSION**

**APRIL 3, 2017**

FILE NUMBER: CA167-328(MP)  
LOCATION: 714 Huntley St  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: March 2, 2017  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 14.00

**APPLICANT:** Donnie Mixon

**REPRESENTATIVE:** None

**OWNER:** Donnie Mixon

**REQUEST:**

- 1) Add second story addition to rear of house.
- 2) Add 2-in x 4-in porch rails.

**BACKGROUND / HISTORY:**

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

**ANALYSIS:**

- 1) Staff is supportive of the proposed addition as it is compatible with the style, massing, and shape of the original one-story structure. As part of the alterations, the rear portion of the first story will be expanded. Upon review of the drawings and plans at Building Inspections (BI), the applicant is prepared to use fire rated wall (UL U305) for the left side addition that is less than 5ft from property line. The wall already meets the 25% for openings.

Task Force reviewed an earlier set of drawings that included a balcony on the front elevation of the proposed second story. After hearing Task Force comments, the applicant agreed to remove the balcony and resubmitted a revised version of plans that took into account Task Force comments.

- 2) Staff is recommending to deny without prejudice. Although the proposed railings are compatible with a Craftsman style home, there is no documentation that porch railings were original to the structure, and thus, it would provide a false sense of historical development. Task Force was supportive, though the suggestion for a top rail that uses 2x4 was made.



**STAFF RECOMMENDATION:**

- 1) Add second story addition to rear of house – Approve with conditions – Approve drawings and specifications dated 3/15/17 with condition that a single vertical trim board running from roof line to the bottom of the second floor addition is placed at the front of the addition on the left (North) side elevation to delineate the historic portion of the house from the addition with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, and 8.6, and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Add 2-in x 4-in porch rails – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

**TASK FORCE RECOMMENDATION:**

- 1) Add second story addition to rear of house – Approve – Approve as shown with removal of proposed balcony on top and gable left space. Suggest, in the future, rafter tails (Schmidt).
- 2) Add 2-in x 4-in porch rails – Approve – Approve. Suggest 2x4 as top rail; not to go in height above the bottom of windows.



SUBMITTED 3/2/17

# Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 167-328 [MP]  
Office Use Only

Name of Applicant: DONNIE MIXON JR.  
Mailing Address: 714 HUNTLEY ST  
City, State and Zip Code: DALLAS, TX 75214  
Daytime Phone: 469-580-5877 Fax: NONE  
Relationship of Applicant to Owner: SELF

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes ☐ No ☐  
Planner's Initials

PROPERTY ADDRESS: 714 HUNTLEY ST DALLAS, TX 75214  
Historic District: JUNIOR HEIGHTS

## PROPOSED WORK:

Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

EXTENSION OF WALLS ON NORTH & WEST ELEVATIONS. SECOND STORY ADDITION  
LOCATED ON REAR HALF OF HOUSE. (APPROXIMATELY 400 SF) NEW FOUNDATION  
PIERS ON ADDITIONS, REPAIR OF EXISTING PIERS. REPAIR OR REPLACEMENT,  
CORNICE, TRIM, ETC. PAINT TO MATCH EXISTING.

RECEIVED BY

Signature of Applicant: [Signature] Date: 2/15/17 MAR 02 2017

Signature of Owner: \_\_\_\_\_ Date: Current Planning  
(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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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 214/670-4538 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.  
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Sustainable Construction and Development

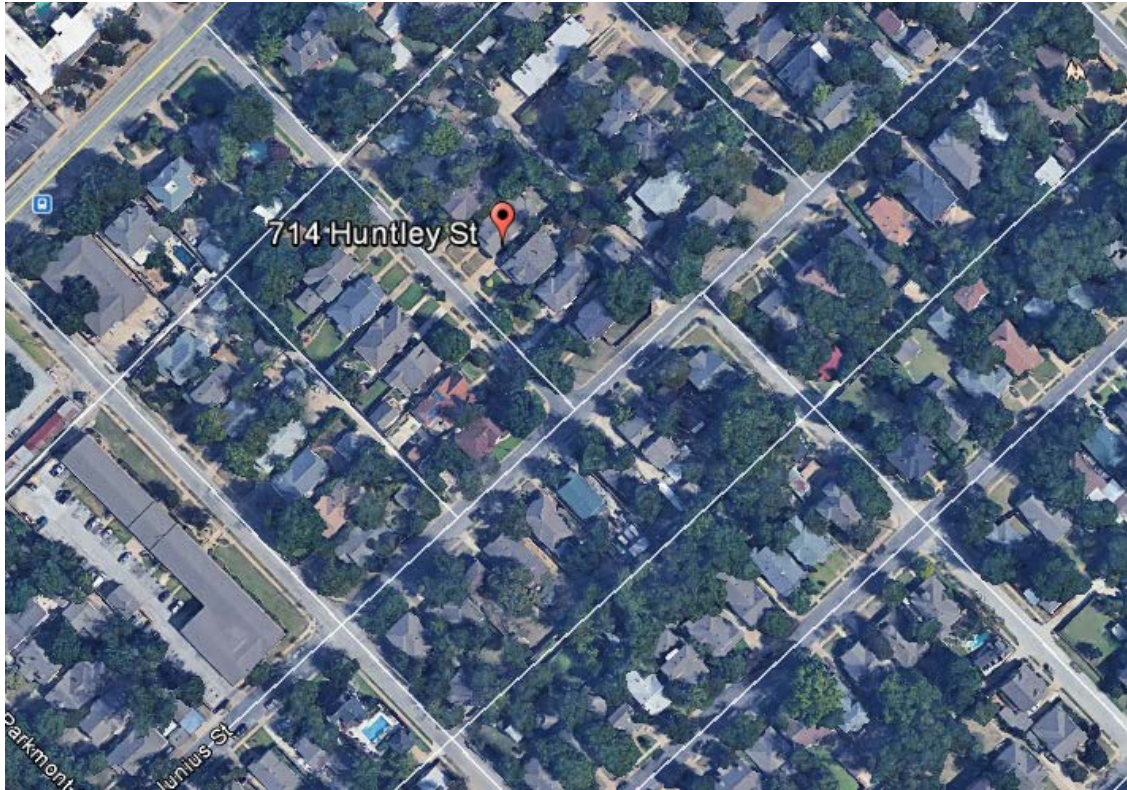
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial view.





Front (West) elevation.





View to left (North) of 714 Huntley.



View to right (South) of 714 Huntley.





Across (South) from 714 Huntley.





Right (South) side elevation, photos submitted by applicant.





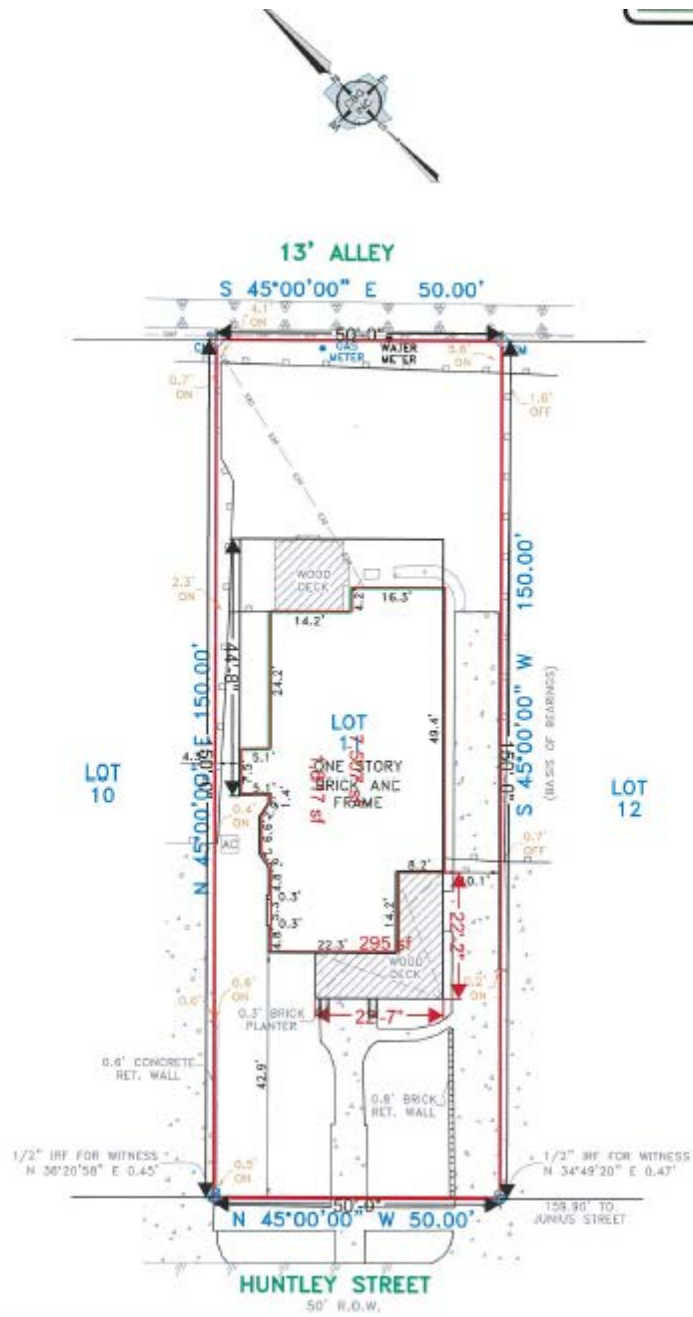
Rear (East) elevation, photo submitted by applicant.





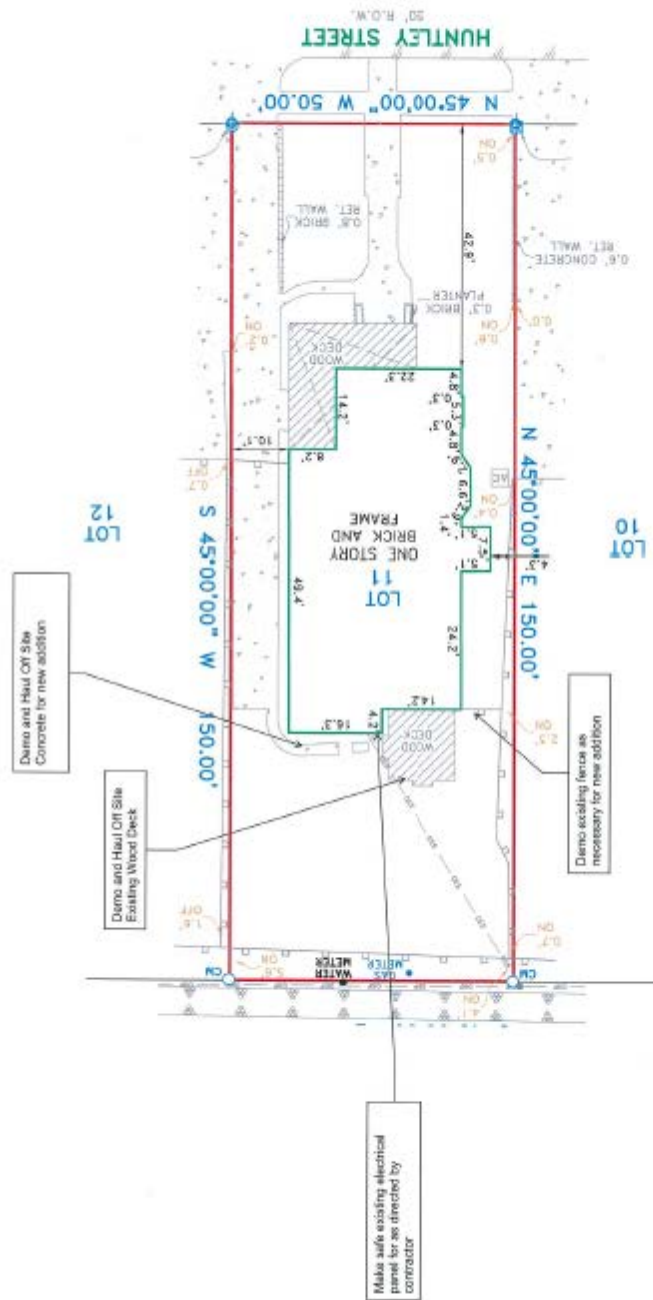
Portions of left side (North) elevation, photos submitted by applicant.





Existing survey plat



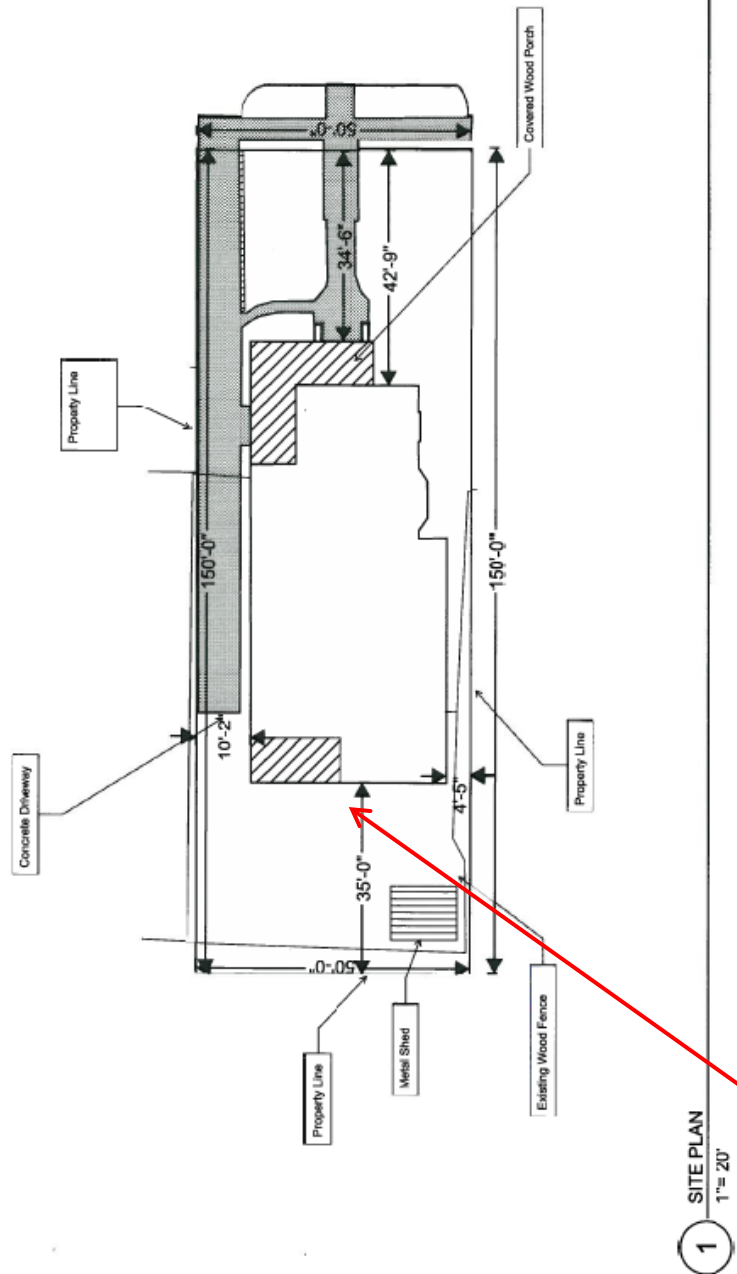


1 SITE DEMOLITION PLAN  
1"= 20'

4/10/2017  
3/15/2017

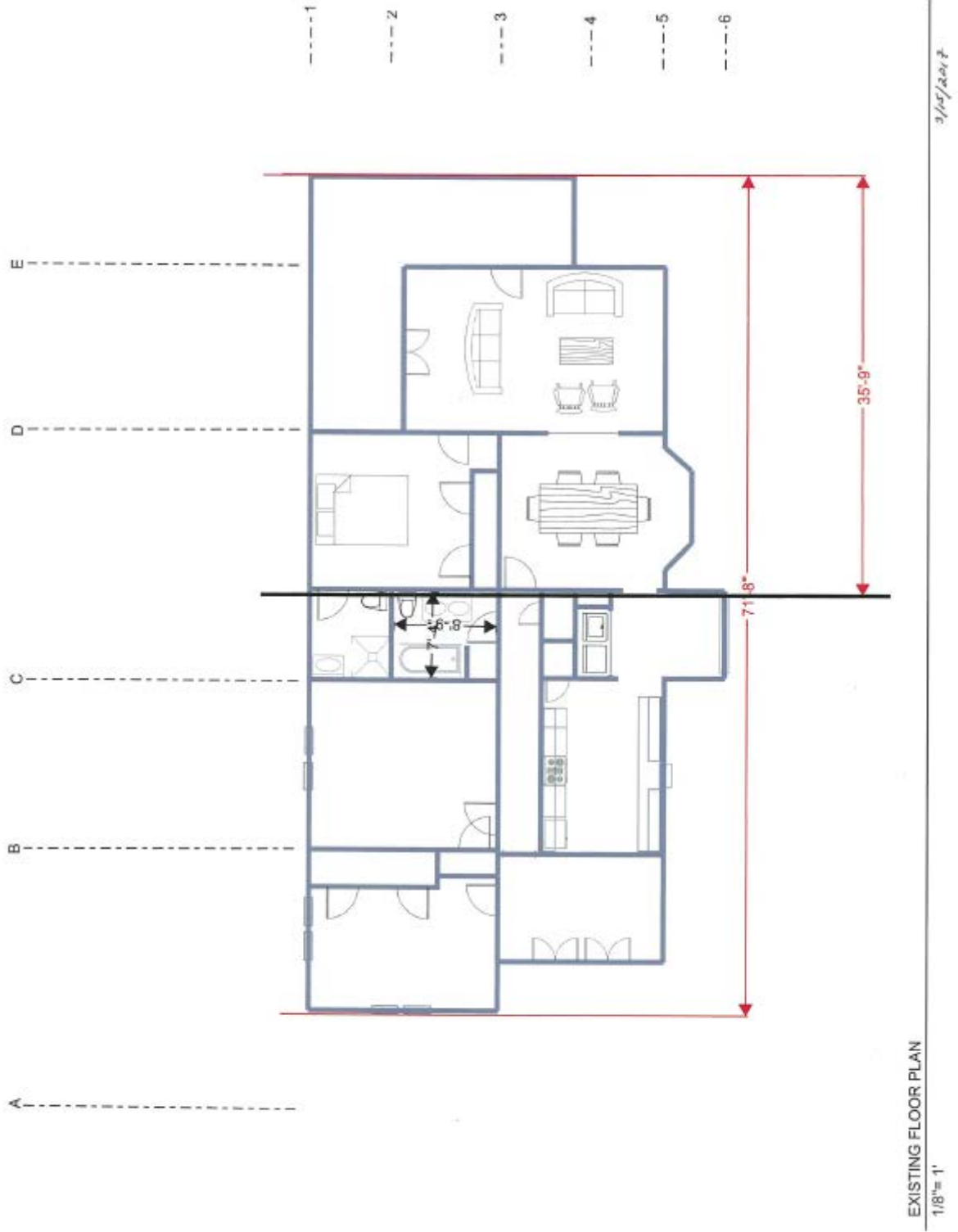
Proposed site demolition plan.





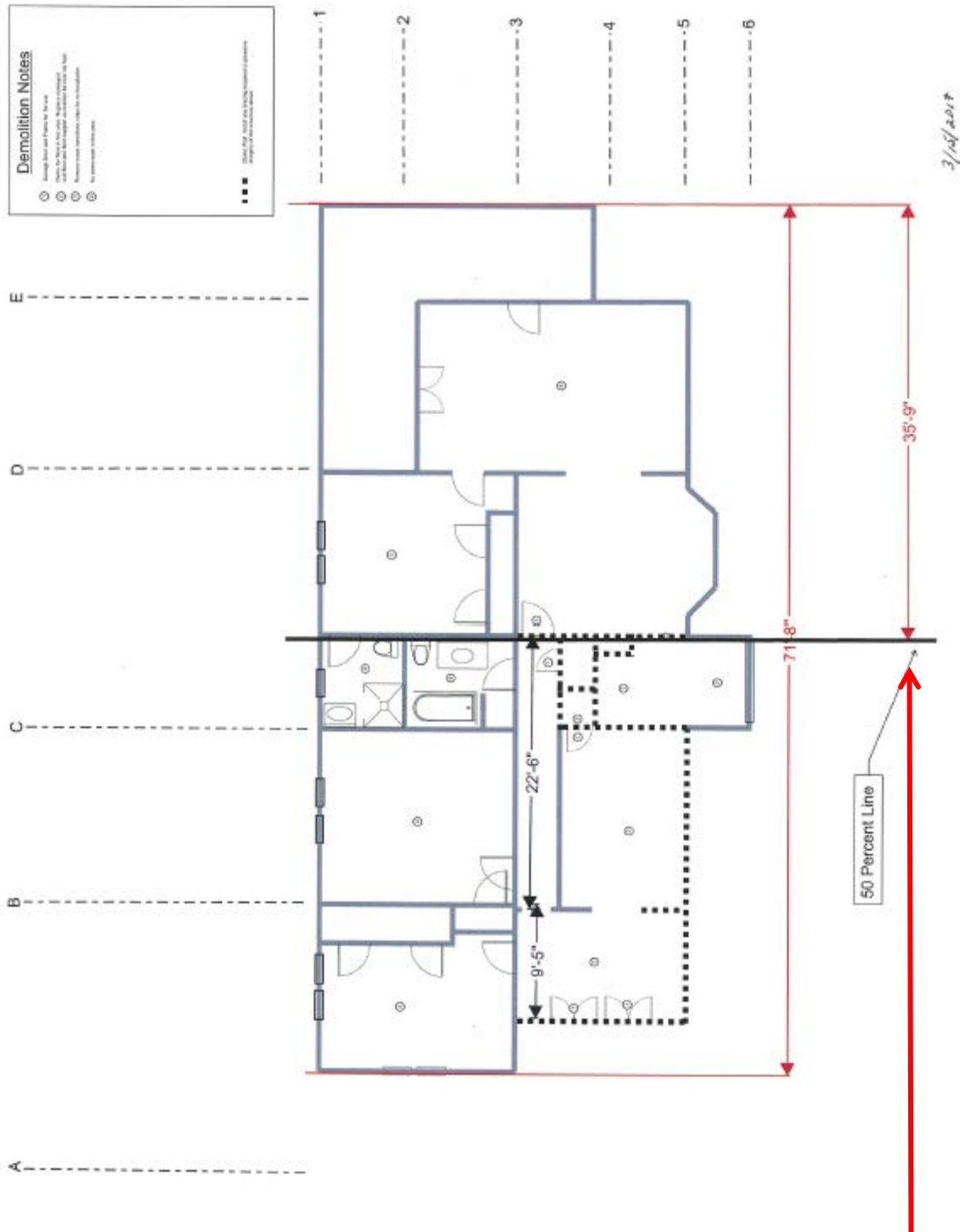
Proposed site plan. Note: Side set back does not meet Building Inspections requirement for 5ft set back. Applicant is prepared to use fire-rated wall (UL U305) to meet Building Inspections requirement for a set back less than 5ft.





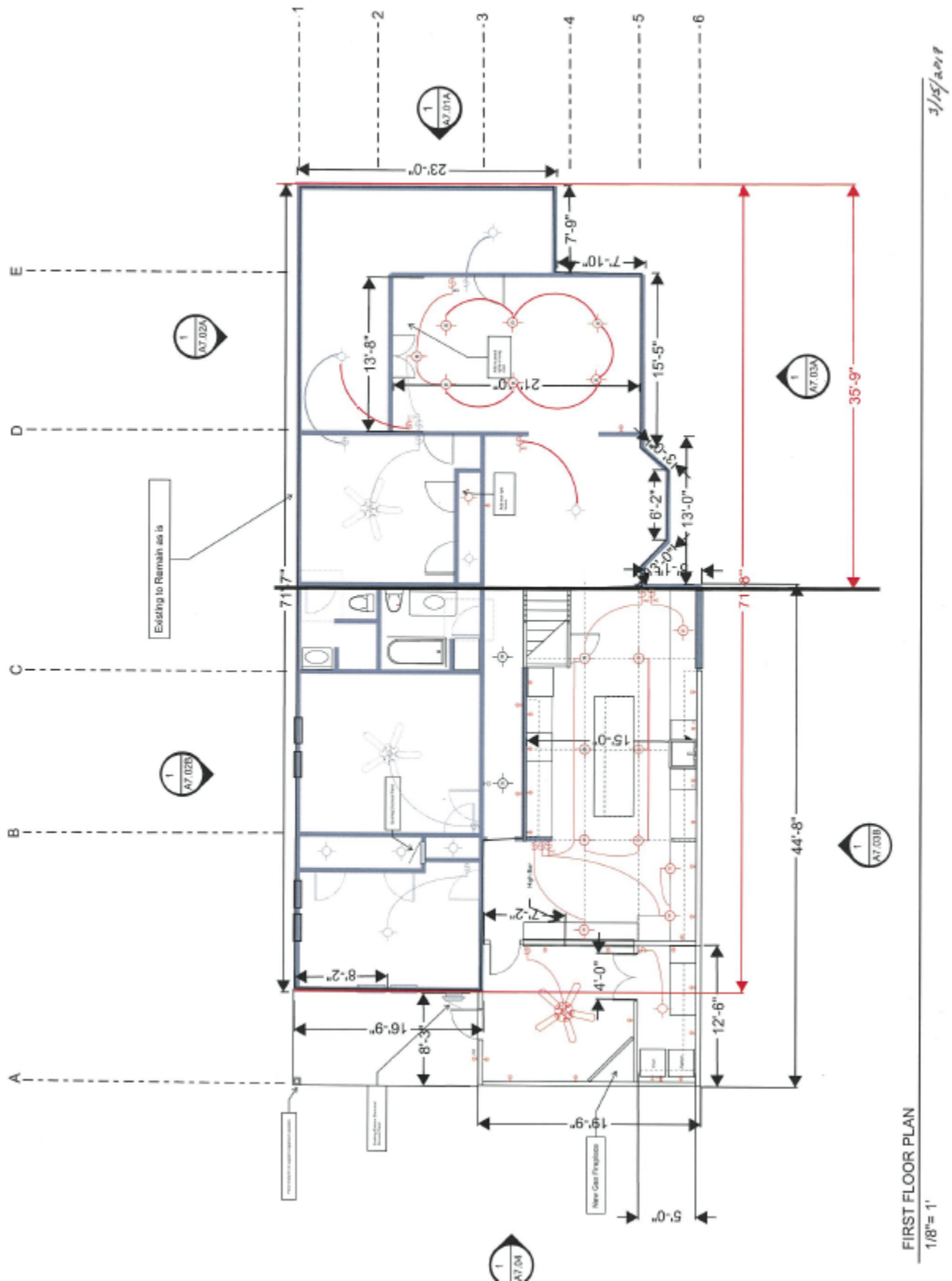
Existing floor plan.





Proposed demolition plan. Note: plans for demolition are in the rear 50% of house.



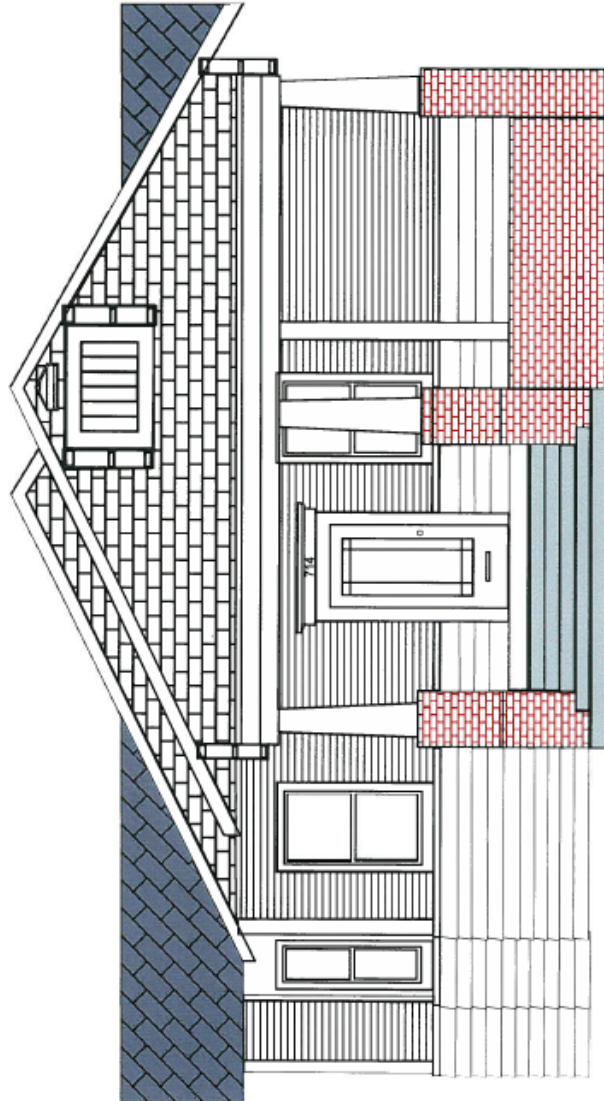


Proposed first floor plan.









1  
WEST  
EXIST ELEVATION (EXISTING)  
1/4"=1'

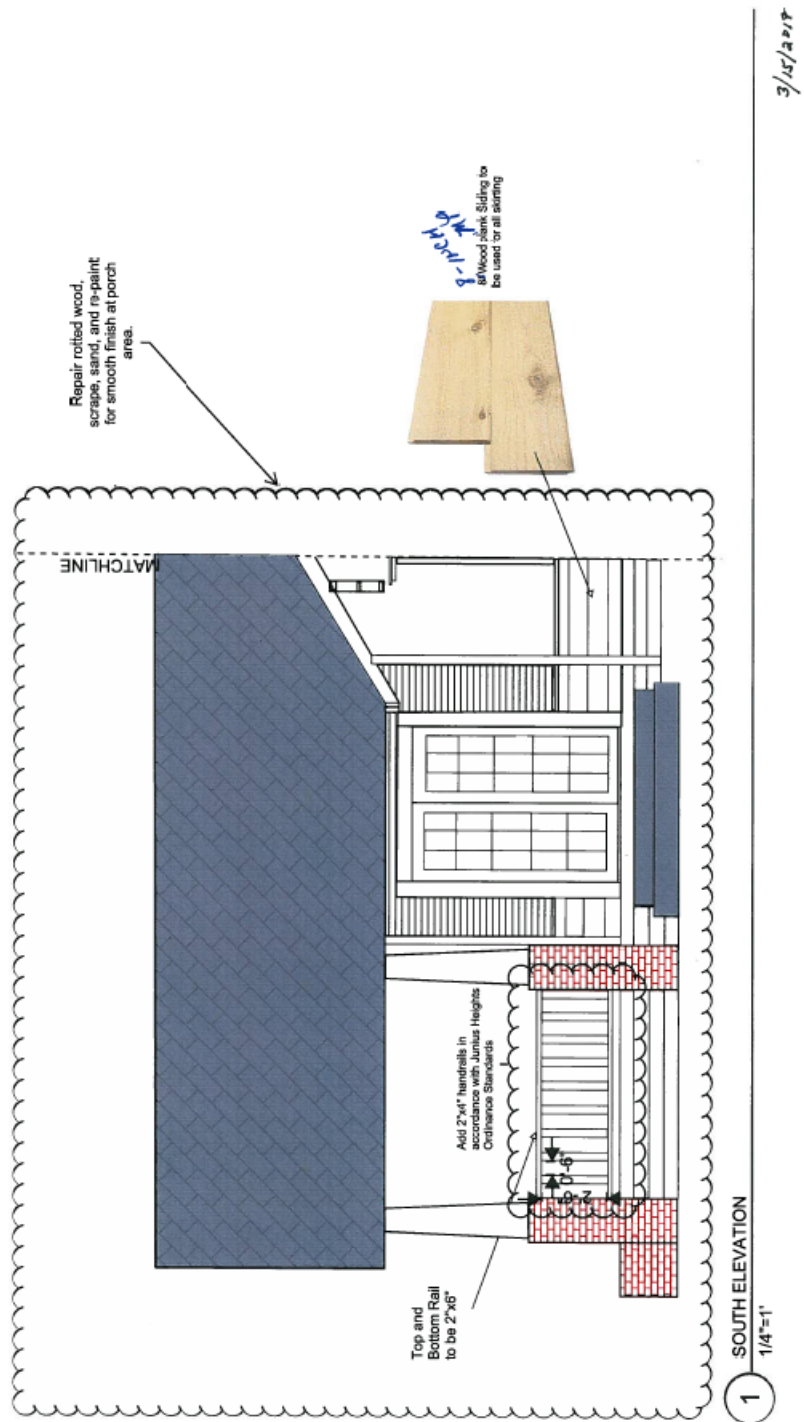
3/15/2017

Existing front (West) elevation.



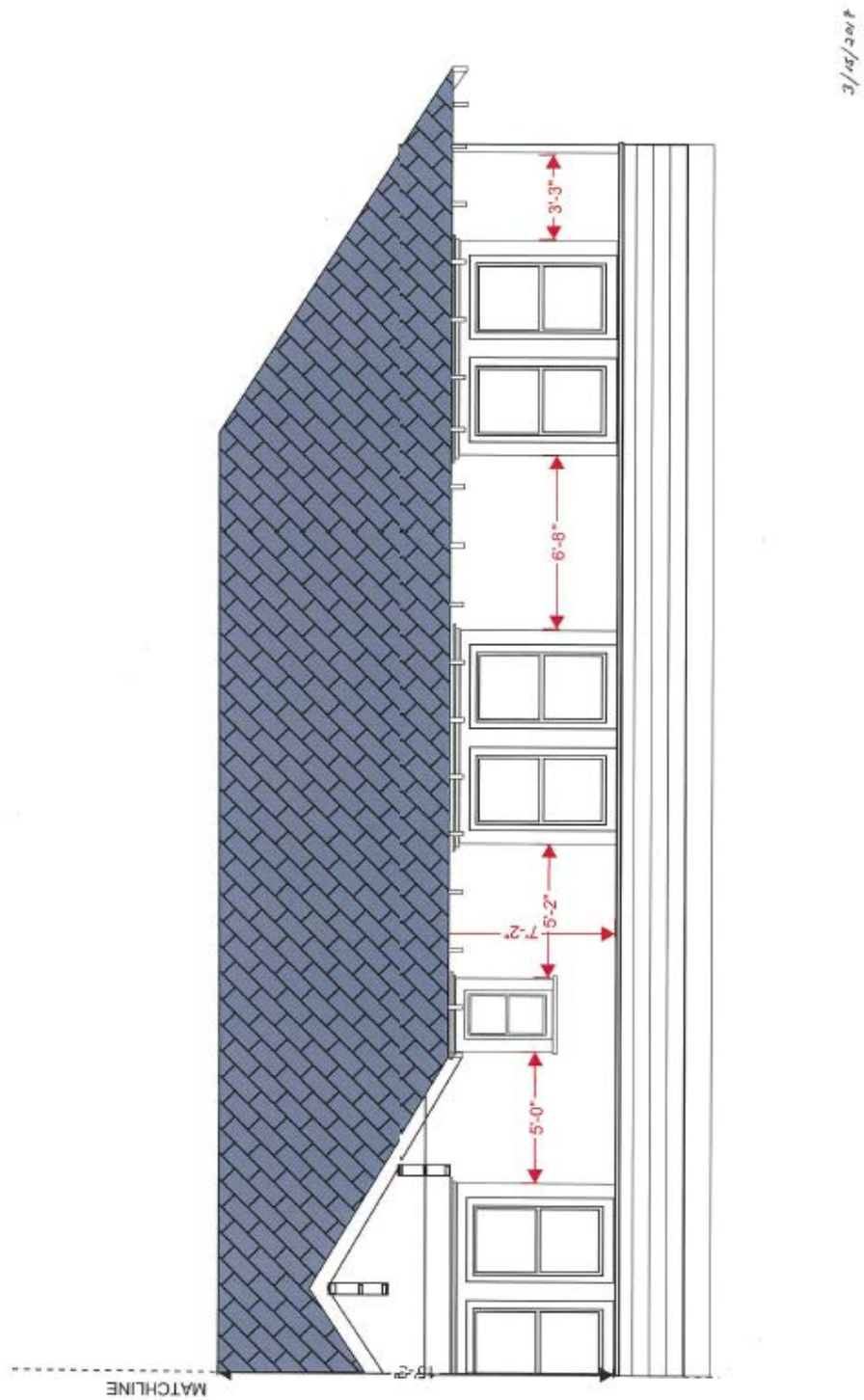






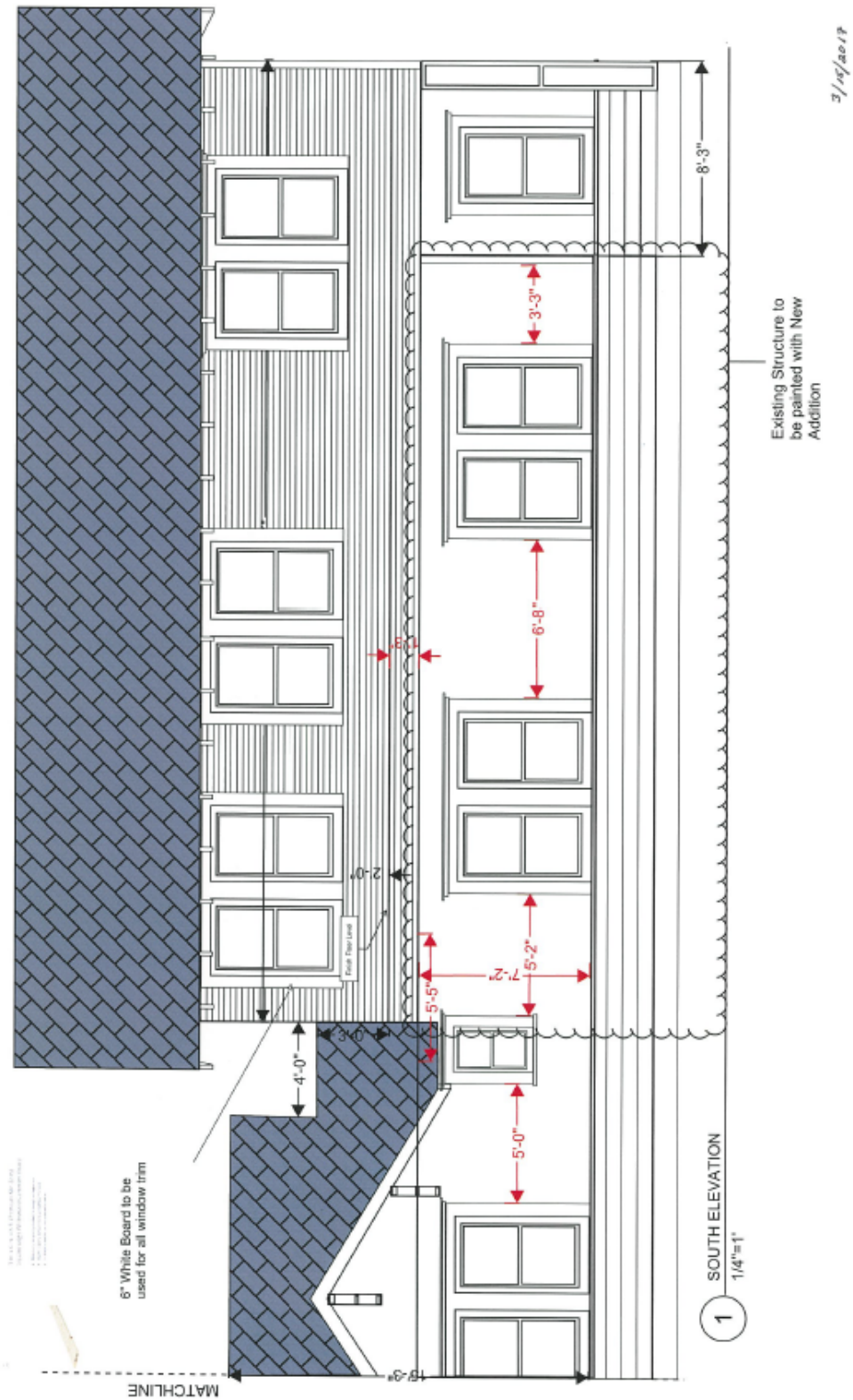
Proposed right (South) side elevation (front portion).





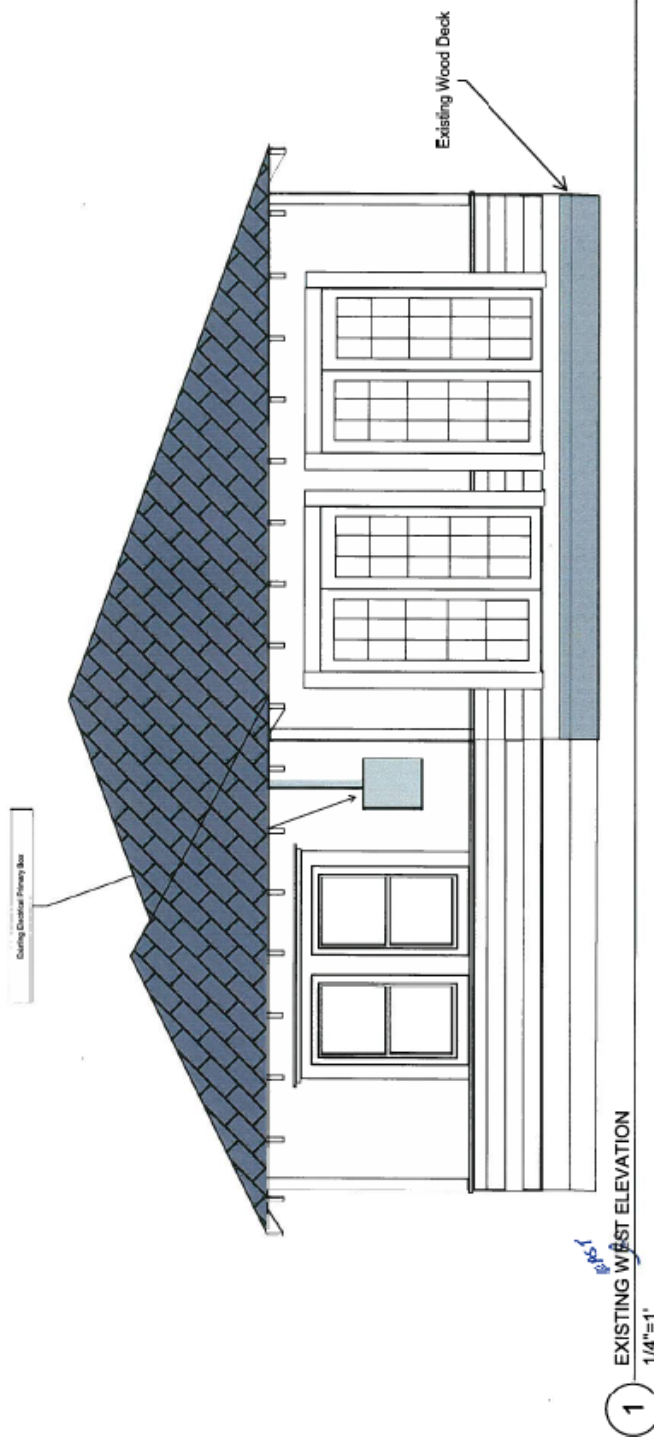
Existing right (South) side elevation (back portion).





Proposed right (South) side elevation (back portion).





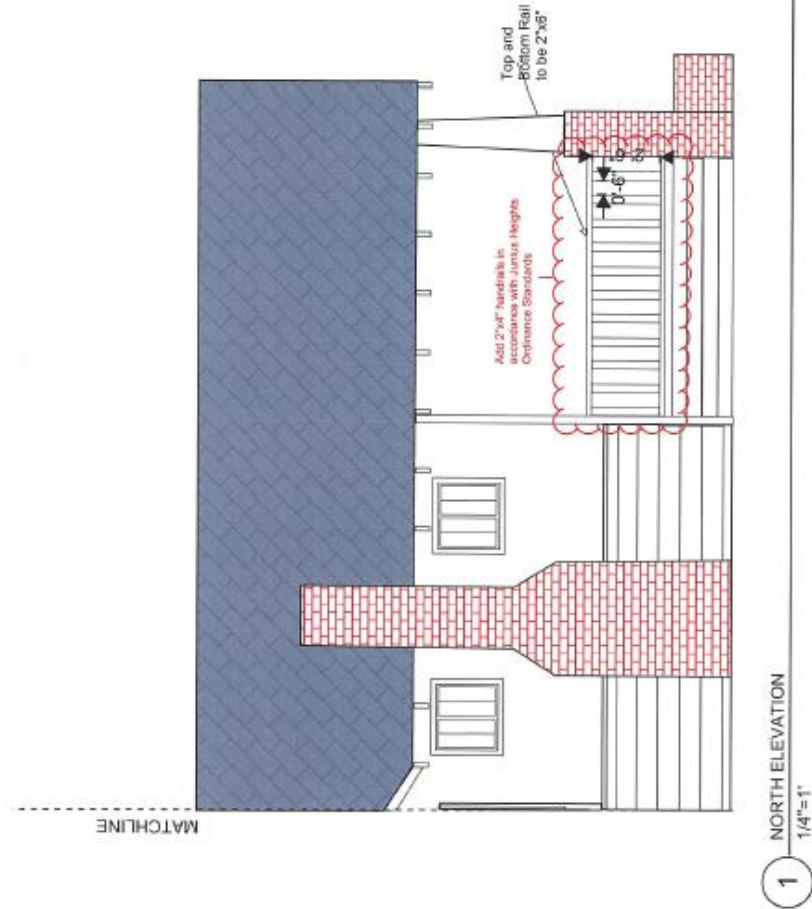
2/15/2018

Existing rear (East) elevation.





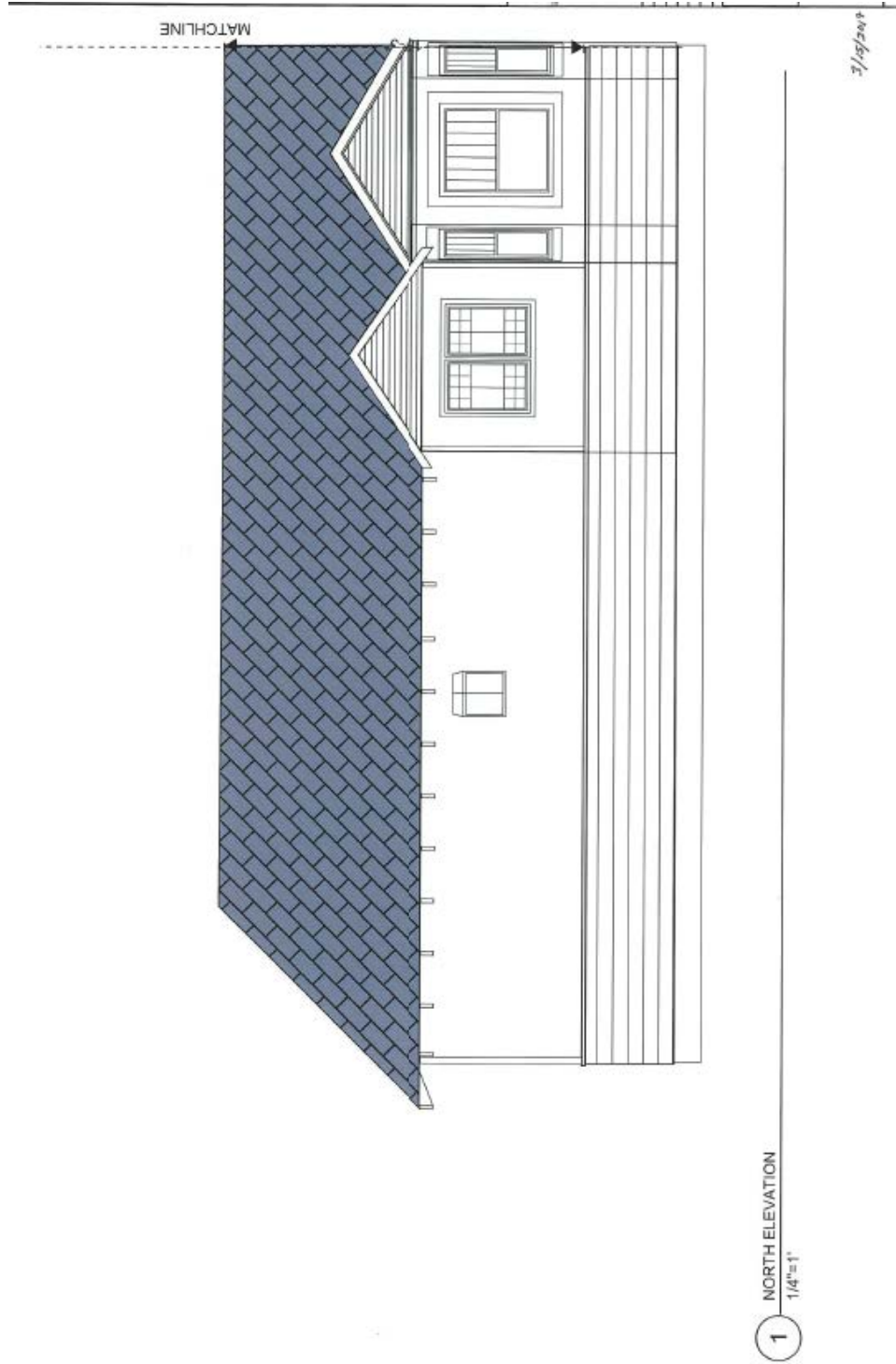




3/25/2019

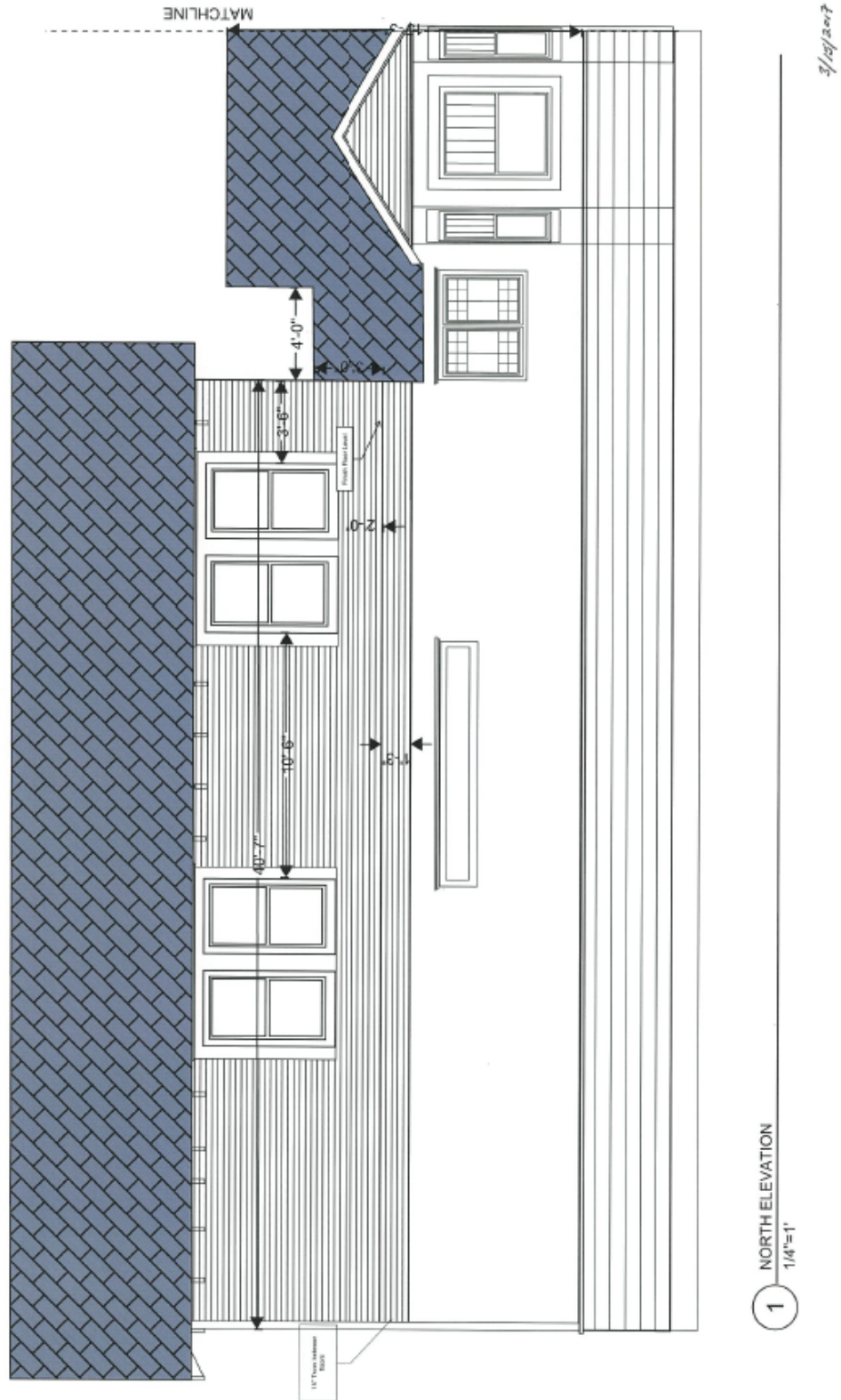
Proposed left (North) side elevation (front portion).





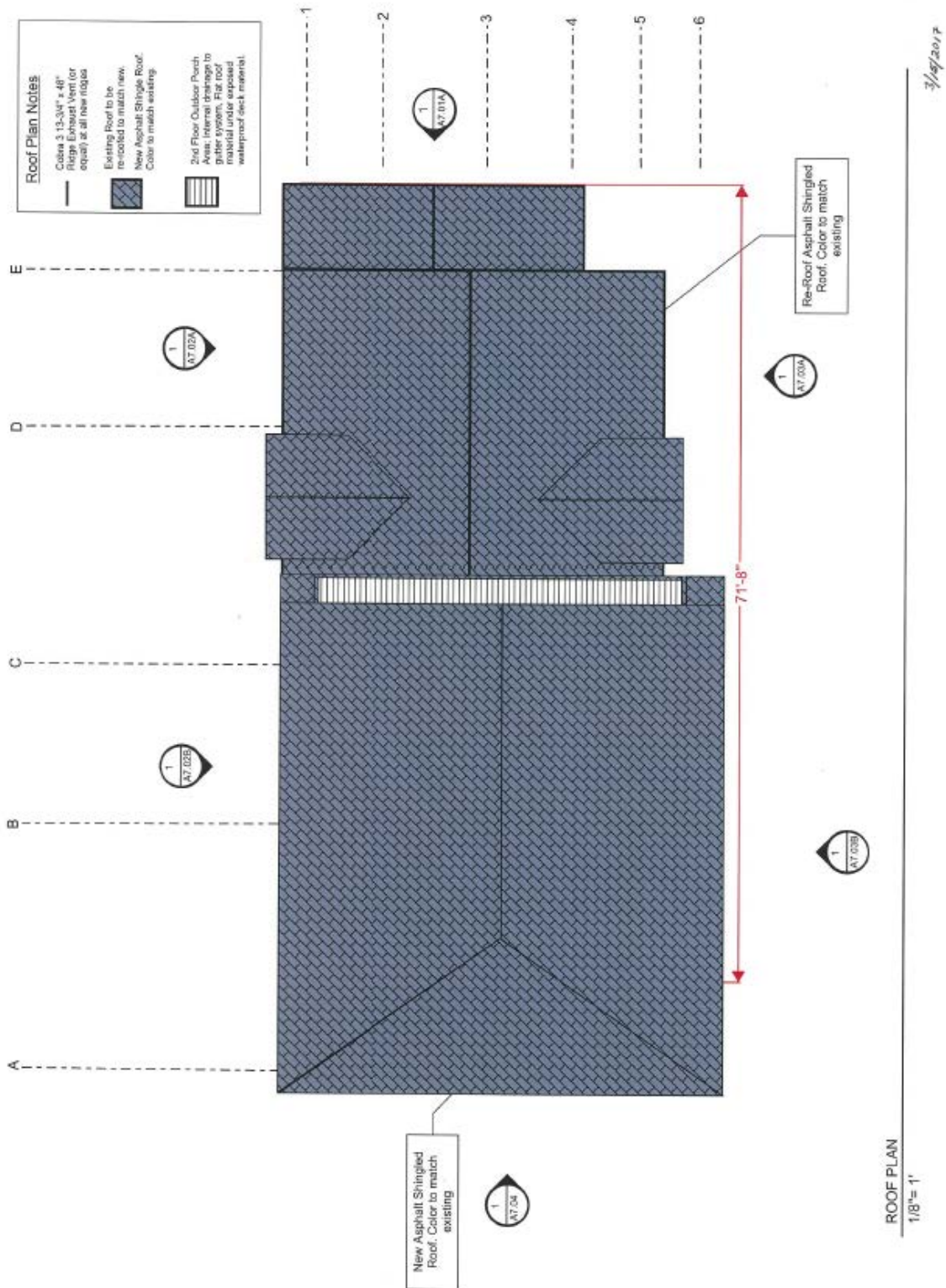
Existing right (North) side elevation (back portion).





Proposed left (North) side elevation (back portion).





Proposed roof plan.



Proposed specifications.

**1 EAVE SUPPORTS (TYP.)**  
1/4"=1'

**Project Notes**

1. All walls shall be 2x4 wood studs unless noted otherwise.
2. Contractor shall adhere to all City of Dallas Codes and Junius Heights Historic District Ordinances

*Handwritten: 8' x 12' x 1/2" Plywood plank Siding to be used for all siding*

**JELOWIN**  
33.375 in. x 64.5 in. W-2500 Series Double Hung Wood Window - Primed White

**These windows to be used at front elevation**

**Billard Green M420-2**

**To be applied to all Gable Ends**

**OR**

**Orspered 611 usso 4**

**To be applied to all Gable Ends**

**Reproduced "Double Teardrop" (pattern 117) wood siding to be used at all wall siding areas**

**31.75 in. x 61.25 in. 70 Series Double Hung Buck PRO Vinyl Window with Grille - White**

**These windows to be used at back and sides elevation behind the 50% delineation line**

**JELOWIN**  
35.5 in. x 35.5 in. V-2500 Series Right Hard Siding Vinyl Window with Grills - White

**These windows to be used at the front 2nd story addition behind the 50% line.**

**Reproduced "Double Teardrop" (pattern 117) wood siding to be used at all wall siding areas**

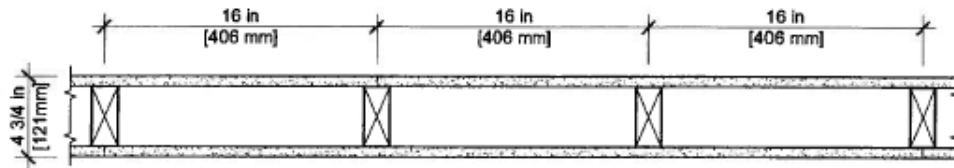
**Reproduced "Double Teardrop" (pattern 117) wood siding to be used at all wall siding areas**

**Reproduced "Double Teardrop" (pattern 117) wood siding to be used at all wall siding areas**

**Reproduced "Double Teardrop" (pattern 117) wood siding to be used at all wall siding areas**

*Handwritten: 2/15/2017*





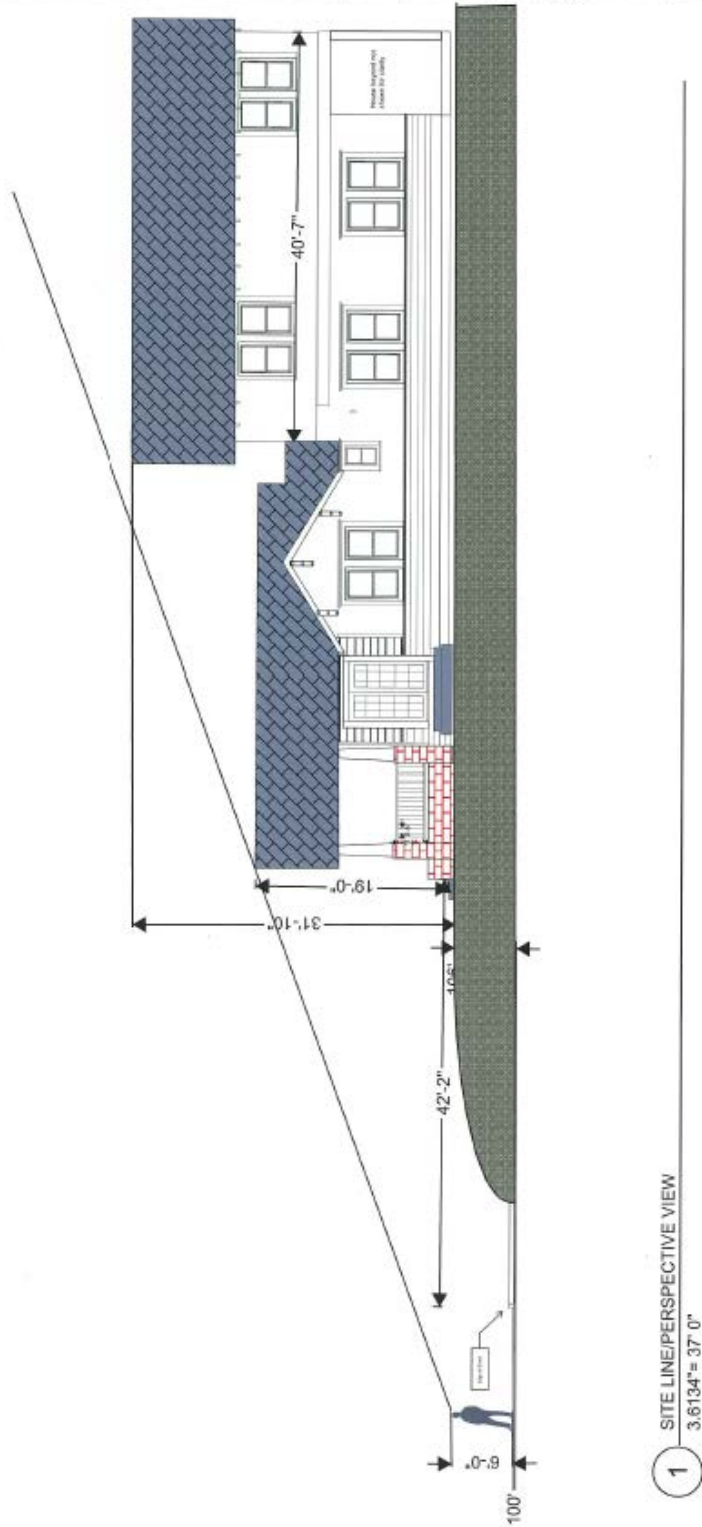
## UL U305

### Exterior Walls -Wood Stud (Load-bearing)

Fire Rating	1 hour
System Thickness	4-3/4"

Proposed fire rated wall for left (North) side elevation addition, per Building Inspections.





3/15/2017

Site line perspective for proposed addition.





Request #2 – Example of porch railing on Craftsman style house, 715 Huntley, photo submitted by applicant.



Request #2 – Example of porch railing on Craftsman style house, 715 Huntley, photo submitted by applicant.





Request #2 – Example of porch railing on Craftsman style house, 715 Huntley, photo submitted by applicant.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request #1—

#### 8.0 MAIN BUILDING: NEW CONSTRUCTION AND ADDITIONS IN TRACTS A, B, C, D, AND E

8.3 New construction and vertical or horizontal additions must be compatible with the historic architectural styles for that tract as listed below.

8.3(d) Tract D: Except as otherwise provided in this paragraph, new construction and additions must be in the Prairie or Craftsman style, typical to contributing main buildings within this tract. New construction and additions to a school building must be compatible with the existing school building.

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.

8.6 The height of new construction and vertical or horizontal additions must not exceed the height of similar historic structures on the block.

### Request #2 –

There is no specific criteria for this structure in the Junius Heights 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.



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 3/9/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Donnie Mixon  
Address: 714 Huntley  
Date of CA/CD Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments / basis:

1. Approve as shown with proposed balcony on top of garage ^ Koppang / Mesh  
Suggestion - R.S. - in the future refer. tails
2. Approve as shown - Laura / Morgan ✓
3. ✓ Approve Mesh / Laura - (✓)
4. Approve - Suggest 2x4 as top rail -  
not to go in height above the bottom  
of windows. Morgan / Terri

**Task force members present**

✓ Rene Schmidt (Chair)	✓ Laura Koppang	VACANT
✓ Mary Mesh	✓ Terri Raith	VACANT
Barbara Cohen	✓ Morgan Harrison	VACANT

Ex Officio staff members present: Marsha Prior

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

March 9, 2017

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

April 3, 2017

FILE NUMBER: CA167-340(MP)  
LOCATION: 5728 Junius St  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: March 2, 2017  
DISTRICT: Junius Heights  
MAPSCO: 36-Y  
CENSUS TRACT: 13.01

**APPLICANT:** Bernard Ford

**REPRESENTATIVE:** None

**OWNER:** Bernard Ford

**REQUEST:**

- 1) Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate.
- 2) Extend 8ft wood fence on left side yard to within the front 50%.
- 3) Extend wood fence on right side yard to within the front 50%.

**BACKGROUND / HISTORY:**

2/6/17 – Landmark Commission approved a 6ft fence on the left side yard and an 8ft fence on the right side yard with the condition that the fences only go up to the 50% mark, and thus, not extend into the front 50% of the side yards (CA167-183(MP)).

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

**ANALYSIS:**

Request #1 – The proposed location for the left side yard gate is within the front 50%. A daycare is located next door to the applicant (on the left-hand side). The proposed location for the gate is to prohibit applicant's dogs from getting in back yard of daycare where children play and to secure existing windows on the left side elevation. Task Force prefers that fence on left side yard not exceed the rear 50% mark, but suggested an iron gate that allows for visibility. Staff is supportive if Landmark Commission believes the additional security is warranted.

Request #2 – The proposed location for the left side yard fence is within the front 50%. A daycare is located next door to the applicant (on the left-hand side). The proposed location for the fence is to prohibit applicant's dogs from getting in back yard of daycare where children play and to secure existing windows on the left side elevation. Task



Force prefers that fence on left side yard not exceed the rear 50% mark, but Staff is supportive if Landmark Commission believes the additional security is warranted.

Request #3 – Staff is not supportive of extending the right side yard fence into the front 50% because it is not compatible with the historic overlay district and there are no extenuating circumstances to suggest a need for additional security. Task Force is not supportive of extending fence beyond the rear 50% mark.

**STAFF RECOMMENDATION:**

- 1) Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate – Approve with conditions – Approve survey plat and photos dated 3/15/17 with the condition that the finished side faces out with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Extend 8ft wood fence on left side yard to within the front 50% -- Approve – Approve survey plat and photos dated 3/15/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Extend wood fence on right side yard to within the front 50% -- Deny without prejudice – The work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6(a)(2) which states that side yard fences must be located in the rear 50 percent of the side yard.

**TASK FORCE RECOMMENDATION:**

- 1) Replace chain link driveway gate at front of left side yard with 8ft wood automatic gate – Deny without prejudice – Deny replacement of chain link fence with 8ft wood automatic gate; recommend a wrought iron gate.
- 2) Extend 8ft wood fence on left side yard to within the front 50% -- Deny without prejudice – Needs to be at 50% mark.
- 3) Extend wood fence on right side yard to within the front 50% -- Deny without prejudice – Needs to be at 50% mark.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 340 (MP)  
Office Use Only

Name of Applicant: Bernard Ford  
Mailing Address: 5728 Junius Street  
City, State and Zip Code: Dallas TX 75214  
Daytime Phone: 229-938-1607 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: owner

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_\_ No \_\_\_\_  
Planner's Initials

PROPERTY ADDRESS: 5728 Junius Street Dallas, TX 75214  
Historic District: Junius Street

**PROPOSED WORK:**

Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

Item 1) Replace driveway gate at it's current location with wood automatic driveway gate (up to 8ft)

Item 2) Extend fence separating lot 8 and 9 approx 31 feet (up to 8ft)

Item 3) Move side fence up 14 feet to secure A/C units within yard and improve street view of property.

All fencing will match current fencing on property; board on board cedar unstained.

RECEIVED BY

MAR 02 2017

Signature of Applicant: Bernard Ford Date: March 2, 2017

Signature of Owner: \_\_\_\_\_ Date: Current Planning  
(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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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 214/670-4538 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

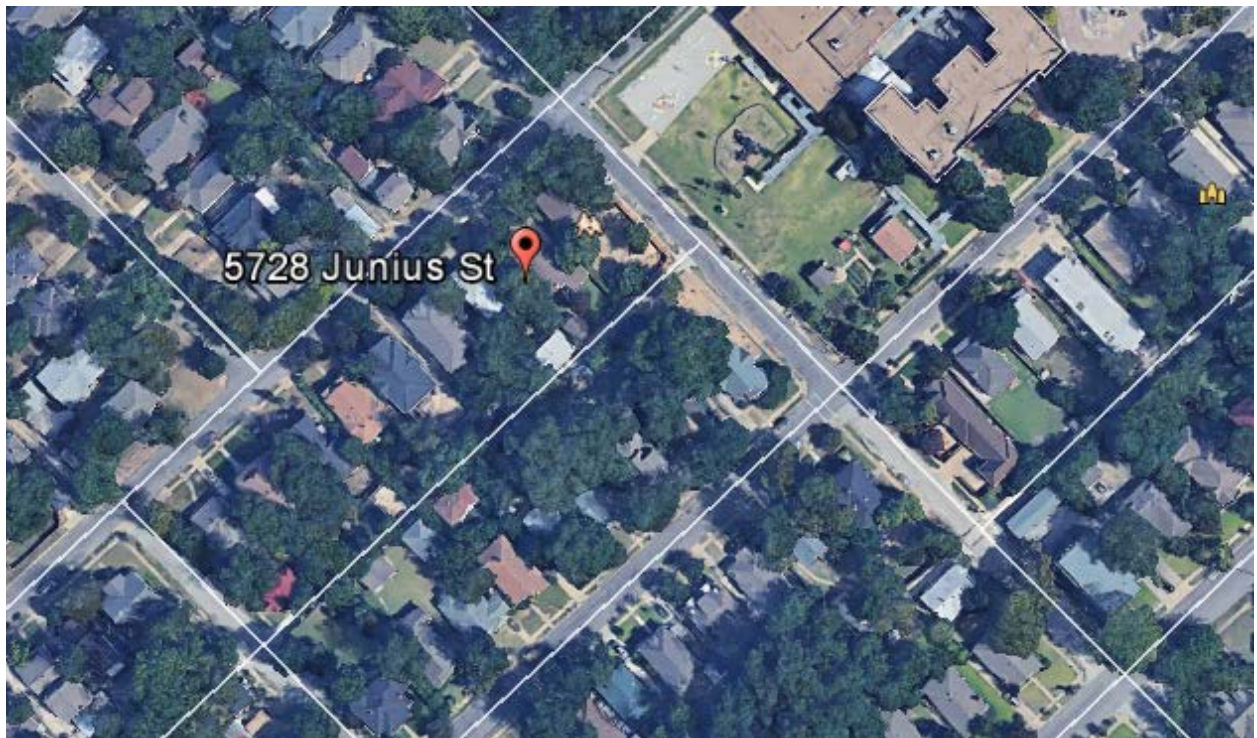
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial view.





Front (North) elevation.





View to left (East) of 5728 Junius.



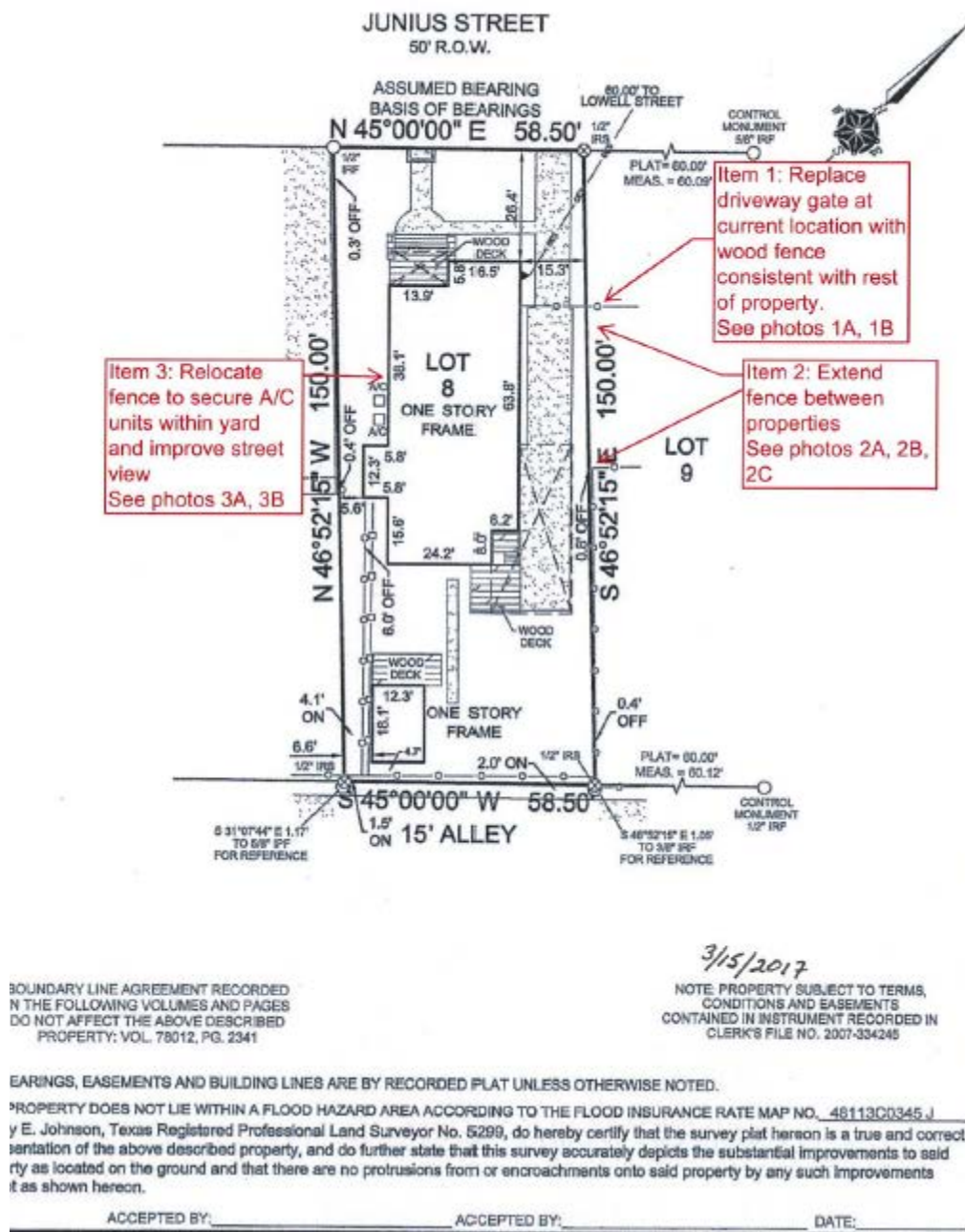
View to right (West) of 5728 Junius.





View across the street (North) from 5728 Junius.





Existing survey plat.





Request #1— existing gate and location of proposed wood gate. Photo submitted by applicant.



Request #1 – existing gate and neighbor's chain link fence. Photo submitted by applicant.





Request #2 – windows that would be located behind proposed left side yard fence.  
Photo submitted by applicant.



Request #2 – windows that would be located behind proposed left side yard fence.  
Photo submitted by applicant.





Request #2 – Driveway area to be located behind proposed left side yard fence. Photo submitted by applicant.





Request #3 – right side yard showing mechanical units that applicant wishes to hide behind proposed fence. Photo submitted by applicant.



Request #3 – right side yard showing mechanical units that applicant wishes to hide behind proposed fence. Photo submitted by applicant.



March 2, 2017

City of Dallas Historical Preservation Staff, Task Force & Landmark Commission:

We are requesting exemptions from the Commission in order to take the actions detailed in the corresponding Certificate of Appropriateness dated March 2 and listed below. There are several reasons we are requesting exemptions to make improvement our house 5728 Junius Street. We feel the improvements are consistent with the neighborhood, maintain and enhance our families' security and privacy, improve the street view of our property, and increases the value of our property and the neighborhood overall. We look forward to addressing these issues with you in further detail.

Specifically, we are proposing to:

- Item 1: Replace the driveway gate with an automatic gate consistent with rest of fencing at property (board on board cedar)
  - Maintains privacy and security in key areas of property such as our daughter's bedroom and bathroom
  - Maintains the number of cars that we can keep in gated area of driveway
  - Decreases noise from activity at daycare and street (homeowners occasionally work from home)
- Item 2: Extend fence between our property and neighbors property (currently a daycare) with fencing consistent with rest of fencing at property
  - Increases privacy between properties (and from street), especially in key areas such as our daughter's bedroom and bathroom
  - Reduces noise from activity at daycare (homeowners occasionally work from home)
  - Returns access to full property to daycare (and future owners of the property)
- Item 3: Relocate fence on west side of property to secure A/C units within yard (fence would meet neighbors fence)
  - Enhances street view of property
  - Secures A/C unit within yard preventing them from being access by unauthorized persons

Regard,

Bernard Ford

Letter to Landmark Commission requesting exceptions to Junius Heights fence regulations in ordinance.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request #1—

#### 3.6 Fences

##### 3.6(a) Location

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

### Request #2 —

#### 3.6 Fences

##### 3.6(a) Location

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

### Request #3 —

#### 3.6 Fences

##### 3.6(a) Location

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 3/9/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Bernard Ford  
Address: 5728 Junius  
Date of CA/CD Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. Deny without prej. - deny replacement of chain link fence with 8' wood automatic gate. Recommend a wrought iron fence gate. Keppang / Mesh (✓)
2. Deny w/o prej. - needs to be at 50% Keppang / Mesh (✓)
3. " " " " " " " " " " (✓)

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE March 9, 2017

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

APRIL 3, 2017

FILE NUMBER: CA167-324(MP)  
LOCATION: 5419 Worth St  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: March 2, 2017  
DISTRICT: Junius Heights  
MAPSCO: 46-B  
CENSUS TRACT: 13.02

**APPLICANT:** Eric Rodriguez/Alfredo Cruz

**REPRESENTATIVE:** None

**OWNER:** Alfredo Cruz

**REQUEST:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

8/1/16 – Landmark Commission approved 1) removing second entry door on front elevation, installing wood double-hung 1/1 windows; 2) replace panel window on right side of front elevation with two double-hung 1/1 windows; 3) replace exiting primary door with nine-light door; 4) replace vinyl windows on right side elevation with double-hung wood 1/1 windows; 5) punch in three new window openings on right side elevation and install three double-hung wood 1/1 windows (CA156-646(MP)).

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

**ANALYSIS:**

Staff is not supportive of the proposed columns and the Task Force was split on its recommendation. The columns that were replaced were very simple, thin wood columns with no trim and the balusters on the railing were set wider apart than is typical. Staff does not believe the previous columns and railing to be original, but the proposed replacement columns are historically inaccurate and conjectural features. The horizontal trim detail at the center of the column is not appropriate on a column that remains the same width from bottom to top, and the vertical wood trim on the paired columns gives the columns a wide, heavy look for the scale of the porch and front elevation. Furthermore, the columns appear to be Hardie board with wood trim, instead of all wood. Staff would be supportive of solid wood columns with no detailing for this simple Craftsman house. Staff is supportive of the proposed railing.



**STAFF RECOMMENDATION:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

**TASK FORCE RECOMMENDATION:**

Replace wood columns and railing on front porch with square columns, add trim, and paint. Work initiated without a Certificate of Appropriateness – None – Vote 2:2. For – Morgan, Raith. Against: Mesh, Schmidt. Reason for opposition: Columns historically have a footing.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

OA 167-324(MP)  
Office Use Only

Name of Applicant: Alfredo Cruz / Eric Rodriguez  
Mailing Address: 413 S Cockrell Hill Rd  
City, State and Zip Code: Dallas TX 75211  
Daytime Phone: 214-948-0040 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Applicant

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 5419 Worth St.  
Historic District: Live Heights

**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.

We are going to replace all front columns in Front porch. Restore with all new #4 pretreated trim; #4 trim wood base (All solid wood finish) to match existing structure. Paint to match with existing approved colors from previous CA

Signature of Applicant: [Signature] Date: 2-24-17  
Signature of Owner: [Signature] Date: 2-24-17  
(IF NOT APPLICANT)

RECEIVED BY

MAR 02 2017

**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

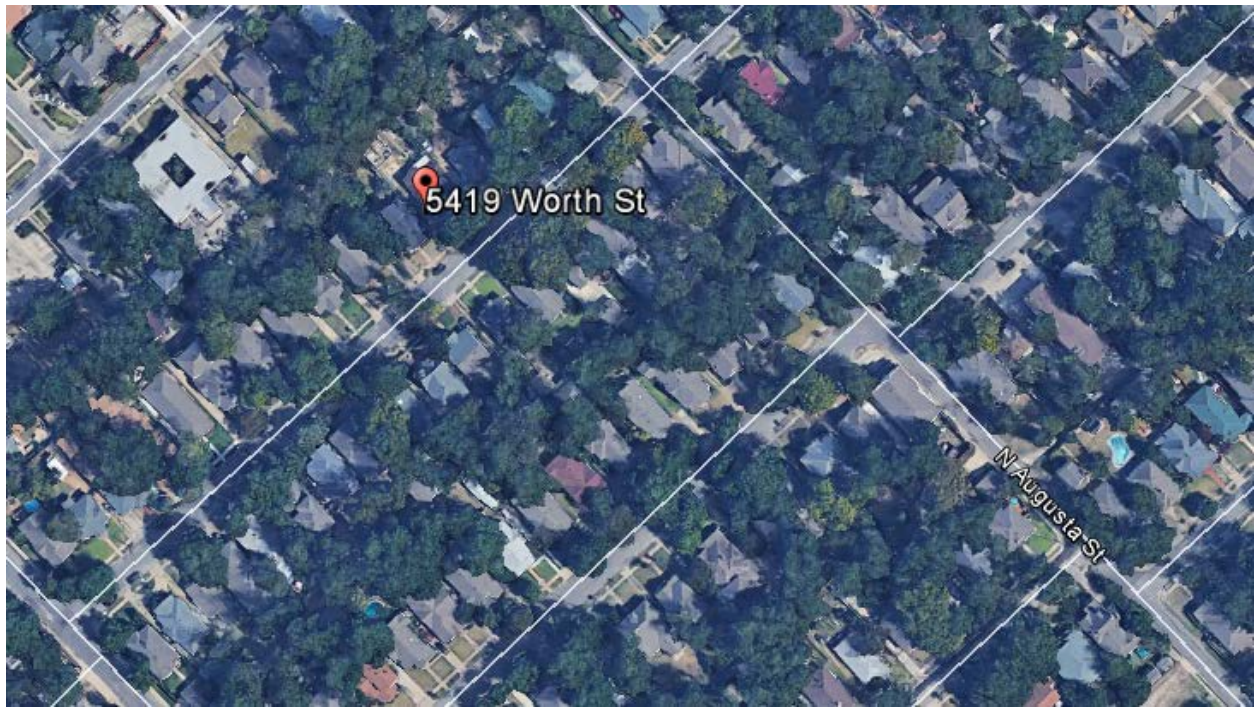
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial view.





Front (South) elevation.





View to left (West) of 5419 Worth.



View to right (East) of 5419 Worth.





Across (South) from 5419 Worth.





Close up of initiated work on columns and rails, right side of front elevation.



Close up of initiated work on columns and rails, right side of front elevation.





Close up of initiated work on columns and rails, left side of front elevation.



Close up of initiated work on columns and rails, left side of front elevation.





Close up of initiated work on columns and rails, left side of front elevation.



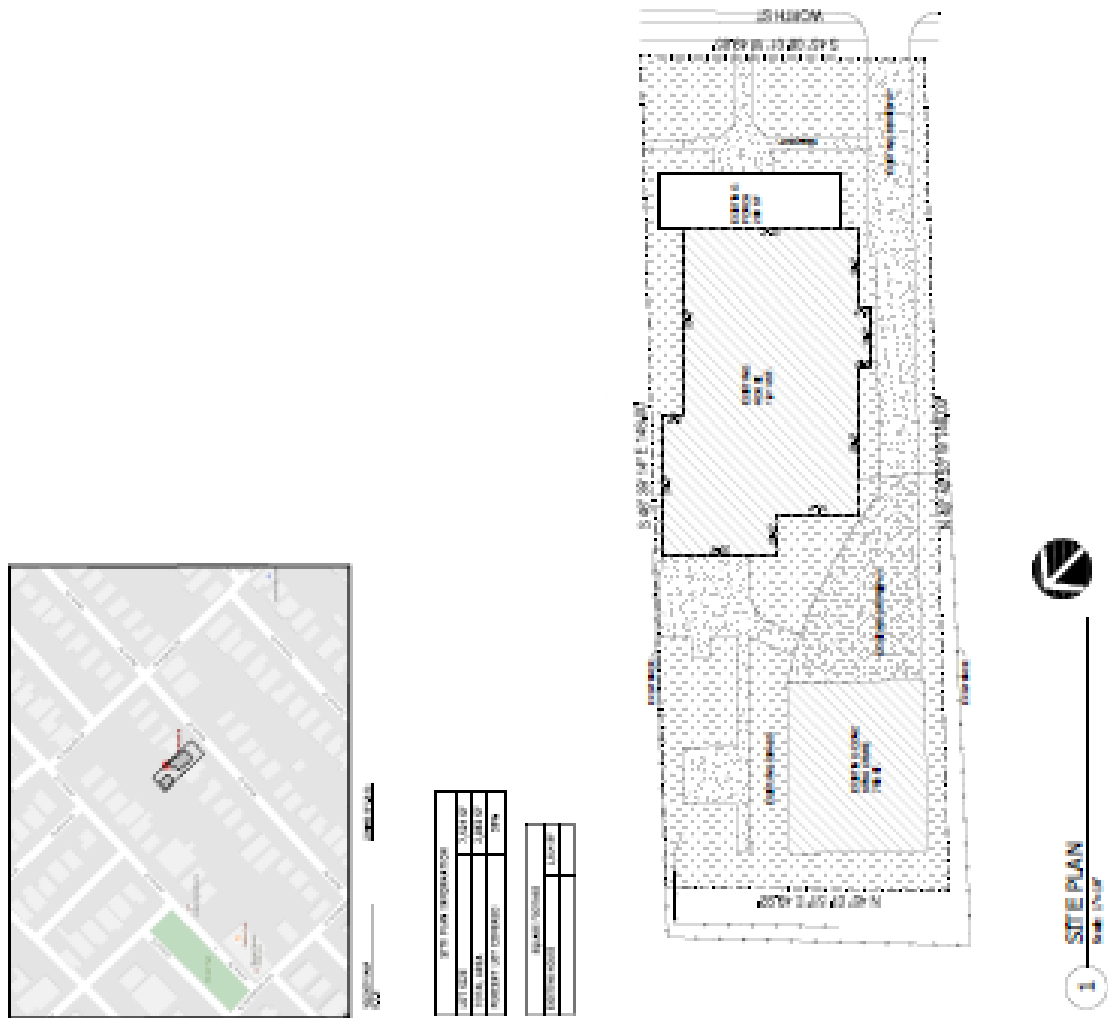


Photo of house July 2016 (prior to alterations proposed in CA156-646(MP)).



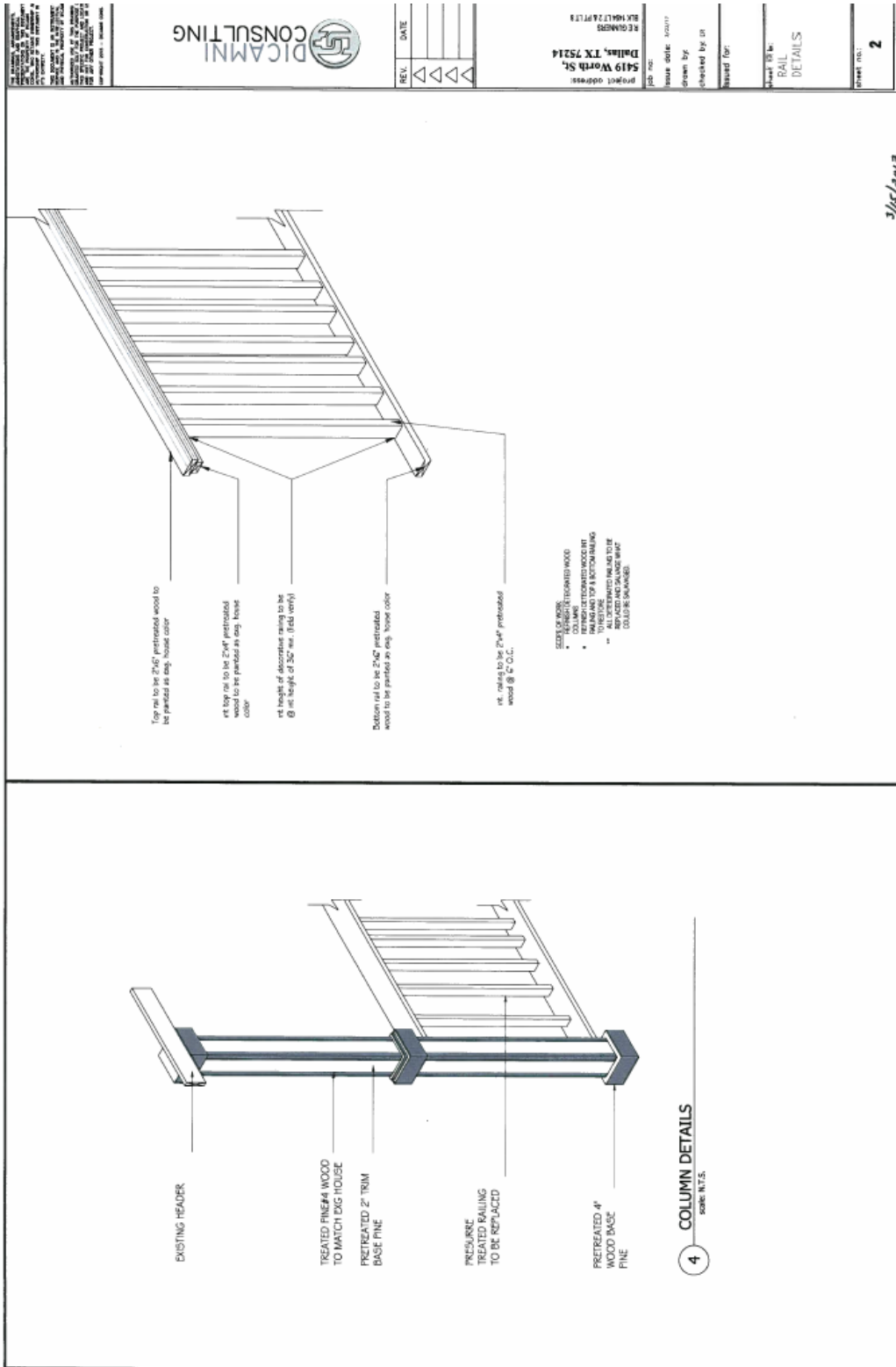
Photo ca. 2007.





Site plan.





Drawings of proposed porch columns and railing.









## Product Details



### WHY YOU'LL LOVE IT

- Formulated with Advanced Resin Technology for excellent adhesion, hide and color retention.
- Excellent coverage and durability. Provides a dirt-resistant and mildew-resistant coating.
- Withstands the elements and resists frost, peeling, blistering, and cracking.
- Low temperature application down to 35°F.
- Contains VinylSafe® Technology — allowing you to paint darker colors on vinyl siding without worrying about warping or buckling.
- Available in flat, low lustre, satin, gloss and high-gloss sheens.

## SuperPaint® Exterior Acrylic Latex Paint

Count on SuperPaint® Exterior Acrylic Latex to deliver excellent performance and protect against the elements. Cold and frosty or hot and humid, this formula goes on smooth and resists blistering and peeling. And thanks to its advanced acrylic resin technology, you'll enjoy excellent adhesion and color retention. Backed by a Lifetime Limited warranty, SuperPaint offers a dirt-resistant and mildew-resistant coating.

### OVERALL RATING:



SW 7641  
**Colonnade Gray**

**Size:** 1 Gallon(s)

**Sheen:** Flat

**Base:** Extra White

Paint specifications for proposed columns and railing.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### 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.

### SOI Standards

- #3 - 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: 3/9/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Alfredo Cruz/Eric Rodriguez  
Address: 5419 Worth  
Date of CA/CD Request: 3/2/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. Approve et columns ss and railing as shown  
2. Merge - ~~Mesh~~ Terri  
for: Morgan & Terri  
Against: Mesho Schmidt  
Two ~~columns~~ historically have a factory

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:  
2<sup>nd</sup>.

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

March 9, 2017

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-323(JKA)  
LOCATION: 524 E 6<sup>TH</sup> Street  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 468

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Lake Cliff  
MAPSCO: 55-A  
CENSUS TRACT: 0020.00

---

**APPLICANT:** Maria Castillo

**OWNER:** JUAN & MARIA CASTILLO

**REQUEST:** Expand driveway in front yard. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

07/23/2010 – A Routine Maintenance CA was issued to replace the driveway in same footprint as existing (CA090-354(MF)).

The structure is non-contributing to the Lake Cliff historic district.

**ANALYSIS:**

The applicant was issued a Routine Maintenance CA to replace the brush concrete driveway in the same footprint. During that work, the applicant expanded the driveway and installed concrete over half of the front yard without a Certificate of Appropriateness. Concrete covering front yards is not typical in the Lake Cliff historic district since most homes have lawns that cover the front yard. Therefore, Staff is recommending Denial without Prejudice of the completed work.

**STAFF RECOMMENDATION:** Expand driveway into front yard. Work 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)(ii) because it is not compatible with the historic overlay district since parking areas in the front yard are not common in the district.

**TASK FORCE RECOMMENDATION:** Expand driveway into front yard. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Not compatible with the district.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167-323 (JKA)  
Office Use Only

Name of Applicant: Maria E. Castillo  
Mailing Address: 524 E. Sixth St.  
City, State and Zip Code: Dallas, TX, 75203  
Daytime Phone: 214) 680-1828 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 524 E. Sixth St.  
Historic District: Lake Cliff H. D.

**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.

Concrete  
Drive way on side of front yard.

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Signature of Applicant: Maria E. Castillo Date: 02-01-17 MAR 02 2017

Signature of Owner: Maria E. Castillo Date: 02-01-17  
(IF NOT APPLICANT)

Current 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. 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

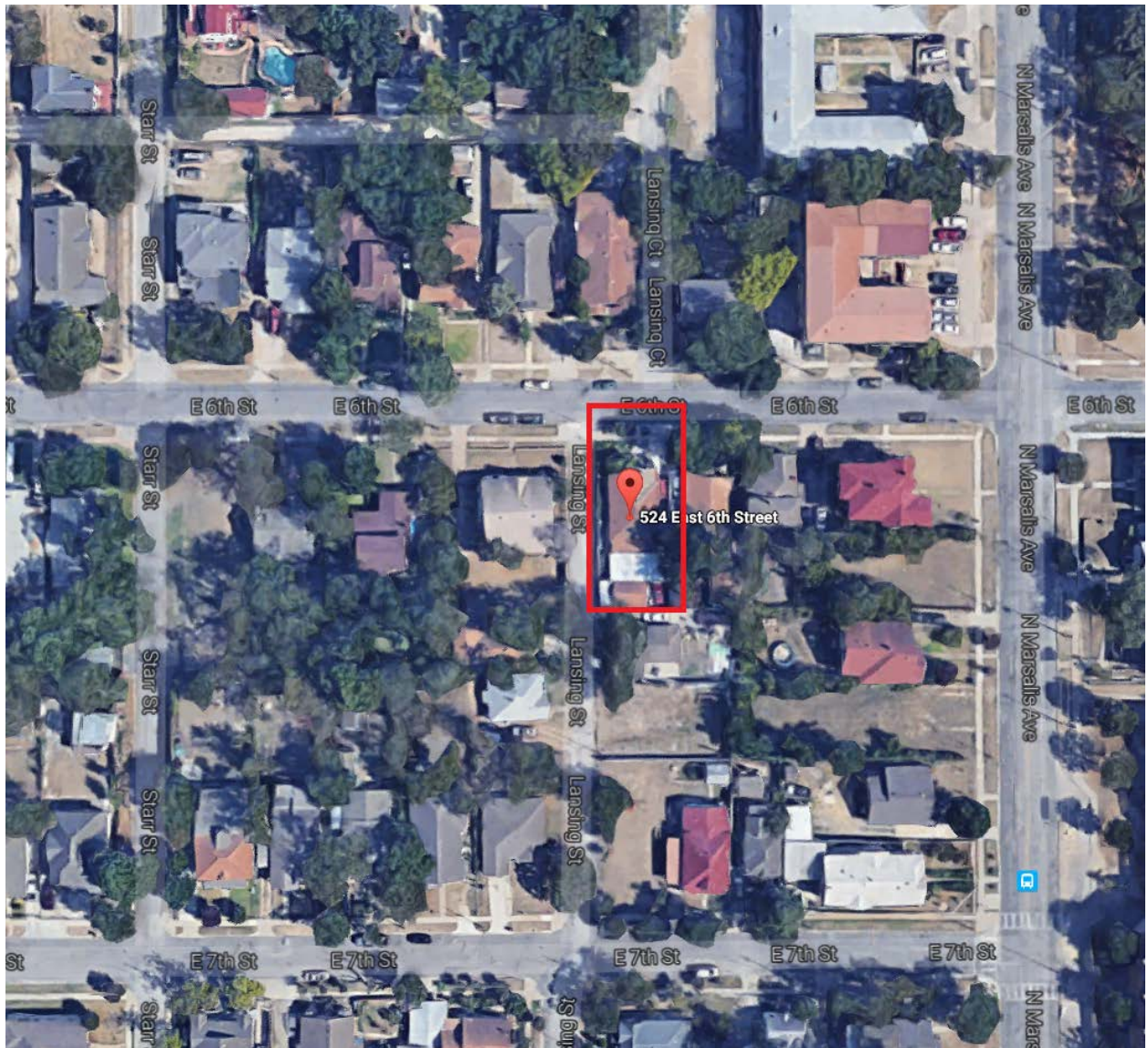
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial image





Main structure





To left of main structure



To right of main structure





Across street from main structure



Across street from main structure



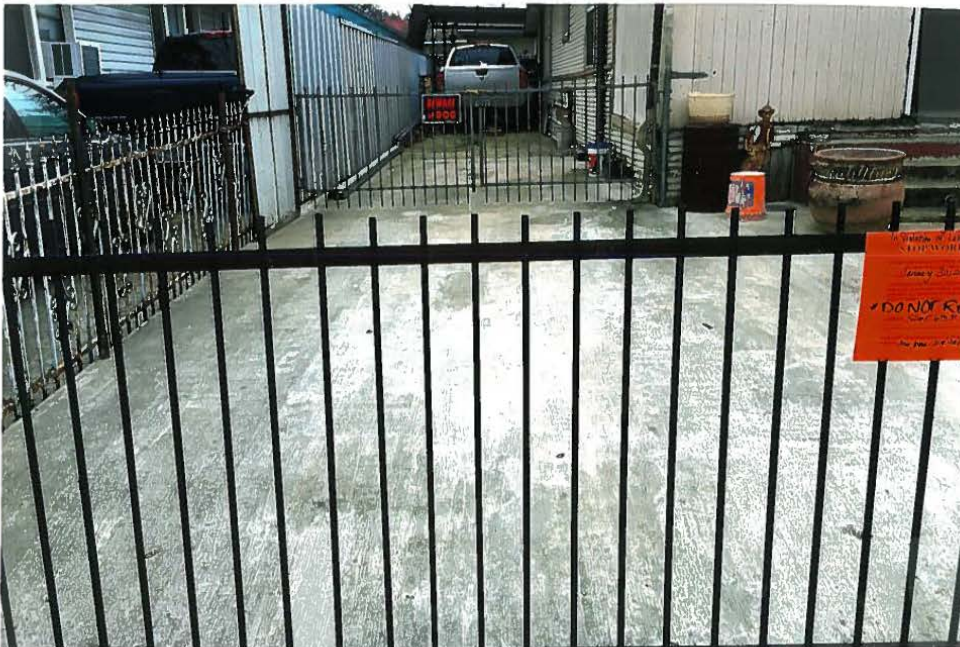


Driveway expansion

CA167-323(JKA)

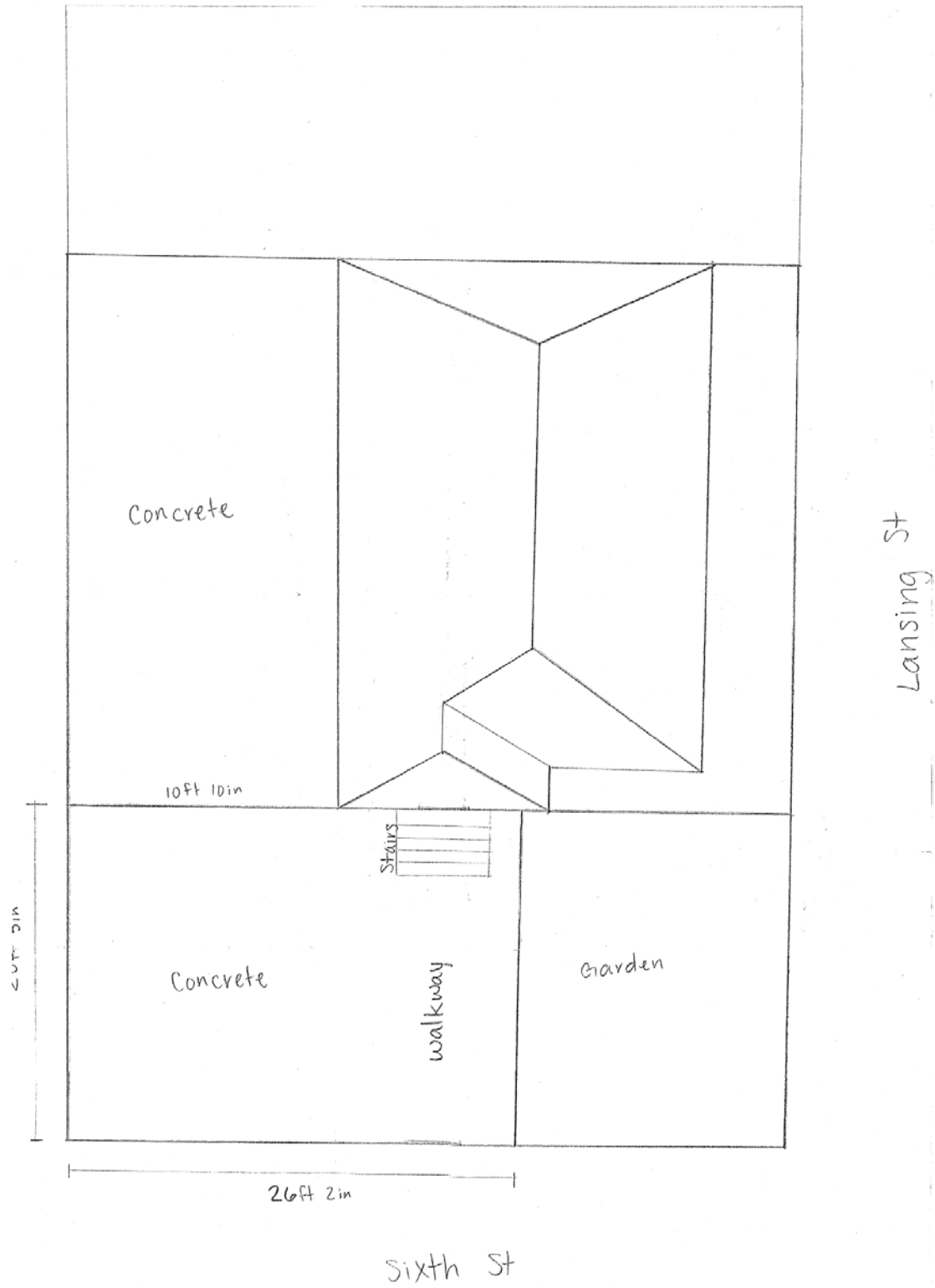
D5-7





Driveway expansion





Site plan



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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.



**ATASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: MARIA CASTILLO

PROPERTY ADDRESS: 524 E 6<sup>TH</sup> STREET

DATE of CA / CD REQUEST: 03/02/2017

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☒ Denial without prejudice

Recommendation / comments/ basis:

NOT COMPATIBLE w/ DISTRICT

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker:

ALFRED

2<sup>nd</sup>:

RACHEL

Task Force members in favor:

ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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****APRIL 3, 2017**

FILE NUMBER: CA167-332(EH)  
LOCATION: 4523 Sycamore Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: District 2  
ZONING: R-7.5(A)

PLANNER: Eric Hill  
DATE FILED: March 2, 2017  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Altin Kore

**REPRESENTATIVE:** None.

**OWNER:** KORE ALTIN

**REQUEST:**

- 1) Replace 100% of wood siding on the main structure with Hardieboard. Work completed without Certificate of Appropriateness.
- 2) Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness.
- 3) Replace front porch rail on main structure. Work completed without Certificate of Appropriateness.
- 4) Replace porch columns on main structure. Work completed without Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

11-23-2016: Staff approved the repair of the foundation on the main structure with the condition that the overall vertical elevation of the structure is not visibly altered and that no existing skirting is removed from the structure. CA167-027(EH).

02-27-2017: Staff approved the installation of a tankless water heater on the rear elevation of the main structure; the equipment was completely screened from the public right-of-way. CA167-114(EH).

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



**ANALYSIS:**

Staff was contacted multiple times on the property at 4523 Sycamore as the property was being advertised as a tear-down and listed for the land value without mention of being located within the Peak's Suburban Historic District. Staff informed all inquiries and the agent that the building indeed is in a City of Dallas Historic District and would require approval for any work to the exterior or demolitions on the property

Request #1: The applicant is requesting approval of the installation of Hardieboard on the siding of 100% of the main structure. The applicant told the Task Force and Staff at the Task Force hearing that the house already had some Hardieboard material installed at the time of purchase, however no approvals for that work were given. The applicant also noted that the other siding was asbestos and that the Hardieboard siding was installed over the asbestos siding as opposed to being removed. Staff is recommending denial without prejudice on this item as imitation materials are not allowed on protected facades in the district.

Request #2: Staff is recommending denial without prejudice for the replacement of 13 windows on the main structure. The applicant noted that the prior windows were in very rough shape and needed to be replaced. From photos submitted for the repair of the foundation on the main structure, many windows appeared to be 1/1 wood windows or wood fixed windows. The applicant installed vinyl 12/12 simulated divided-lite windows without a CA. Staff does not believe that 12/12 simulated divided-lite windows would ever be considered appropriate to a contributing structure in the Peak's Suburban Historic District and are therefore recommending denial without prejudice.

Request #3: The applicant installed a new front porch railing on the main structure. Prior to its installation, there was not a porch railing on the structure and City Code would not require a front porch railing on the structure as the property is nearly at-grade. Staff believes that the installed railing is both inappropriate for its height, the design of the baluster spindles as they are more high-style than what would be seen on a similar style house, and the fact that the bottom rail is laying on the porch floor which was not typical historically. Staff is recommending denial without prejudice on the railing and recommends removal of the railing all together.

Request #4: Staff is recommending denial without prejudice on the porch columns as they appear much larger than what would be seen on a Folk-Victorian house. The applicant appears to have installed more columns on the front porch as well as inappropriate columns for the design of the property. The boxed columns are typically seen on Craftsman or larger Prairie style houses and not Folk-Victorian properties. The previous unelaborated squared porch columns were more appropriate to the style house. Staff is recommending denial for the size, style, and quantity of porch columns installed on the structure without a Certificate of Appropriateness.



**STAFF RECOMMENDATION:**

- 1) Replace 100% of wood siding on the main structure with Hardieboard. Work completed without 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 the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.
- 2) Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without 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 the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
- 3) Replace front porch rail on main structure. Work completed without 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 the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.
- 4) Replace porch columns on main structure. Work completed without 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 the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.

**TASK FORCE RECOMMENDATION:**

- 1) Replace 100% of wood siding on the main structure with Hardieboard. Work completed without Certificate of Appropriateness - deny without prejudice - Not allowed per Section 3.2 of ordinance.
- 2) Replace 13 windows on main structure with vinyl 12/12 windows. Work completed without Certificate of Appropriateness – Deny without prejudice - Not allowed per Section 3.10 of ordinance.
- 3) Replace front porch rail on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - Railing not to be attached to the porch and should be much shorter if installed. No railing also appropriate.
- 4) Replace porch columns on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - House had 3 columns. 5 not appropriate. Column size inappropriate.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167 - 332 (EH)  
Office Use Only

Name of Applicant: Alvin KORE  
Mailing Address: 4523 SYCAMORE ST  
City, State and Zip Code: DALLAS TX 75204  
Daytime Phone: 214 279 8843 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 4523 SYCAMORE ST  
Historic District: PS

**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.

Porch rails, house siding, windows, paint of main structure

RECEIVED BY

Erin Hill  
MAR 02 2017

Signature of Applicant: [Signature] Date: 2/27/17

Current Planning

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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 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

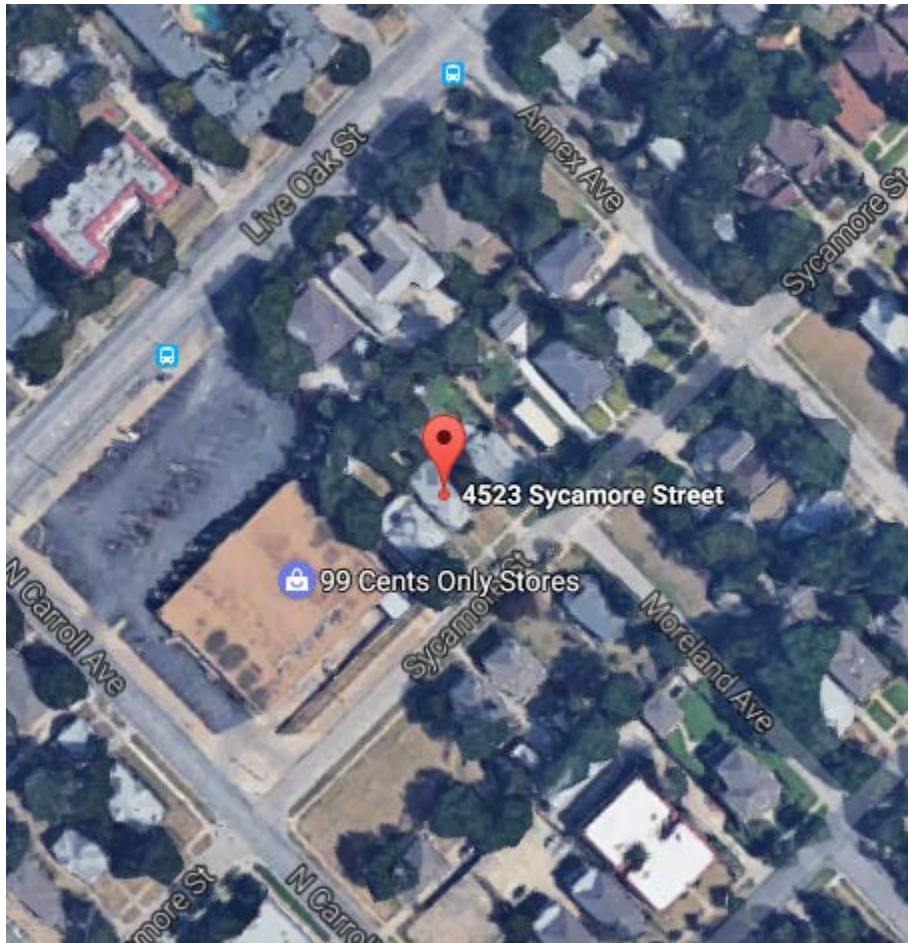
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial View.





Front elevation.





Adjacent properties to the right of 4523 Sycamore.





Adjacent property to the left of 4523 Sycamore. Note 99 Cent Store two properties over.





Properties across street, at corner of Moreland and Sycamore.





Non-contributing multi-family dwellings across 4523 Sycamore.





Front elevation of property, photo dated November 2016.





Front and left side facades of structure prior to alterations. Photo included on Realtor.com listing for property.





Requests #1-4: Existing Hardieboard siding





Requests #1 & #2: Right side and rear elevations of structure prior to work, photos dated November 2016.



## The Home Depot Special Order Quote

Customer Agreement #: H6804-S0162  
Printed Date: 12/23/2016

**Customer Information**

**Name** ALTIN KORE

**Address** 1200 MAIN ST APT 809  
DALLAS, TX 75202

**Primary Phone** 214-779-8443

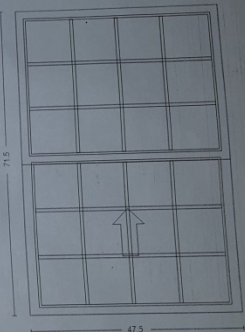
**Secondary Phone** 214-779-8443

**Store Information**

**Store Number** 6804

**Address** 6000 SKILLMAN  
DALLAS, TX 75231

**Associate** DANIEL

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	<p>500 Series Single Hung 47.5 x 71.5</p> <p>Call Width = 4-0, Call Height = 6-0, Frame Width = 47.5, Frame Height = 71.5, Sash Split = Equal</p> <p>Unit Type = Complete Unit, Drywall Passage = No, Frame Type = Nailing Fin</p> <p>Rating Required = None, Required Thermal Performance = South Central, Performance Rating = H-LC30, DP +30/-30</p> <p>Color / Finish = White</p> <p>Safety Vent Latch = None</p> <p>Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Shipped Separately</p> <p>Room Location = Den, Is this a Re-make? = No</p> <p>U-Factor = 0.3, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.38</p> <p>SKU = 1000012267, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 12/07/2015</p> <p>3/4" Flat GBG (Standard), Colonial, 4W3H</p> <p>Unit 1: Glass Package = HP SC, Glazing Type = Double Glazed, Gas Filled = Argon Gas, Spacer Package = Warm Edge Plus (WE+), Common Glass Options = Match All Glass Panes</p> <p>Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No</p> <p>Extended Siding Pocket Leg = No, Nail Fin Setback = 1 3/8", Frame Pre-Set Combos = 510, Fin Removal = None</p> <p>Jamb Extension = No Extension Jamb</p>		\$202.87	1	\$202.87
					
100-2	Screen LI		\$10.73	1	\$10.73

HomeDepot.com

Page 1 of 3    Printed By: DANIEL

Date Printed: 12/23/2016

Request #2: Installed window specifications.





Request #2: Example of installed window on front elevation.





Request #2: Example of installed window on front elevation (from interior).



COA-  
Applicant Name: Alta Kore

Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

### Window Survey Form

Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening numbered corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	6. Other _____

All window openings 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	<u>13</u>
Number of Historic Windows on the Structure	<u>0</u>
Number of Existing Replacement/Non-Historic Windows	<u>13</u>
Number of Windows Completely Missing	<u>0</u>
Total Number of Windows to be Replaced	<u>0</u>

Request #2: Window Survey form page 1 of 2.



COA \_\_\_\_\_ Date Received: \_\_\_\_\_  
Applicant Name: Altin Kore Received by: \_\_\_\_\_

Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	46x72 Front window original size vinyl	21	
2	36x72 first window on eastside of the house vinyl	22	
3	36x72 second window on eastside of house vinyl	23	
4	36x72 third window on eastside of house vinyl	24	
5	36x60 fourth window on eastside of the house vinyl	25	
6	36x60 fifth window on eastside of the house vinyl	26	
7	24x36 sixth window on structure the first from left to right back of the house vinyl	27	
8	24x36 seventh window on structure the second from left to right back of the house vinyl	28	
9	36x48 eighth window is on the westside of the house vinyl	29	
10	36x60 ninth window is on the westside of the house vinyl	30	
11	36x72 tenth window is on the westside of the house vinyl	31	
12	36x72 eleventh window is on the westside of the house vinyl	32	
13	36x72 twelfth window is on the westside of the house vinyl	33	
14		34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	

Request #2: Window Survey form page 2 of 2.





Requests #3 & #4: Porch rail and columns as installed from street.





Requests #3 & #4: Porch railing and columns as installed.





Requests #3 & #4: Installed railing detail.





Requests #3 & #4: Non-existent porch railing and small squared columns prior to work.  
Photo dated November 2016.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

3.1 The front and side facades are protected facades.

3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.

**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.

**Porches and balconies**

3.19 Existing original porches and balconies on protected facades must be retained and preserved. Porches may not be enclosed on protected facades.

3.20 All original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.

(C) Standard for approval. 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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 03/09/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Altin Kore

Address: 4523 Sycamore Street

Date of CA/CD Request: 03/02/2017

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

- w/out PREJUDICE*  
1. DENY, NOT ALLOWED PER 3.2. *MOTION: ANDERSON*  
*ZND: KARNOWSKI*
- w/out PREJUDICE*  
2. DENY, NOT ALLOWED PER 3.10. *MOTION: ANDERSON*  
*ZND: HIDDEN*
- w/out PREJUDICE*  
3. DENY, RAILING WOULD NOT BE ATTACHED TO PORCH & SHOULD BE MUCH  
*30"-36" MAX* SHORTER. NO RAILING WOULD ALSO BE APPROPRIATE. *MOTION: KARNOWSKI*  
*ZND: ANDERSON*
4. DENY W/OUT PREJUDICE, HOUSE HAD THREE COLUMNS, *IS* IS NOT APPROPRIATE.  
*COLUMN SIZE IS INAPPROPRIATE* *MOTION: KARNOWSKI*  
*ZND: ANDERSON*

**Task force members present**

<input type="checkbox"/> VACANT (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2<sup>nd</sup>: *SEE ABOVE*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *Michael [Signature]* DATE *3/9/2017*

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-343(JKA)  
LOCATION: 215 S. Clinton Avenue  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

---

**APPLICANT:** Jeff Blackwell

**OWNER:** RANDALL AARON

**REQUEST:** Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

08/04/14 – Landmark Commission approved demolition and new construction of an accessory structure (CA123-472(MD)).

09/02/2014 – Landmark Commission denied without prejudice the removal of side door, sidelights, and concrete porch on corner side façade (CA134-510(MD)).

05/04/2015 – Landmark Commission approved the installation of a pair of ganged wood one-over-one windows on the south façade (CA145-281(MD)).

01/09/17 – Paint was approved by Landmark Commission ((CA167-125(JKA))).

02/10/2017 – Landmark denied the request to remove the door/sidelights and replace with a window or install a fence to screen the area (CA167-165(JKA)).

The structure is listed as compatible and therefore non-contributing to the Winnetka Heights historic district.

**ANALYSIS:**

The door and sidelights on the cornerside façade was removed without a Certificate of Appropriateness by the previous owner and Denied without Prejudice after the fact by the Landmark Commission. Landmark then approved a compromise to install a pair of ganged windows at the location to retain the original opening. The new owner wishes to keep the façade as it is without installing a door or windows since there is now a



bathroom at that location which necessitates a blank wall. The applicant does not believe that the door and sidelights were original to the structure. While staff concedes that the door and sidelights that were removed might not have been original to the structure, there is no evidence to suggest that the opening and a more simple side door were not part of the addition that was added to the rear. Side entry doors are common on Wentworth Street in Winnetka Heights. Since Staff believes that the opening was original to the addition and was a character defining feature for the overall historic district we are recommending denial without prejudice of the completed work with the finding that the work is not compatible with the historic overlay district.

Note – Task Force did not review this application since the applicant stated at the Task Force meeting that he intended to withdraw the application. The applicant decided after the meeting not to withdraw it.

**STAFF RECOMMENDATION:** Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applicant did not meet the burden of proof required to show that the door or the door opening was not original to the home.

**TASK FORCE RECOMMENDATION:** Remove door and sidelights on south side of the main structure and install 117 siding to match existing siding. Work completed by previous owner without a Certificate of Appropriateness – None – Not reviewed by Task Force.



# Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 167-343 [JKA]  
Office Use Only

Name of Applicant: Jeff Blackwell  
Mailing Address: 11005 Cavessa  
City, State and Zip Code: Dallas, Tx, 75219  
Daytime Phone: 469-951-9500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Contractor

PROPERTY ADDRESS: 215 S. Clinton  
Historic District: Winnethka 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.

Remove Existing door & sidelights at South elevation in work  
completed by previous owners contractor without a  
CAJ and install a new Jeld Wen Wood double  
hung window to match existing bath window above  
commode in new bath

Signature of Applicant: Jeff Blackwell Date: 3/2/2017 **RECEIVED BY**  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_ MAR 02 2017  
(IF NOT APPLICANT)

## APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY of each Planning 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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial image





Main structure





To left of main structure (across Wentworth Avenue)





Across street from main structure



To right of main structure





Side of the main structure where the door, sidelights, and steps/walkway were located.





Side of the main structure where the door, sidelights, and steps/walkway were located.





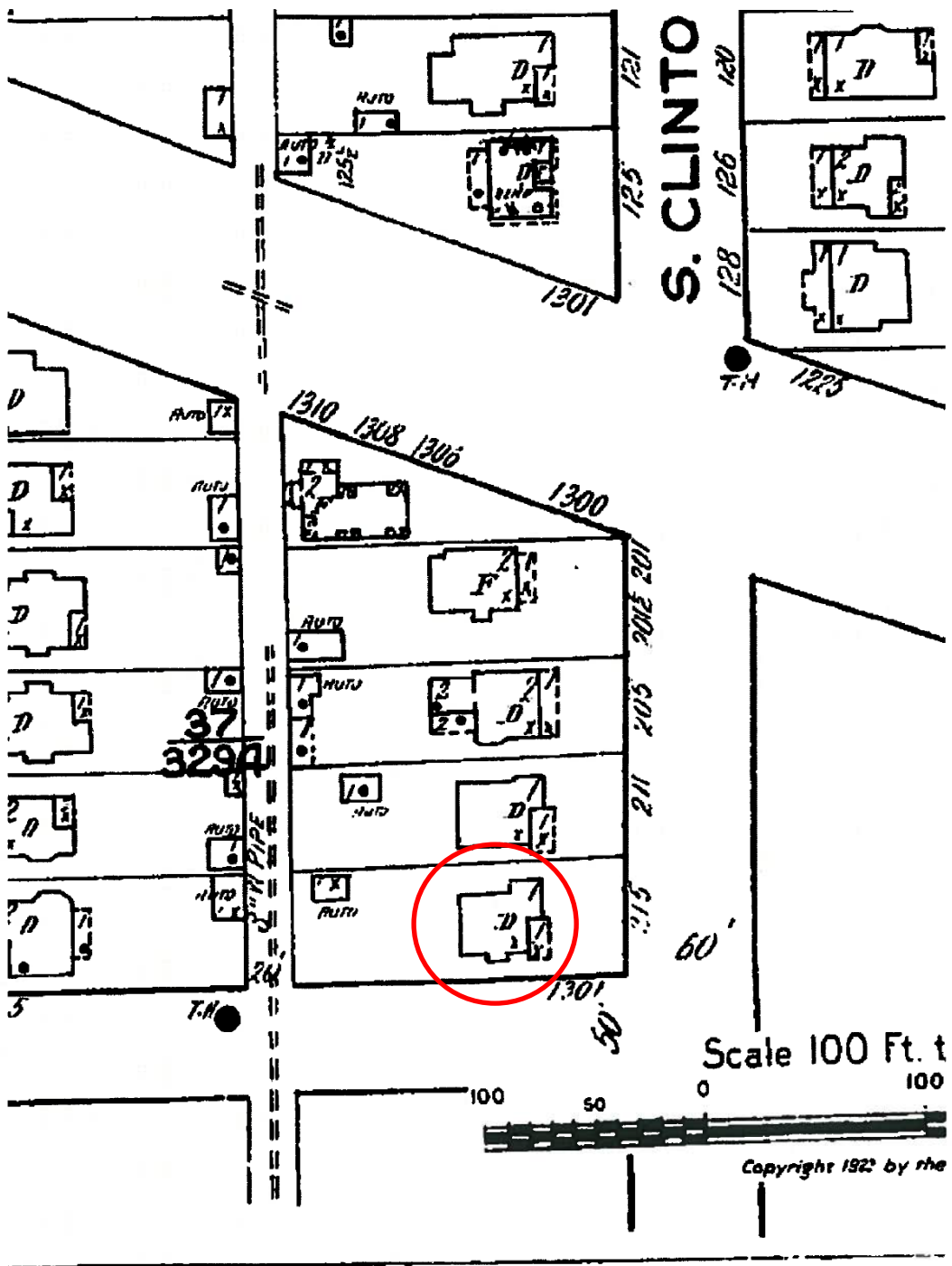
Bathroom on interior of wall where door and sidelights were removed.





Google images showing previous cornerside façade with door/sidelights/steps.

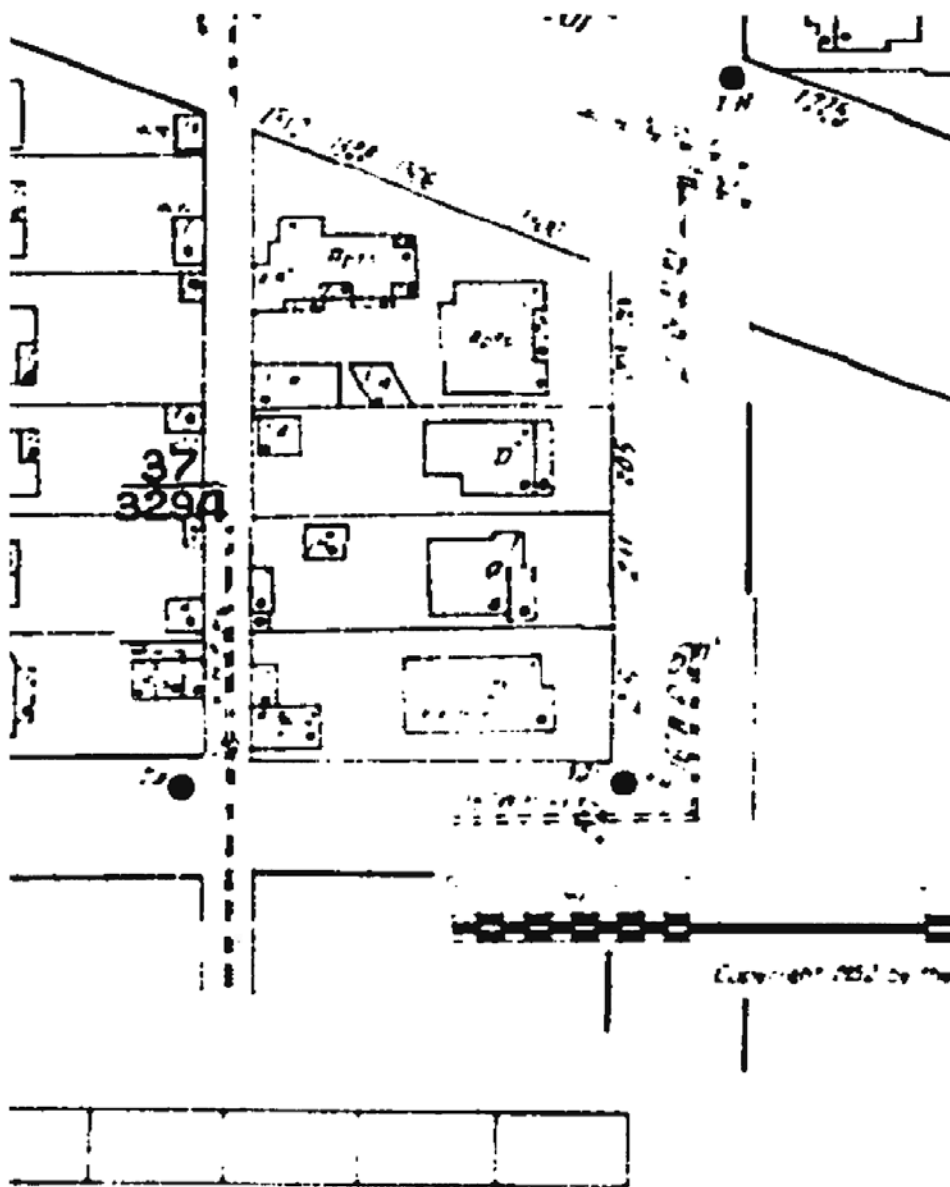




1921

Sanborn Map - 1921





1922-1952

Sanborn Map 1952





Examples of other side entry doors along Wentworth Street in Winnetka Heights.





Examples of other side entry doors along Wentworth Street in Winnetka Heights.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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.



# ATASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: JEFF BLACKWELL

PROPERTY ADDRESS: 215 S CLINTON AVE

DATE of CA / CD REQUEST: 03/02/2017

## RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

WITHDRAWN

## Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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**

**APRIL 3, 2017**

FILE NUMBER: CA167-345(JKA)  
LOCATION: 336 S Edgefield Ave  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** KCP Realty Group

**REPRESENTATIVE:** Frank Duvall

**OWNER:** KCP REALTY GROUP LLC

**REQUEST:**

1. Replace 7 wood windows with wood windows to match existing.
2. Replace south side door.
3. Install lighting on front porch.

**BACKGROUND / HISTORY:**

04/04/2016 – Landmark Commission approved the construction of a rear addition and remodeling of an existing accessory structure. (CA156-339(MD)).

05/05/2016 – Landmark approved paint colors for the main structure (CA156-429(JKA)).

10/06/2016 – A Routine Maintenance CA was issued for porch repairs that were started without a Certificate of Appropriateness (CA167-031(JKA)).

12/05/2016 – Landmark denied a request to paint the main structure and approved windows 5-9 to be vinyl windows with the condition that the original wood windows numbered 1-4 and 10-12 must be restored with weights (CA167-092(JKA)).

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

**ANALYSIS:**

1. The applicant removed the original wood windows without a Certificate of Appropriateness and installed vinyl windows. Landmark Commission allowed the rear and side rear windows to remain vinyl, but denied vinyl windows for the front and front 50% of the side facades while asking the applicant to return with a plan to repair the original wood windows since they were being stored on the property.



The applicant stated that their window contractor could not repair the wood windows and is requesting to install custom built wood windows to match the original windows. Staff believes that the assessment provided by Larry Josch meets the burden of proof required to justify replacement of the windows. Specifications for the windows were provided after the Task Force meeting. The written specifications for the proposed wood windows is intended to match the size, profile, and light configuration of the original windows. Therefore, Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

2. The proposed door is located on the south side of the structure on a non-historic addition. Staff is recommending approval with the finding that it meets the preservation criteria and City Code.
3. The light fixture is proposed for the front porch and mimics the multi-lite design found in the windows. Staff is recommending approval of the work with the finding that it is compatible with the preservation criteria and City Code.

**STAFF RECOMMENDATION:**

1. Replace 7 wood windows with wood windows to match existing – Approve with Conditions – Approve specifications dated 3-14-17 with the condition that the sizes of the window openings are not changed or resized with the finding the proposed work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace south side door – Approve – Approve specifications and elevation drawing dated 3-14-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install lighting on front porch – Approve – Approve specifications dated 3-14-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

1. Replace 7 wood windows with wood windows to match existing – Deny without Prejudice – Need cut sheets, dimensions, profile details. Not enough information.
2. Replace south side door – Approve.
3. Install lighting on front porch – Approve with Conditions – Approve with the condition that it is not round but provide square specifications in bronze color.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167 - 345 [JKA]  
Office Use Only

Name of Applicant: FRANK DUVAL KCP REALTY  
Mailing Address: 5402 LBJ FREEWAY ST. 1200  
City, State and Zip Code: DALLAS TX 75240  
Daytime Phone: 214-454-5240 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:  
Yes \_\_\_ No \_\_\_  
Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 336 S. EDGEFIELD  
Historic District: WINNETKA HTS

**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 7 WINDOWS FOUR NEW CONCRETE DRIVE  
FOUNDATION WORK CONCRETE CAP ON PORCH FOR APPROVAL  
REPLACE BACK DOOR  
EXTENSION LIGHT APPROVAL  
REMOVE CONCRETE TILES & USE EXISTING SIDING

Signature of Applicant: Frank Duval

Date: 3-1-17 **RECEIVED BY**

Signature of Owner: Ruey L. Brown  
(IF NOT APPLICANT)

Date: 3-1-17

MAR 02 2017

**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

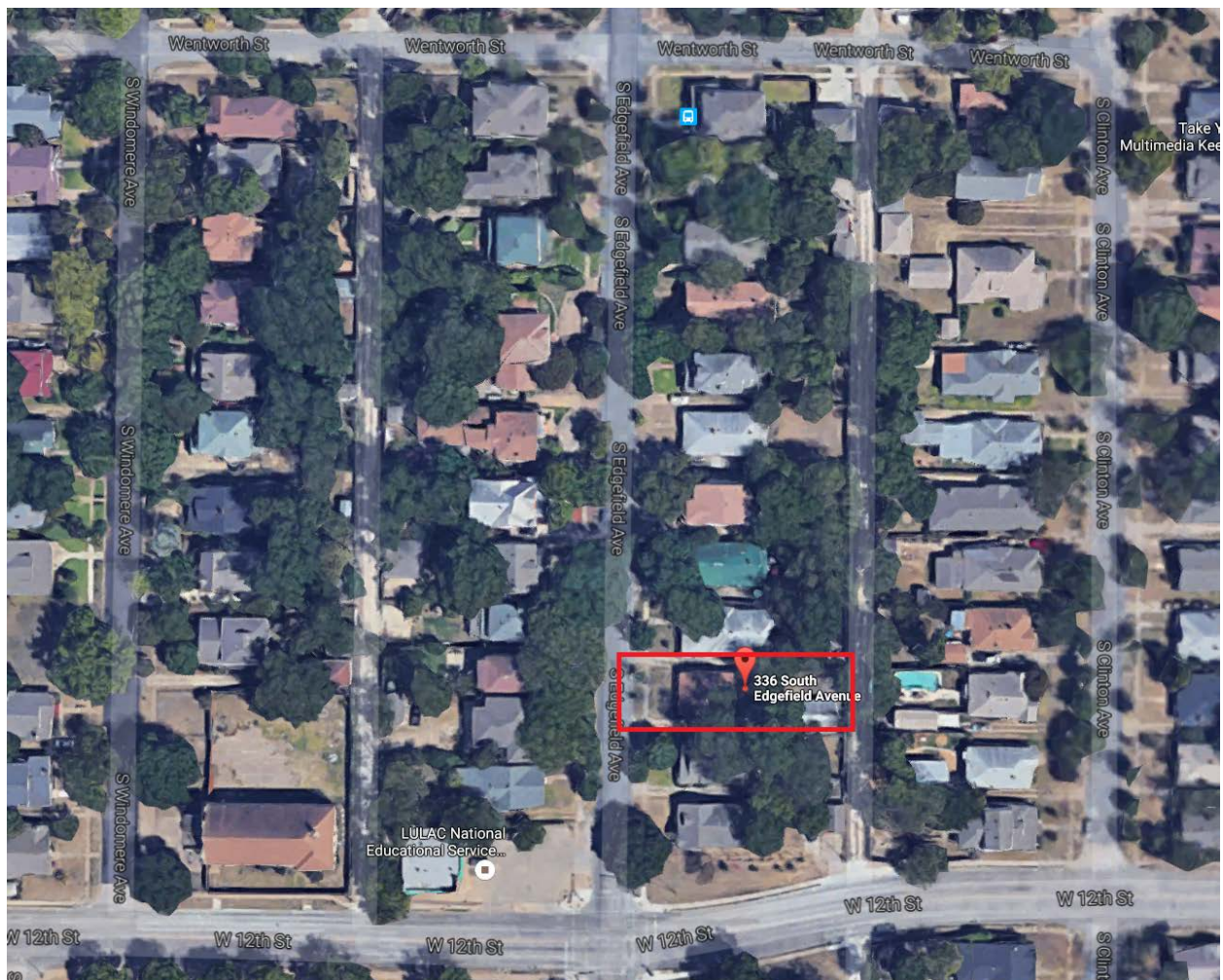
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial image





Main structure





Left side of main structure



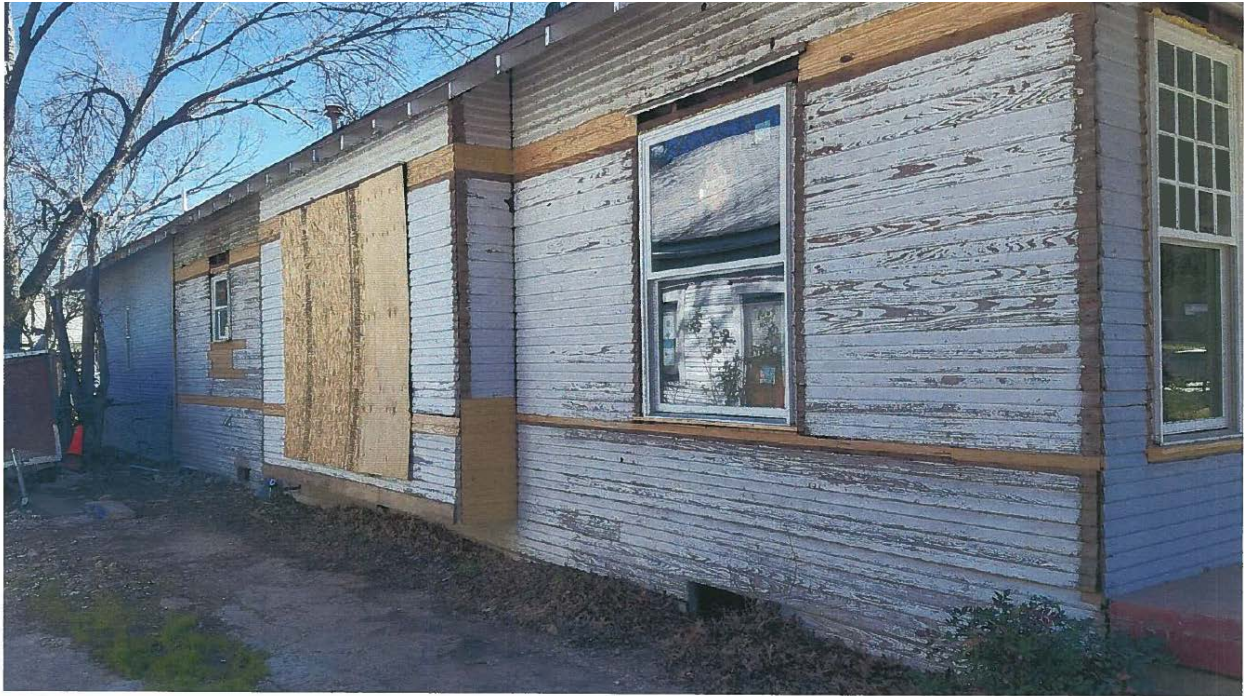
Right side of main structure





Across street from main structure





North side façade



South side façade





Front (west) elevation windows. Vinyl windows installed without a Certificate of Appropriateness.





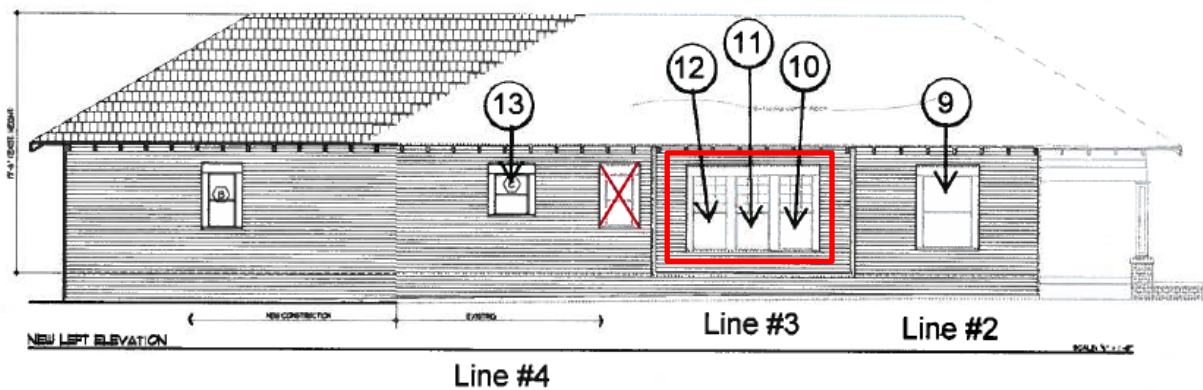
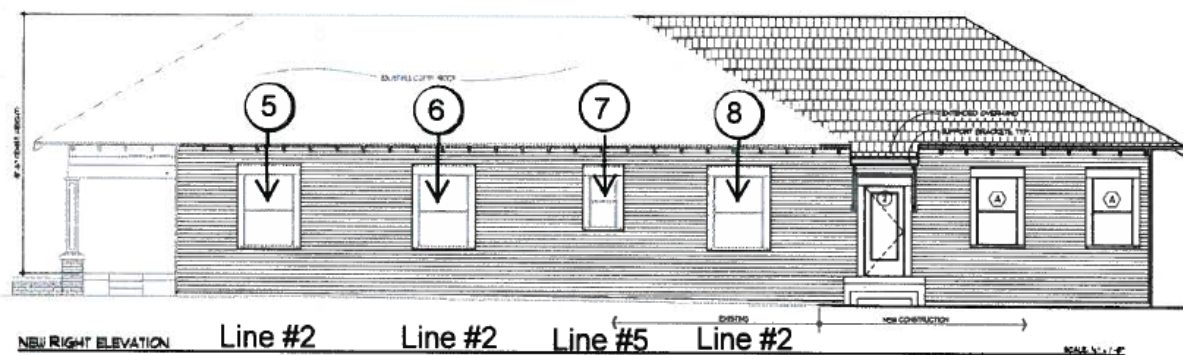
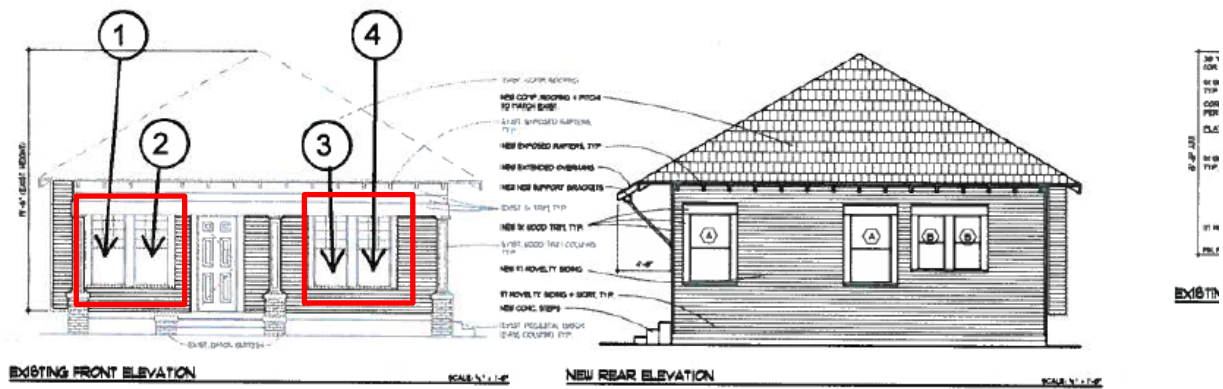
Original condition of the front and south facades with wood windows





Original condition of the south façade with wood windows





Request#1: Elevation drawings showing window numbers.



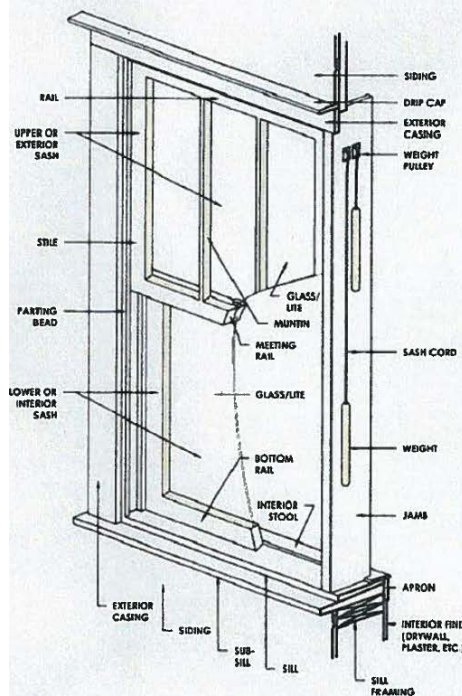
COA— 336 S. EDGEFIELD  
Applicant Name: Frank Duvall

Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

### Window Survey Form

Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening numbered corresponding to the photographs or drawings from #1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	6. Other _____

**ALL window openings** 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	20
Number of Historic Windows on the Structure	7
Number of Existing Replacement/Non-Historic Windows	6
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	13

Window survey



COA— 336 S. Edgefield  
 Applicant Name: FRANK DUVAL

Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

### Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	WINDOW IS OUT OF SQUARE	21	
2	BROKEN MUNTINS & WATER DAMAGE JAMB	22	
3	MISSING GLASS, BROKEN MUNTINS, OUT OF SQUARE	23	
4	MISSING GLASS, BROKEN MUNTINS, ROPES NEED REPLACEMENT	24	
5	N/A	25	
6	N/A	26	
7	N/A	27	
8	N/A	28	
9	N/A	29	
10	WATER DAMAGE SILL & JAMB, OUT OF SQUARE	30	
11	WATER DAMAGE SILL & JAMB, BROKEN GLASS	31	
12	WATER DAMAGE SILL & JAMB, OUT OF SQUARE	32	
13		33	
14		34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	

Window survey





Original windows kept in storage





Original windows kept in storage







Original windows kept in storage







Original windows kept in storage





Original windows kept in storage





Original windows kept in storage





Original windows kept in storage





MARCH 14, 2017

FRANK DUVAL  
SALLAS TEXAS

SUBJECT :  
DOUBLE HUNG ANTIQUE WINDOWS  
WINDOWS ARE 1-3/8, DOUBLE HUNG WINDOWS IN A WOOD JAMB.  
UPPER SASH 1-3/8" THICK 26-1/8 W X 30-1/4 H  
(THIS IS GLASS SIZE)  
UPPER TO BE DIVIDED INTO 16 LTS.  
MUTTON BAR HAS 1/4" FACE ON IT  
STILES ARE 2" FACE, TOP RAIL IS 2" FACE  
CHECK RAIL IS 1-1/2"

LOWER SASH  
LOWER SASH 1-3/8" THICK 26-1/8" X 30-1/4 (GLASS SIZE)  
SINGLE LT SASH (NO DIVIDERS)  
2" STILES CHECK RAIL 1-1/2" ANDBOTTOM RAIL IS 3-1/2"  
WINDOWS TO BE MADE CLEAR WHITR PINE

JAMB: MADE OUT OF CLEAR YELLOW PINE SAPS GRADE

OVERALL SIZE IS 32 X 68 TO THE BOTTOM OF SUB SILL  
JAMB IS 4-5/16 WIDE + 13/16 FOR BLIND STOP

WINDOW WEIGHTS WILL BE FURNISHED FOR WINDOWS AT A RATE OF  
80% THE WEIGHT OF THE WINDOW, TOP & BOTTOM RESPECTFULLY  
WINDOW OPENING 1-7 ARE ALL THE SAME

WREN PLANING MILL HAS BEEN OPEN SINCE 1935  
WE HAVE BEEN MAKING WINDOWS FOR HISTORIC HOMES ALL OVER  
THE COUNTRY

WE HAVE A NUMBER OF COURT HOUSES IN TEXAS, WE HAVE FURNISHED  
WINDOWS FOR. WE ARE CURRENTLY WORKING ON THE  
OLD DALLAS HIGH SCHOOL

THANK YOU  
BILL WREN

CUSTOM WOOD STAIRWAYS, WINDOWS & DOORS

1009 N.E. 12th Street • Fort Worth, TX 76102-1106 • (817) 332-8321; Fax (817) 332-4351

2002/002

Wren Planing

03/14/2017 14:13 FAX 8173324351

Request #1: Window specifications

CA167-345(JKA)

D8-22



**KCP Realty Group LLC**

---

**From:** FASTT Homes <[REDACTED]>  
**Sent:** Wednesday, March 01, 2017 4:43 PM  
**To:** KCP Realty LLC  
**Subject:** Fwd: windows

----- Forwarded message -----

**From:** "Larry Josch" <[REDACTED]>  
**Date:** Feb 24, 2017 9:49 PM  
**Subject:** windows  
**To:** "FASTTHomes@gmail.com" <FASTTHomes@gmail.com>  
**Cc:** [REDACTED]

Dear Sirs

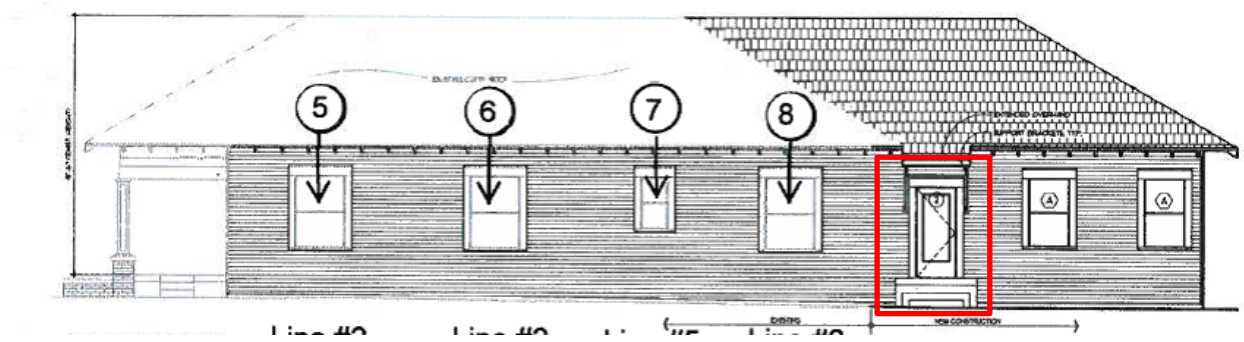
In regard to the windows at 336 S. Rosemont I have determined after trying to rebuild these windows that it would better serve everyone to have these windows duplicated. Many of the jamb legs are rotted out from water damage at the bottoms. Also, a large number of the trim details around the 16 light upper sashes are broken off and cant be rebuilt without taking the upper sash apart. At which point I don't think they could be reassembled in a reasonable fashion. Some of the sashes are so out of square they could never be used in an operating window. My opinion is that getting wood duplicate, and fully operating windows built by Wrenn Planing Mill of Ft.Worth would satisfy historical integrity and give the homeowner a usable, period accurate window. Although parts of the existing windows could be replaced in restoration other part can not which leads to duplicating the 16 over 1 fully divided lights made single pane and double hung with the trim and cornice also being duplicated exactly like the original.

Regards

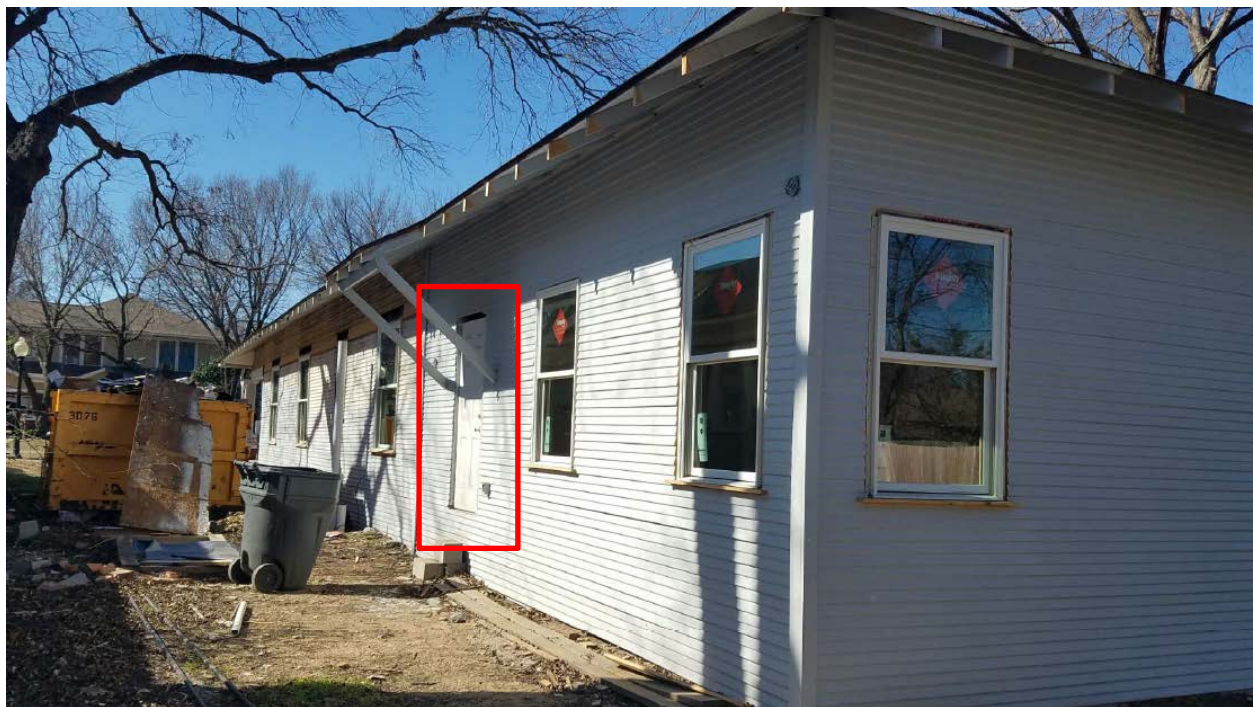
Larry Josch

Request #1: Email communication describing original window condition





Request #2 - Elevation drawing showing location of door change on south side



Request #2: Location of door change proposal (south side)



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Home / Doors & Windows / Exterior Doors / Front Doors / Wood Doors / Doors With Glass

Model # 004471 Internet # 203386293



**JELD-WEN**  
36 in. x 80 in. Craftsman 6-Lite Unfinished Fir Prehung Front Door with Primed White AuraLast Jamb and Brickmould

★★★★★ (2) Write a Review Ask the first question

Color/Finish: **Unfinished**

Door Size (WxH) in.  
36 x 80

Door Handing  
Right-Hand-Inswing

Quantity - 1 +

Save to List

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**We'll Ship It to You**

Feedback

http://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-Craftsman-6-Lite-Unfinished-Fir-Prehung-Front-Door-with-Primed-White-AuraLast-Jamb-and-Brickmould-004471/203386293 Wed Mar 01 20:17:11 49 12 GMT-0500 (Eastern Standard Time)

Request #2: Door specifications

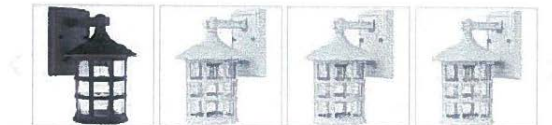




[+ ZOOM](#)

## Hinkley Freeport Black 9 1/4" High Outdoor Wall Light - Style # W9804

### OTHER OPTIONS



FREE SHIPPING & **FREE RETURNS\*** | [Low Price Guarantee](#)

1

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[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

★★★★★ [1 Reviews](#)

The classic look of a traditional matte black outdoor wall light is updated with clear seedy glass.

Request #3: Lighting specifications



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 and #2: Section 51P-87.111(a)(17)(F)(iii)

(F) Style.

(i) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of the main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

Request #3: Section 51P-87.111(b)(4)

(4) Outdoor lighting. Outdoor light fixtures must be compatible with the style and period of the main building and not obscure or conflict with significant architectural details of the building. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.



# ATASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: FRANK DUVALL

PROPERTY ADDRESS: 336 S EDGEFIELD AVE

DATE of CA / CD REQUEST: 03/02/2017

## RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☒ Denial without prejudice

Recommendation / comments/ basis:

WINDOWS ① ~~NOT~~ <sup>DENY</sup> ~~W/O~~ PRELIM, NEED CUT SHEETS/DIMS/PROFILE DATA  
DOOR ② APPROVED AS SUBMITTED NOT ENOUGH INFORMATION  
LIGHTING ③ APPROVED AS SUBMITTED w/ CONDITION IT IS NOT ROUND BUT PROVIDE SQUARE (BRONZE COLOR) (SAME STYLE)

## Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker:

RACHEL

2<sup>nd</sup>:

HEIDI  
ALL

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: CA167-344(JKA)  
LOCATION: 200 N Windomere Ave  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: March 2, 2017  
DISTRICT: Winnetka Heights  
MAPSCO: 54-A  
CENSUS TRACT: 0046.00

---

**APPLICANT:** Jeff Blackwell

**OWNER:** DAVID & MARGARET VISS

**REQUEST:** Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows.

**BACKGROUND / HISTORY:**

11/06/2015 – A Routine Maintenance CA was issued to replace retaining wall in front and cornerside yard (CA156-124(MD)).

09/13/2016 – Routine Maintenance CA was issued for paint colors that matched existing (CA156-810(JKA)).

02/10/2017 – Landmark Commission denied the request to remove the door on the south side and the request to add railing to the front porch (CA167-164(JKA)).

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

**ANALYSIS:**

The applicant would like to remove a sealed door on the side of the property and, per Landmark's request at their February hearing, is providing more information to show that the door was not original to the home. The evidence provided includes differing amount of weathering underneath the door trim and the existence of new wood in the door frame. Staff does not believe there is enough evidence to prove that there was not an opening at the location originally and is not supportive of removing the door which, even if it was not part of the original house plan, can be considered a feature that has gained historical significance over time. Staff is also not supportive of installing a small leaded-glass window at the top of the existing door opening since the placement of the window would not be typical for the structure and because the leaded-glass could be considered a conjectural feature. Therefore, Staff is recommending Denial without Prejudice of the proposed work.



**STAFF RECOMMENDATION:** Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows – Deny without Prejudice – The 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 51P-87.111 (a)(17)(F)(iii) stating that all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building; and because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that 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:** Remove door on south side of main structure and replace with either siding to match existing or leaded glass window to match existing windows – Approve with Conditions – Approve to allow wood siding to match. Any other window would be conjecture.



**Certificate of Appropriateness (CA)**  
**City of Dallas Landmark Commission**

CA 167-344 (JKA)  
Office Use Only

Name of Applicant: Leif Blackwell  
Mailing Address: 11005 Carissa Dr.  
City, State and Zip Code: Dallas, Tx. 75218  
Daytime Phone: 469-951-9500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Contractor

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 200 N. Windomere  
Historic District: Winedale Heights

**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.

Add cedar flower box between stucco post bases  
on front porch and paint to match trim. See original  
floor of house and pictures of existing post bases  
showing location of original planters  
(see Page 2 Remove door on side

Signature of Applicant: [Signature] Date: 3/2/2017  
Signature of Owner: \_\_\_\_\_ Date: MAR 02 2017  
(IF NOT APPLICANT)

RECEIVED BY

**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.

Current Planning

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:

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☐ **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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



## 200 N. Windows

### Option 1

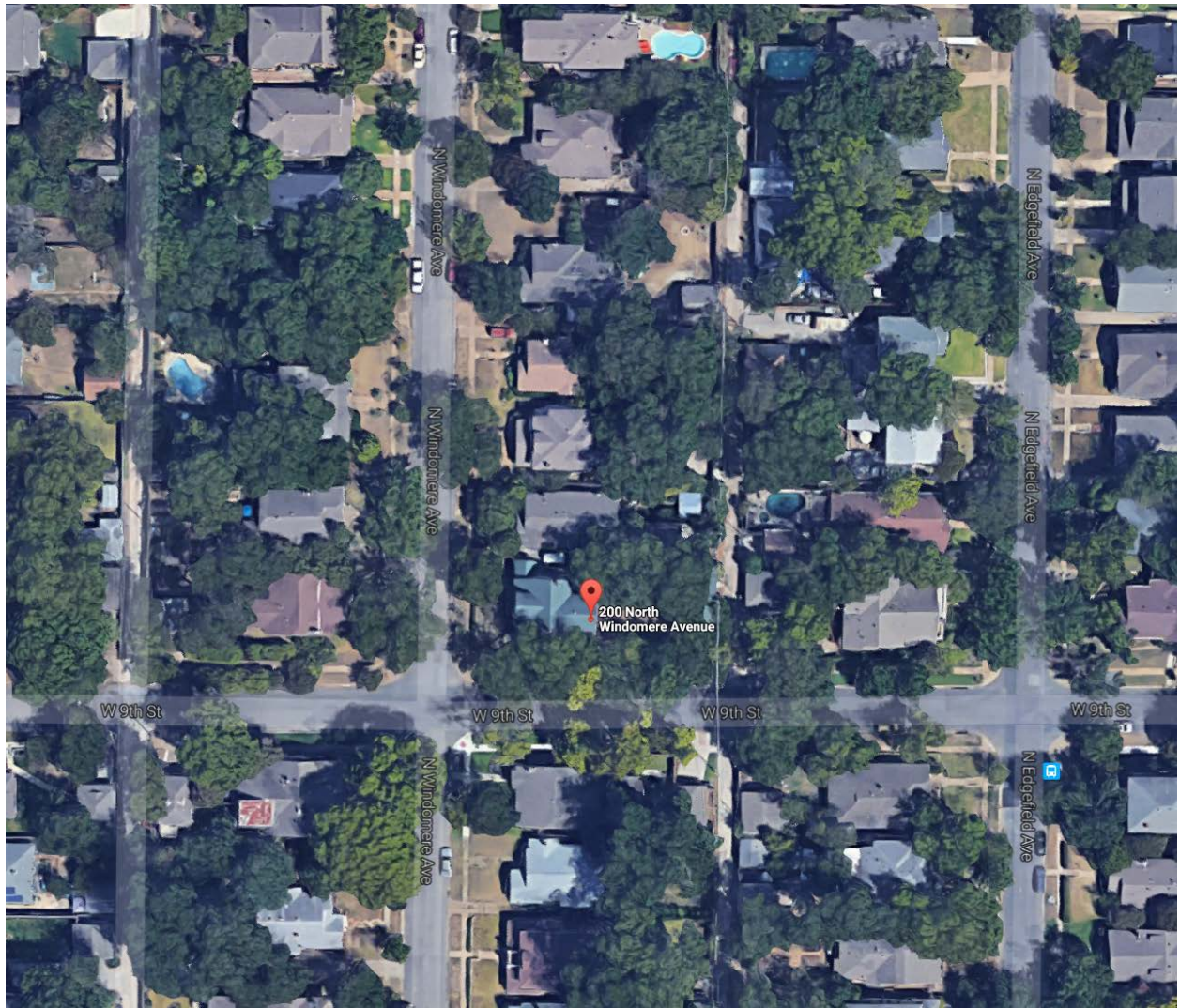
Remove non-functional door at South Elevation at staircase landing. Install custom milled siding to match original siding

### Option 2

Remove non-functional door at South Elevation at staircase landing and install high leaded glass window to match other windows at the side.

See photos of door with exterior trim removed showing cut original header, new framing 2x4 at side, and plastic jacketed romex wire running ~~to~~ beside Framing





Aerial image





Main structure





To left of main structure





Across street from main structure



Across street from main structure





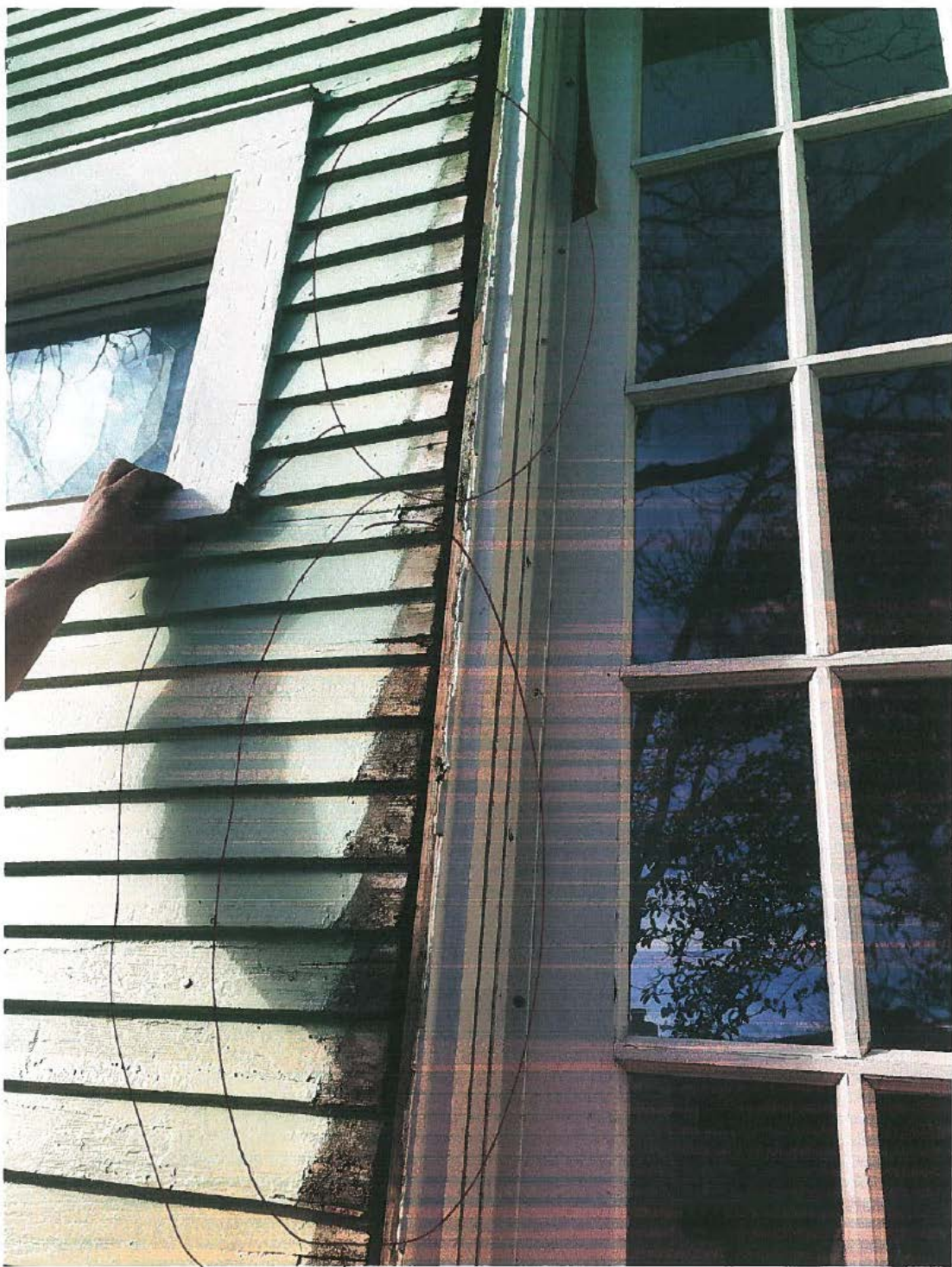
Main structure





Side façade showing door proposed for removal.





Weathered Boards  
Unweathered Boards Originally  
Covered by Small Window Trim

Photo of weathered and unweathered boards underneath the door trim.





New wood in door frame





↓ Cut Header / Modern Eleducat / New Wood

New wood in door frame



# 200 N WINDOMERE SOUTH ELEVATION

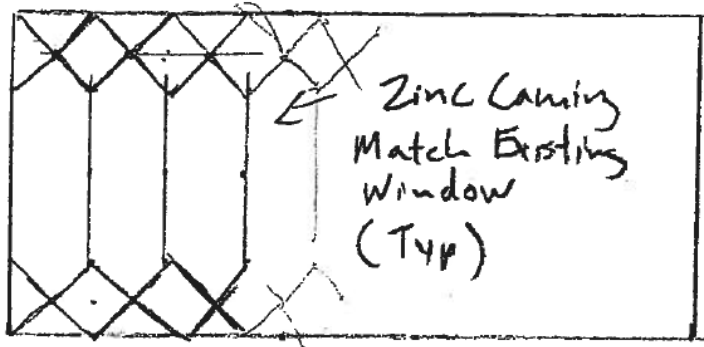


Proposed elevation drawing



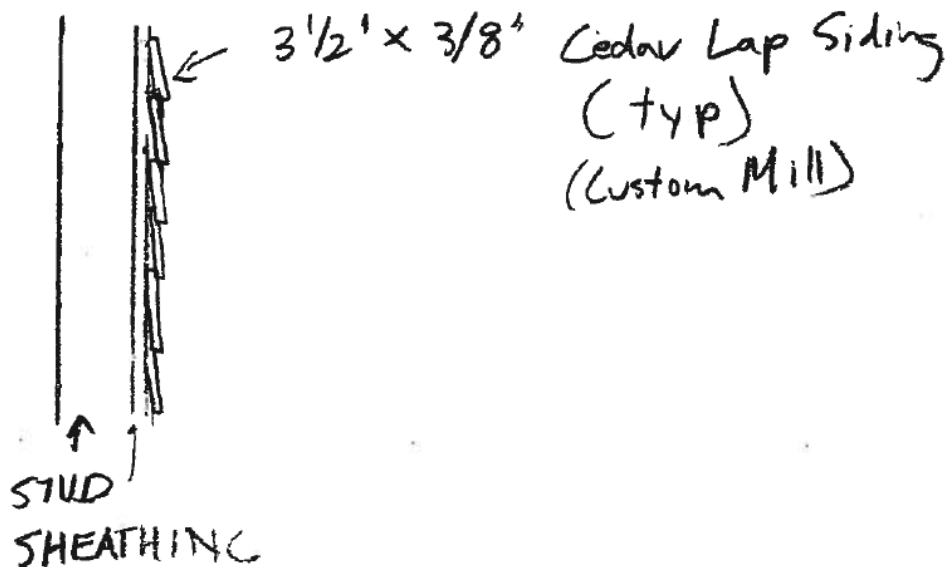
# LEADED INSERT DETAIL

1" = 1'-0"



# SIDING INFILL SECTION

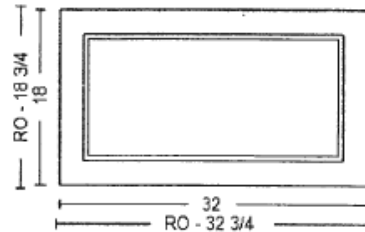
1" = 1'-0"



Proposed window detail



100-1	WCMT Wood W-4500 Fixed Casement Stationary 32 x 18	stairway	\$223.06	1	\$223.06
JELD-WEN	<p> Width = 32  Height = 18  Quick Config = No  Operation (Outside View) = Stationary  Assembly = Unit  DP Rating = DP35  Radius Top Rail = None  Exterior Color = Primed  Species = Pine  Interior Finish = Primed  Certification = Sustainable Forestry Initiative  Sash to Match Exterior Color = Yes  Customer Elevation = 0 - 4000 feet  Energy Rating = No  Energy Star Zone = EStar None  Glazing Type = Insulated  Low-E Option = Low-E 366  Tinted Glass = No Tint (Clear)  Glass Style = Clear  Tempered Glass = Not Tempered  California Fire Code Label = No  Neat Glass = Neat  Preserve Glass = Preserve  IG Options = Argon  Check Info Link = Acoustic Ratings Info link  Room Location = stairway  Is This a Remake/Re-Order = No  Specific/Additional Information =  SKU = 671778  Vendor Name = S/OJELD-WEN PREMIUM WOOD  Vendor Number = 60058104  Customer Service = 1-800-246-9131 Option 2  Manufacturer = JELD-WEN Wood Windows &amp; Patio Doors  Catalog Version Date = 11/17/2016  Jamb Width = 4.5625  Exterior Trim = No Exterior Trim  Sill Nosing = No Sill Nosing  Jamb Thickness = 4/4 JE  Kerf Jamb = No Kerf  Prep for Stool = No </p>				



*200 N. Window*

**Pre-Tax Price: \$223.06**

\*All prices are subject to change

\*Customer is responsible for verifying product selections. The Home Depot will not accept returns for the above products

\*All graphics viewed from the exterior

Proposed window specifications





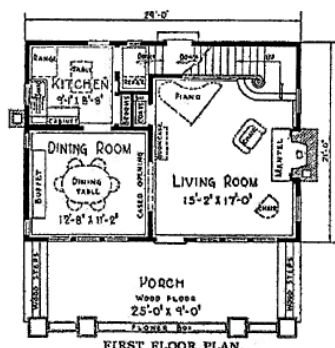
See Description of "Honor Bilt" Houses on Page 7.

**Honor Bilt**

*The Sunbeam*  
No. 3194. "Already Cut" and Fitted.  
**\$2,425<sup>00</sup>**

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of mill work, medicine case, flooring, porch ceiling, siding, finishing lumber, screens for sleeping porch, buffet, building paper, eaves trough, down spout, sash weights, hardware, mantel, ironing board, kitchen cabinet, painting material, lumber, lath and shingles, and Fire-Chief Roofing for roof over sleeping porch. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

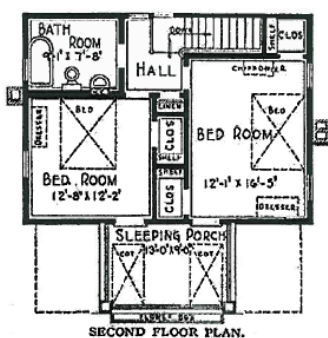
Can be BUILT COMPLETE with high grade warm air heating plant, plumbing, electric wiring and lighting fixtures, including ALL material and ALL labor, for \$5,343.00. See page B in front of book.



A FIVE-ROOM modern bungalow with open air sleeping porch.

**First Floor** The large living room has Colonial stairs and mantel, and stairs to basement which can be reached from the kitchen or from the outside. See modern kitchen with handy kitchen cabinet, broom closet providing storage for brooms, mops, pails, scrub brushes, table leaves, etc. Notice the built-in folding ironing board, also space for refrigerator just outside of kitchen door, handy to the iceman and away from the stove. Dining room has buffet facing the cased opening with a window on each side. We furnish two-panel yellow pine doors on the first floor with clear yellow pine trim to match.

**Second Floor** We furnish our Franklin front doors leading to the sleeping porch. Inside doors on second floor are within arm's reach of either bedrooms or bathroom. Each bedroom has door leading to sleeping porch. A linen closet in hall.



are five-cross panel design yellow pine with trim of clear yellow pine to match. Stairs on second floor are within arm's reach of either bedrooms or bathroom. Each bedroom has door leading to sleeping porch. A linen closet in hall.

We furnish our best "Quality Guaranteed" mill work, shown on pages 118 and 119, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty.

Paint for three coats outside, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 120.

**Flooring** Clear maple for kitchen and bathroom, clear oak for balance of first floor; clear yellow pine for second floor, and clear edge grain fir for porch.

Built on a concrete foundation, excavated basement under entire building. Frame construction and first story sided with clear cypress bevel siding. Gables sided and main roof covered with best grade thick cedar shingles. All framing lumber is No. 1 yellow pine.

Basement has concrete floor. Basement, 7 feet high from floor to joists. First floor, 9 feet from floor to ceiling. Second floor, 8 feet 2 inches from floor to ceiling.

This house can be built with the rooms reversed. See page 3.

**OPTIONS**

We will furnish Sheet Plaster and Finish instead of lath for \$188.00 extra. See page 114.

Storm Doors and Windows, \$78.00 extra.

Screen Doors and Windows, black wire, \$59.00 extra; galvanized wire, \$63.00 extra.

If Mantel is not wanted, deduct \$65.00.

This house can be built on a lot 36 feet wide.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Our Guarantee Protects You—Order Your House From This Book.

Price Includes Plans and Specifications

The "Sunbeam" Sears and Roebuck house plans which the house closely resembles, but does not match exactly.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Section 51P-87.111 (a)(17)(F)(iii)

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

### Section 51A-4.501(e)(4)(C)

(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.



**ATASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 03/08/2017

TIME: 5:30pm

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

APPLICANT NAME: JEFF BLACKWELL

PROPERTY ADDRESS: 200 N WINDOMERE AVE

DATE of CA / CD REQUEST: 03/02/2017

**RECOMMENDATION:**

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

APPROVE TO ALLOW WOOD SIDING, TO MATCH  
ANY OTHER THOUGHT OF WHAT TYPE OF WINDOW  
WOULD BE CONJECTURE

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☒ yes ☐ no

Maker: BRUNEL

2<sup>nd</sup>: CHRISTINA

Task Force members in favor: ☒

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.





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**LANDMARK COMMISSION****APRIL 3, 2017**

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FILE NUMBER: Z167-130(LC)  
LOCATION: 1201 Main Street  
STRUCTURE: Main, Accessory & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD 619, Subdistrict C

PLANNER: Liz Casso  
DATE FILED: November 8, 2016  
DISTRICT: N/A  
MAPSCO: 49-P  
CENSUS TRACT: 0031.01

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**OWNER:** One Main Place Office LLC

**REPRESENTATIVE:** Jay Firsching, ARCHITEXAS

**REQUEST:**

A Landmark Commission Authorized Hearing to consider an Historic Overlay for 1201 Main Street, on the northeast side of Main Street and Griffin Street.

**STAFF RECOMMENDATION:**

Approval, subject to preservation criteria.

**DESIGNATION COMMITTEE RECOMMENDATION:**

Approval, subject to preservation criteria.